

**APPENDIX A**

**APPROVED MATERIALS LIST FOR MANUFACTURED,  
SINGLE-FAMILY, DETACHED DWELLING UNITS**

The following siding materials are approved for usage on manufactured, single-family, detached dwelling units:

- A. Residential aluminum lap siding,
- B. Residential vinyl lap siding,
- C. Cedar or other wood siding,
- D. Wood grain, weather resistant, press board siding,
- E. Stucco siding,
- F. Brick or stone siding.

The following roofing materials are approved for usage on manufactured, single-family detached dwelling units:

- A. Asbestos shingles on a roof pitched according to the design specifications of the shingles,
- B. Fiberglass shingles on a roof pitched according to the design specifications of the shingles,
- C. Shake shingles on a roof pitched according to the design specifications of the shingles,
- D. Asphalt shingles on a roof pitched according to the design specifications of the shingles,
- E. Tile materials on a roof pitched according to the design specifications of the materials.

The following materials are approved for usage on perimeter walls and permanent foundations for manufactured, single-family detached dwelling units:

- A. Brick,
- B. Concrete blocks,
- C. Concrete,
- D. Wood (if wood foundations are currently permitted).

**APPENDIX B**  
Amended April 2008

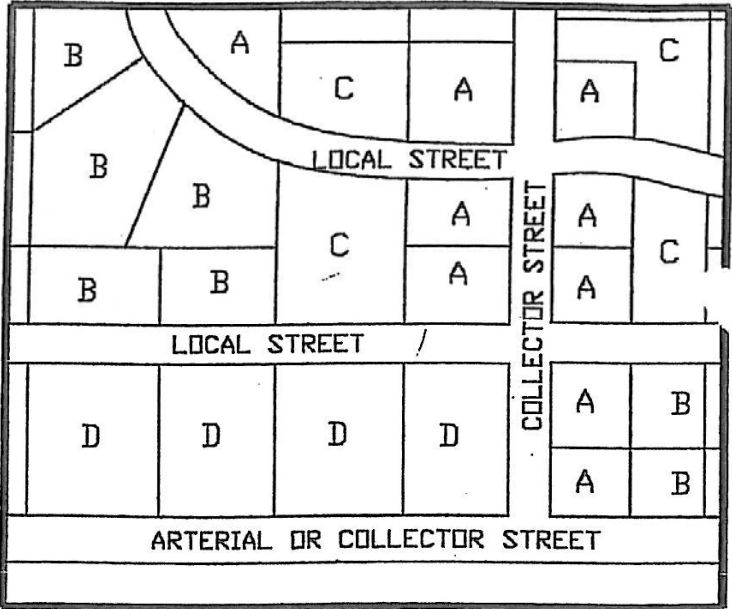
**FEE SCHEDULE**

Improvement Location Permit for Primary Buildings.....	\$20.00
Administrative Appeal .....	\$125.00
Use Variance .....	\$200.00
Developmental Variance .....	\$125.00
Conditional Use Permit .....	\$20.00
Amendment .....	\$125.00
Rezoning.....	\$200.00
PUD Preliminary Site Plan Approval.....	\$200.00 + \$5.00/acre
PUD Major Change .....	\$200.00
PUD Minor Change.....	\$100.00
PUD Final Site Plan Approval .....	\$100.00
Plat/Public Way Vacation.....	\$175.00
Minor Subdivision.....	\$200.00
Major Subdivision -- Primary.....	\$250.00 + \$5.00/lot
Major Subdivision – Secondary .....	\$150.00
Technical Meeting.....	\$200.00
Written Verifications: zoning, floodplain, legal non-conforming, etc. ....	\$40.00/property

APPENDIX C

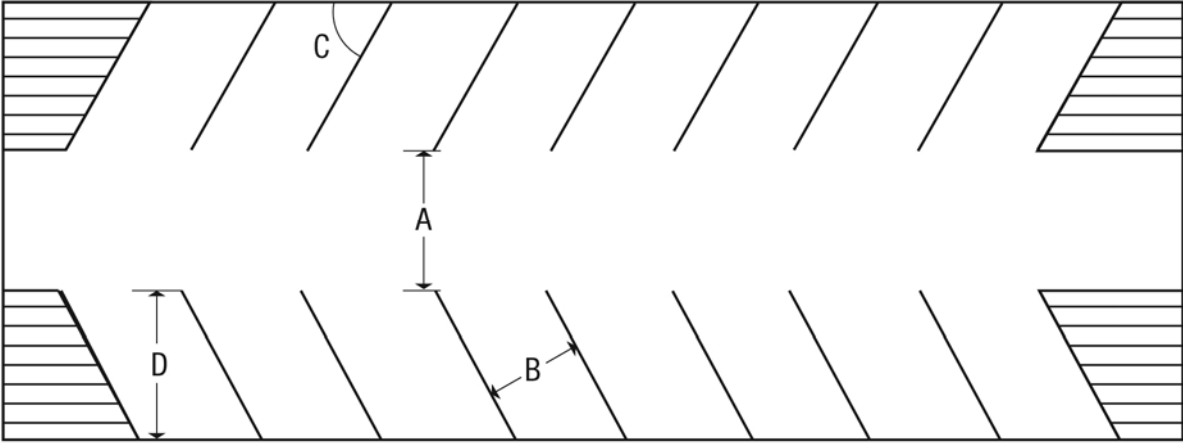
DIAGRAM #1

- A = Corner lot
- B = Interior lot
- C = Through or double frontage lot
- D = Reverse frontage lot



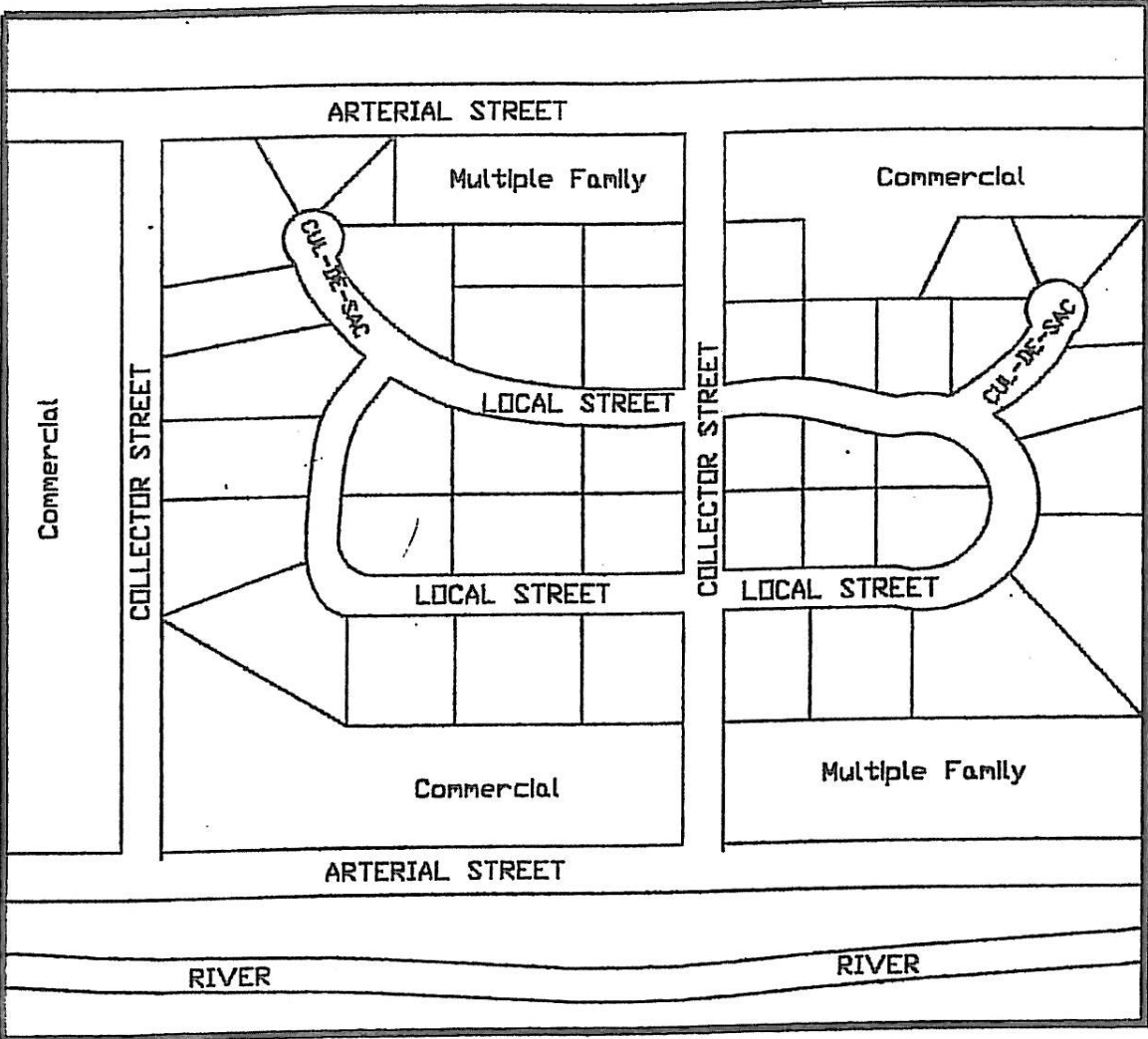
APPENDIX C

DIAGRAM #2



APPENDIX C

DIAGRAM #3



APPENDIX C

DIAGRAM #4

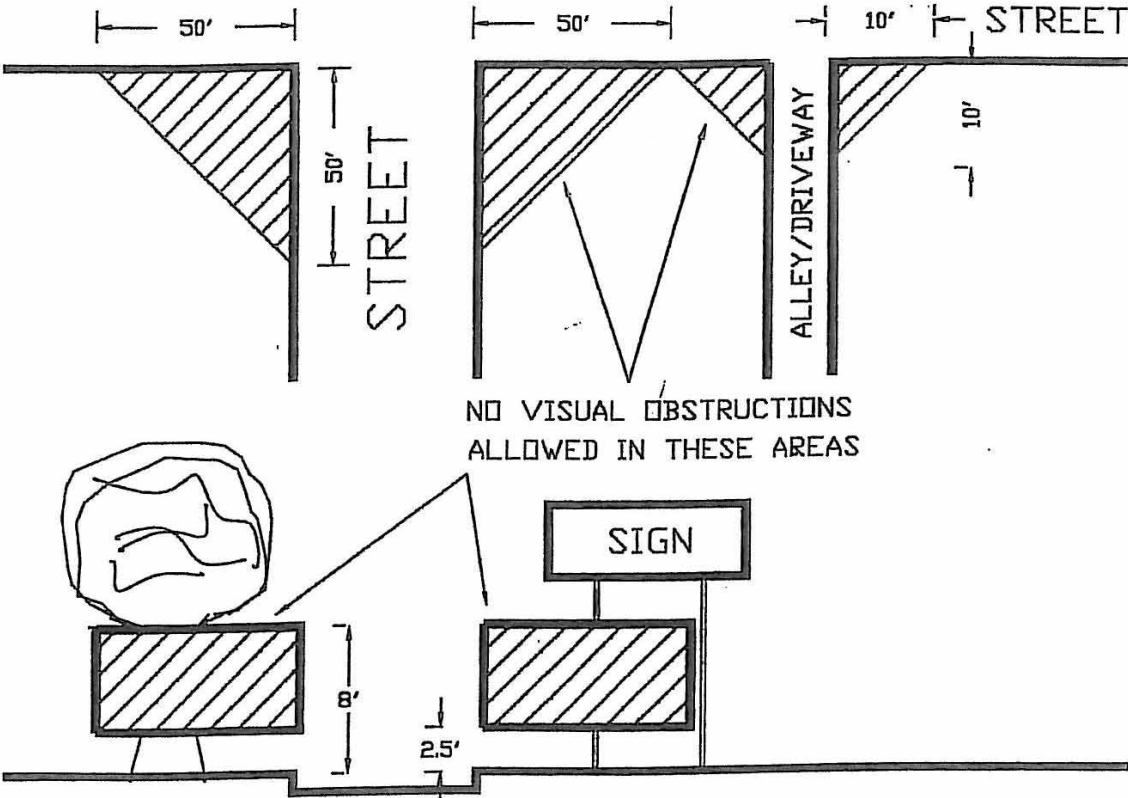


DIAGRAM #5 (reserved)

**APPENDIX D**

**ORDINANCE NUMBER 3011, AS AMENDED BY:**

- Ordinance No. 3337, passed and adopted on the 7th day of February 1989.
- Ordinance No. 3440, passed and adopted on the 13th day of November 1990.
- Ordinance No. 3466, passed and adopted on the 6th day of August 1991.
- Ordinance No. 3506, passed and adopted on the 12th day of May 1992.
- Ordinance No. 3572, passed and adopted on the 4th day of May 1993.
- Ordinance No. 3585, passed and adopted on the 7th day of September 1993.
- Ordinance No. 3592, passed and adopted on the 7th day of September 1993.
- Ordinance No. 3597, passed and adopted on the 5th day of October 1993.
- Ordinance No. 3640, passed and adopted on the 4th day of October 1994.
- Ordinance No. 3653, passed and adopted on the 3rd day of January 1995.
- Ordinance No. 3767, passed and adopted on the 1st day of July 1997.
- Ordinance No. 3792, passed and adopted on the 7th day of October 1997.
- Ordinance No. 3832, passed and adopted on the 4th day of August 1998
- Ordinance No. 3902, passed and adopted on the 6th day of July 1999.
- Ordinance No. 3920, passed and adopted on the 7th day of December 1999
- Ordinance No. 3958, passed and adopted on the 11th day of July 2000.
- Ordinance No. 3984, passed and adopted on the 5th day of December 2000.
- Ordinance No. 4149, passed and adopted on the 3rd day of June 2003.
- Ordinance No. 4206, passed and adopted on the 2nd day of March 2004.
- Ordinance No. 4234, passed and adopted on the 3rd day of August 2004.
- Ordinance No. 4276, passed and adopted on the 4th day of January 2005.
- Ordinance No. 4278, passed and adopted on the 12th day of April 2005.
- Ordinance No. 4293, passed and adopted on the 3rd day of May 2005.
- Ordinance No. 4319, passed and adopted on the 4th day of October 2005.
- Ordinance No. 4325, passed and adopted on the 20th day of December 2005.
- Ordinance No. 4338, passed and adopted on the 7th day of February 2006.
- Ordinance No. 4355, passed and adopted on the 6th day of June 2006.
- Ordinance No. 4394, passed and adopted on the 3rd day of October 2006
- Ordinance No. 4399, passed and adopted on the 8th day of November 2006
- Ordinance No. 4403, passed and adopted on the 19th day of December 2006
- Ordinance No. 4469, passed and adopted on the 22nd day of January 2008.
- Ordinance No. 4471, passed and adopted on the 8th day of January 2008.
- Ordinance No. 4474, passed and adopted on the 22nd day of January 2008.
- Ordinance No. 4482, passed and adopted on the 15th day of April 2008.
- Ordinance No. 4489, passed and adopted on the 20th day of May 2008.
- Ordinance No. 4496, passed and adopted on the 1st day of July 2008.
- Ordinance No. 4502, passed and adopted on the 2nd day of September 2008.
- Ordinance No. 4515, passed and adopted on the 6th day of January 2009
- Ordinance No. 4523, passed and adopted on the 6th day of January 2009.
- Ordinance No. 4528, passed and adopted on the 13th day of February 2009.
- Ordinance No. 4538, passed and adopted on the 16th day of June 2009.

**APPENDIX D (continued)**

**ORDINANCE NUMBER 3011, AS AMENDED BY:**

- Ordinance No. 4603, passed and adopted on the 7th day of September 2010.
- Ordinance No. 4595, passed and adopted on the 19th day of October 2010.
- Ordinance No. 4623, passed and adopted on the 4th day of January 2011.
- Ordinance No. 4642, passed and adopted on the 5th day of July 2011.
- Ordinance No. 4691, passed and adopted on the 10th day of July 2012.
- Ordinance No. 4717, passed and adopted on the 4th day of December 2012.
- Ordinance No. 4865, passed and adopted on the 3rd day of May 2016.
- Ordinance No. 4866, passed and adopted on the 17th day of May 2016.
- Ordinance No. 4879, passed and adopted on the 11th day of October 2016.
- Ordinance No. 4898, passed and adopted on the 11th day of April 2017.
- Ordinance No. 4972, passed and adopted on the 17th day of July 2018.
- Ordinance No. 4990, passed and adopted on the 4th day of December 2018.
- Ordinance No. 5057, passed and adopted on the 29th day of September 2020.



**APPENDIX E**

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																	
USE	DISTRICT													WCSL OVERLAY DISTRICT	HISTORIC DISTRICT		
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD				
Adult Arcade									C								
Adult Bookstore, Adult Novelty Store and/or Adult Video									C								
Adult Business									C								
Adult Cabaret									C								
Adult Entertainment Center									C								
Adult Motel									C								
Adult Theater									C								
Air Cargo Services													P				
Aircraft Dealers													P				
Aircraft Maintenance and Service													P				
Aircraft Storage													P				
Airports													C				
Ambulance Services										P							
Amusement Centers (Video Arcades)									C	P							
Animal Clinics and Hospitals (No Outside Pens or Runs)									C		C	C					
Animal Clinics and Hospitals (With Outside Pens or Runs)											C	C					
Apiaries (Bee Keeping)	P																
Appliance Dealers, Household Sales and Service, Retail									P	P	P	P	P				
Armored Car Services										P		P	P				
Art Dealers									P	P	P						
Art Galleries									P	P	P						
Asphalt Product Manufacturing and/or Batch Plants													C				
Auction Houses (Agricultural and Livestock)	C																
Auction Houses (Non-Agricultural)										P		P	P				
Auditoriums (When Not Part of a School)									P	P		P	P				
Automobile Body Shops										C		P	P				
Automobile Dealers, New and Used, and Associated Services										P		P	P				

Goshen Zoning Ordinance

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																
USE	DISTRICT													WCSL OVERLAY DISTRICT	HISTORIC DISTRICT	
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD			
Automobile Dismantling and Impoundment Yards													C			
Automobile Glass, Installation and Sales									P			P	P			
Automobile Repairs (Without Gas Pumps, Major Repair)									C			P	P			
Automobile Service Stations (See Gasoline Service Stations)																
Automobile Washing and Waxing Facilities									P			P	P			
Bakeries, Non-Retail												P	P	P		
Bakeries, Retail							P	P	P	P				P		
Barber Shops							P	P	P	P				P		
Bars, Lounges, Taverns and Nightclubs								P	P	P						
Beauty Shops							P	P	P	P				P		
Beverage Distributors (Including Soft Drinks, Beer, Wine and Liquor)												P	P			
Bicycle Sales and Service							P	P	P	P	P	P	P			
Boarding Houses			C		P											
Boat Sales and Service										P		P	P			
Boat Storage (Inside Only)										P		P	P			
Boat Storage (Inside and Outside)												P	P			
Bottling Companies												P	P			
Broadcasting Studios								P	P			P	P			
Bus Garages												P	P			
Bus Terminals								C	C	C						
Campgrounds	C															
Catalogue Sales								P	P	P						
Cemeteries	C	C	C	C	C											
Chemical Manufacturing and/or Processing													C			
Child Care Centers	C	C	C	C	C	C	C	C	C	C	C	C	C			
Child Care Homes (In-Home Child Care)	C	C	C	C	C	C	C	C					C			

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USE	DISTRICT													WCSL OVERLAY DISTRICT	HISTORIC DISTRICT	
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD			
Churches, Chapels, Temples, Synagogues and Auxiliary Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Cleaning Plants, Dry Cleaning and Laundries								P				P	P			
Cleaning Plants, Pick-up and Self- Service Laundries						P	P	P	P	P				P		
Clubs and Lodges (Not Including Gun Clubs)								P	P			P	P			
Community Centers		C	C	C	C	C								C		
Concrete Products and Bricks (Including Batch Plants, Outside Storage)													C			
Confined Feeding Operations	C															
Construction Equipment, Heavy Duty, Sales and Service												P	P			
Contractors' Materials and Supplies (Inside Storage Only)										P		P	P			
Contractors' Materials and Supplies (Outside Storage)										C		P	P			
Convents and Monasteries		C	C		C											
Culture Centers								P	P							
Dairy Products and Processing												P	P			
Department Stores								P	P	P						
Drive-In Establishments (Uses not in this Table)								C	C							
Drug Stores and Pharmacies							P	P	P	P				P		
Dry Goods Stores								P	P	P						
Dwelling Units, Manufactured Home, Type I	P	P	P	P	P	P								P		
Dwelling Units, Manufactured Home, Type II						P										
Dwelling Units, Mobile Home						P										
Dwelling Units, Modular Homes	P	P	P	P	P	P								P		
Dwelling Units, Multi-Family			C		P			C						P		
Dwelling Units, Single-Family	P	P	P	P	P	P		C						P		
Dwelling Units, Single-Family, Attached			C	P	P			C						P		
Dwelling Units, Two-Family			C	P	P			C						P		
Electrical and Plumbing Sales, Retail (No Outside Storage)								P	P	P	P	P				

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	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD			
Electrical and Plumbing Sales, Wholesale (Including Outside Storage)									C			P	P			
Extraction and Related Industries													C			
Family Care Centers					C			C	C			C				
Family Care Homes (Six or Fewer Occupants)		C	C	C	C											
Farm Implement Sales and Service (Including Outside Storage)									C			P	P			
Farming, General	P	P	P													
Feed, Fertilizer and/or Seed Sales, Retail and Wholesale									C			P	P			
Fertilizer Manufacturing													C			
Fire Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Fireworks, Sale of									P	P	P	P				
Floor Covering and Draperies								P	P	P	P	P				
Food Processing and Packaging												P	P			
Food Stores, Retail							P	P	P	P				P		
Foundries													P			
Freight Terminals												P	P			
Funeral Homes								P	P							
Furniture Refinishing and Stripping									P			P	P			
Furniture Stores							P	P	P	P						
Furrieries, Fur Shops and Storage								P	P	P						
Garden and Lawn Supply Stores								P	P	P	P	P				
Gas - Liquefied Petroleum, Bottled, and Bulk Storage and Manufacturing													C			
Gasoline Service Stations (Major Repair)									C			C				
Gasoline Service Stations (Minor Repair Only)								C	C	C	C					
Glass Distributors												P	P			
Glass Sales, Retail								P	P	P						
Golf Courses (Quasi-Public)	C	C	C													

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Grain Elevators													P			
Grazing and Pasturage	C															
Greenhouses, Commercial	P									P		P	P			
Greenhouses, Private	C	C	C	C	C	C								C		
Grocery Stores, Retail							P	P	P	P				P		
Group Care Homes (7 to 12 Occupants)	C	C	C	C	C	C								C		
Group Housing Quarters (Dormitories, etc.)			C		C					P				C		
Gun Clubs									C	C		C	C			
Gun Sales									P	P	P	P	P			
Gunsmith Shops (Repair Only)									P	P						
Hardware Stores									P	P	P					
Heating and Air Conditioning Sales and Service									P	P	P	P	P			
Heliports												C	C			
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Hospitals, Institutions and Sanitariums										C						
Hotels									P	P						
Hotels, Apartment									P	P						
Ice Manufacturing Plants												P	P			
Interior Decorating Stores									P	P	P					
Junkyards														C		
Kennels (With Outside Runs or Pens)	C									C		C	C			
Land Reclamation Projects	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Landscaping Companies, Non-Retail Sales	P	P	P													
Landscaping Companies, Retail Sales										P		P	P			
Laundries, Commercial Plant									P	P		P				
Laundries, Pick-Up and Self- Service Coin-Operated						P	P	P	P	P				P		
Lawn Mower Sales and Service (Including Small Garden Tractors)										P	P	P	P			
Library, Branch		C	C	C	C	C	P				P			P		

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Library, Main								P	P								
Liquor Stores (Package), Retail								P	P	P							
Locksmith Shops								P	P	P							
Lodging Houses			C		P												
Lumber Yards												P	P				
Machine Shops												P	P				
Marinas										P		P					
Massage Establishments										C							
Meat and Poultry Packing and Processing												C	C				
Metal Stamping Plants												P	P				
Millwork Plants (Wood)												P	P				
Mining														C			
Mobile Home Parks						P											
Mobile Home Subdivisions						P											
Mobile/Modular Homes and Recreational Vehicle Manufacturing												P	P				
Model Homes (Sales Office, Temporary)		C	C	C	C	C								C			
Monument Sales (Inside Display and Storage)								P	P	P							
Monument Sales (Including Outside Display and Storage)										P		P	P				
Mortuaries								P	P								
Motels										P							
Motorcycle & Moped Sales and Service										P	P	P	P				
Non-permanent Food Vendor										C	C						
Nursing Homes			C		C					C							
Nurseries, Non-Retail Sales	P																
Offices (Except as Otherwise Provided for in this Table)																	
Offices, Business							C	P	P	P				C			
Offices, Chiropractor							C	P	P	P				C			
Offices, Financial (No Drive-In Facilities)							C	P	P	P				C			
Offices, Financial (With Drive-In Facilities)								P	P	P							

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Offices, Governmental							C	P	P	P			C			
Offices, Medical							C	P	P	P			C			
Offices, Organizational (Civic, Social, Service, Fraternal, Business, Labor, Professional and Religious)							C	P	P	P			C			
Offices, Professional							C	P	P	P			C			
Offices, Real Estate							C	P	P	P			C			
Package Liquor Stores, Retail								P	P	P						
Paint Stores								P	P	P						
Paper Products Manufacturing											C	C				
Parking and Storage of Large Vehicles											P	P				
Parking Garages and Lots, Except for Parking and Storage of Large Vehicles, (Parking Other than that Required for Principal Use)						P		P	P		P	P				
Parks, Playgrounds, Tot Lots and Public Golf Courses	C	C	C	C	C	C	C	C	C	C	C	C	C			
Pawnshops and Secondhand Stores								P	P	P						
Pet Shops and Animal Grooming (Without Pet Boarding)								P	P	P						
Photo Pick-Up Stations							P	P	P	P						
Photo and Camera Supplies								P	P	P						
Photographic Studios								P	P	P						
Planned Developments													P			
Plastic Molding and Fabrication Plants											P	P				
Police Stations								P	P	P	P	P				
Poultry Dressing, Packing and Processing											C	C				
Printing (Newspapers, etc.)								P	P		P	P				
Printing and Blueprinting (Duplicating Only)							P	P	P	P			P			
Printing Plants (Full Scale Printing Operations)											P	P				
Produce Markets								P	P							
Race Tracks									C		C	C				

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	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD				
Radio, Television and Stereo Sales and Service								P	P	P							
Recording Studios								P	P		P	P					
Recreation Facilities (Quasi-Public and Indoor)								P	P	P	P	P					
Recreation Facilities (Quasi-Public and Outdoor, Except as Otherwise Provided in this Table)										P		P	P				
Recreational Vehicles Sales and Service										P		P	P				
Rental and Leasing Services (Including Outside Storage)										P		P	P				
Rental and Leasing Services (No Outside Storage)								P	P	P	P	P					
Repair Shops (Including Automobile, Truck, and Tractor)										C		P	P				
Repair Shops (Non-Automobile, No Outside Storage Included)							P	P	P			P	P	P			
Research and Development Facilities and Laboratories (Involving Fire or Explosive Hazards, Radioactivity or Dangerous Gases)													C				
Research and Development Facilities and Laboratories (Not Involving Fire or Explosive Hazards, Radioactivity or Dangerous Gases)										P		P	P				
Restaurants (Including Drive-Ins)										P		P	P				
Restaurants (Not Including Drive-Ins)									P	P	P	P	P				
Roadside Stands	C																
Rooming Houses			C		P												
Rubber Products Manufacturing												P	P				
Sanitary Landfills												C	C				
Sawmills													P				
Schools, Art									P	P							
Schools, Aviation													P				
Schools, Business									P	P							
Schools, Colleges and Universities			P							P							
Schools, Driver Education									P	P		P	P				
Schools, Elementary	C	C	C	C	C	C								C			



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	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD			
Schools, Middle	C	C	C	C	C	C								C		
Schools, Secondary (High)	C	C	C	C	C	C								C		
Schools, Vocational								P	P			P	P			
Services, Commercial (Convenience Uses)							P	P	P	P	P	P	P			
Sheet Metal Work, Manufacturing											P	P				
Shoe Repair Shops							P	P	P	P						
Shoe Stores								P	P	P						
Sign Manufacturing (With Outside Storage)											P	P				
Sign Painting (No Outside Storage Included)									P		P	P				
Slaughterhouses, Meat and Poultry Packing and Processing													C			
Snowmobile Sales and Service									P		P	P				
Social Rehabilitation Centers			C		C									C		
Specialty Shops (Except as Otherwise Provided in this Table)																
Specialty Shops, Antiques								P	P	P						
Specialty Shops, Art and Art Supplies								P	P	P						
Specialty Shops, Books and Cards								P	P	P						
Specialty Shops, China								P	P	P						
Specialty Shops, Dairy Products							P	P	P	P				P		
Specialty Shops, Delicatessen							P	P	P	P				P		
Specialty Shops, Drafting Supplies								P	P	P						
Specialty Shops, Gifts								P	P	P						
Specialty Shops, Glassware								P	P	P						
Specialty Shops, Hobby								P	P	P						
Specialty Shops, Jewelry								P	P	P						
Specialty Shops, Leather								P	P	P						
Specialty Shops, Meat and Produce								P	P	P						
Specialty Shops, Metalware								P	P	P						
Specialty Shops, Music								P	P	P						
Specialty Shops, Record								P	P	P						

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USE	DISTRICT													WCSL OVERLAY DISTRICT	HISTORIC DISTRICT		
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD				
Specialty Shops, Sporting Goods								P	P	P							
Specialty Shops, Stationary and Cards								P	P	P							
Specialty Shops, Upholstery Shops and Upholsterers								P	P	P							
Stables	P																
Stereo, Radio and Television Sales and Service								P	P	P							
Storage, Inside (Involving Fire, Explosive, Hazards, Radioactivity or Dangerous Gases)												C	C				
Supermarkets								P	P	P				P			
Swimming Pools (Quasi- Public)		C	C	C	C	C								C			
Swimming Pools (Private)	C	C	C	C	C	C								C			
Tattoo Parlors										C		C					
Taxidermist								P	P								
Television, Radio and Stereo Sales and Service								P	P	P							
Television and Radio Stations and Towers (Over 50 Feet in Height)								P	P		P	P					
Tennis Courts (Private)	C	C	C	C	C	C								C			
Tennis Courts (Quasi-Public)		C	C	C	C	C								C			
Theaters (Not Including Drive-Ins)								P	P	P							
Theaters, Drive-Ins										C		C	C				
Tire Recapping and Retreading												P	P				
Tire Sales and Service								P	P	P	P	P					
Tool and Die Shops												P	P				
Tourists Homes			C		P			P	P								
Tower, Data Communication								C	C	C	C	C	C				
Truck Repairs, Heavy Trucks, etc.												P	P				
Truck Sales, New and Used, and Associated Services										P		P	P				
Truck Terminals												P	P				
Used or Secondhand Stores								P	P	P							

Goshen Zoning Ordinance

TABLE OF PERMITTED USES (P = Permitted Use; C = Conditional Use)																
USE	DISTRICT													WCSL OVERLAY DISTRICT	HISTORIC DISTRICT	
	A-1	R-1	R-1S	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PUD			
Utility Companies, Main Installation								P	P			P	P			
Utility Companies, Substations	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Variety Stores									P	P	P					
Veterinary Clinics and Hospitals (No Outside Pens or Runs)										C		C	C			
Veterinary Clinics and Hospitals (With Outside Pens or Runs)												C	C			
Warehousing, Commercial										P		P	P			
Warehousing, Mini										P		P	P			
Welding Shops												P	P			
Wholesale (Food), Non-Retail												P	P			
Wireless Facility with Wireless Support Structure															P	



**APPENDIX F**

<b>TABLE OF PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOCATION</b>
Air Cargo Services	One per two employees; plus one per 800 square feet of cargo storage area	On site
Aircraft Dealers	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor	On site
Aircraft Maintenance and Service	One per two employees; plus one per 1,000 square feet of service area	On site
Aircraft Storage	One per two employees; plus one per aircraft at maximum storage capacity of the establishment	On site
Airports	One per two employees; plus one per three seats in the waiting area; plus three for overnight parking; plus parking to meet the requirements as established in this table for other uses included in the establishment	On site
Ambulance Services	One per two employees; plus one per vehicle operated by the establishment	On site
Amusement Centers (Video Arcades, including Adult Arcades)	One per two employees; plus one per 400 square feet of gross floor area; plus one per two video or other machines	On site
Animal Clinics and Hospitals	One per two employees; plus two per doctor; plus one per examining room	On site
Apiaries (Bee Keeping)	One per two employees; plus one per 200 square feet of display/sales area	On site
Appliance Dealers, Household Sales and Service, Retail	One per two employees; plus one per 400 square feet of display/sales area, provided there shall be a minimum of three parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Armored Car Services	One per two employees; plus one per vehicle operated by the establishment	On site
Art Dealers	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Art Galleries	One per two employees; plus one per 200 square feet of display area, provided there shall be a minimum of three parking spaces per establishment; plus one per five seats in an auditorium or other assembly or meeting room	On site or within 300 feet of the nearest entrance for use by the general public
Asphalt Product Manufacturing and/or Batch Plants	One per two employees	On site
Auction Houses (Non-Agricultural and Agricultural)	One per two employees; plus one per 400 square feet of display/sales and auction area	On site
Auditoriums	One per two employees; plus one per five seats at maximum seating capacity	On site
Automobile Body Shops	One per two employees; plus two per service bay, provided there shall be a minimum of five parking spaces per establishment	On site
Automobile Dealers	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor	On site

Goshen Zoning Ordinance

<b>TABLE OF PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOCATION</b>
Automobile Dismantling and Impoundment Yards	One per two employees; plus one per 400 square feet of display/sales area	On site
Automobile Glass, Installation and Sales	One per two employees; plus one per 400 square feet of display/sales area; plus one per service bay, provided there shall be a minimum of five such parking spaces per establishment	On site
Automobile Parts and Supplies Sales	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Automobile Repairs	One per two employees; plus two per service bay, provided there shall be a minimum of five parking spaces per establishment	On site
Automobile Washing and Waxing Facilities	One per two employees; plus five times the maximum washing and waxing capacity of the facility at any one time	On site
Bakeries, Non-Retail	One per two employees; plus one per vehicle operated by the establishment	On site where a vehicle is operated by the establishment; otherwise on site or within 300 feet of the nearest entrance for employees
Barber Shops	One per two employees; plus two per operator's station	On site or within 300 feet of the nearest entrance for use by the general public
Bars, Lounges, Taverns, Nightclubs (including Adult Cabarets)	One per two employees; plus one per three persons at maximum seating capacity	On site
Beauty Shops	One per two employees; plus three per operator's station	On site or within 300 feet of the nearest entrance for use by the general public
Beverage Distributors (Including Soft Drinks, Beer, Wine and Liquor)	One per two employees; plus one per 400 square feet of display/sales area, plus one per vehicle operated by the establishment	On site
Bicycle Sales and Service	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor	On site
Boarding Houses	Two per dwelling unit; plus one per boarder based on the maximum capacity of the boarding house	On site
Boat Dealers, Sales and Service	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor	On site
Boat Storage (Inside and Outside)	One per two employees; plus one per boat at maximum capacity of the facility	On site
Bottling Companies	One per two employees; plus one per vehicle operated by the company	On site where a vehicle is operated by the establishment; otherwise on site or within 300 feet of the nearest entrance for use by the general public
Broadcasting Studios	One per two employees; plus two per sound stage or broadcasting area; plus one per five seats at maximum visitor capacity	On site or within 300 feet of the nearest entrance for use by the general public
Bus Garages and Terminals	One per two employees; plus one per vehicle using the terminal, based on the maximum vehicle parking and storage capacity of the terminal; plus two per service bay; plus one per five seats in the waiting area	On site

Goshen Zoning Ordinance

<b>TABLE OF PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOCATION</b>
Campgrounds	One per two employees; plus parking to meet the requirements as established in this table for other uses included in the establishment	On site
Catalogue Sales	One per two employees; plus one per 2,000 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Cemeteries	One per two employees; plus one per 400 square feet of office space	On site
Chemical Manufacturing and/or Processing	One per two employees	On site
Child Care Centers	One per two employees; plus one per ten children, as determined on the basis of the number of children for whom the establishment is licensed	On site
Churches, Chapels, Temples, Synagogues and Auxiliary Uses	One per two employees; plus one per three seats in the main sanctuary area	On site
Cleaning Plants, Dry Cleaning and Laundries	One per two employees	On site
Cleaning Plants, Pick-up and Self-Service Laundries	Three per establishment; plus one per two employees; plus one per washing machine; plus one per self-service dry cleaning machine	On site
Clubs and Lodges (Not Including Gun Clubs)	One per two employees; plus one per five members; plus parking to meet the requirements as established in this table for uses included in the establishment	On site or within 300 feet of the nearest entrance for use by members and guests
Community Centers	One per two employees; plus parking to meet the requirements as established in this table for uses included in the establishment	On site
Concrete Products and Bricks (Including Batch Plant and Outside Storage)	One per two employees; plus one per 400 square feet of display/sales area; plus one per vehicle operated by the establishment	On site
Confined Feeding Operations	One per two employees	On site
Construction Equipment, Heavy Duty, Sales and Service	One per two employees; plus one per 800 square feet of inside display/sales area	On site
Contractors' Materials and Supplies (Inside and Outside Storage)	One per two employees; plus one per vehicle operated by the establishment; plus one per 800 square feet of display/sales area	On site
Convents and Monasteries	One per two employees; plus one per resident, except for those residents who, by official policy of the institution, do not customarily operate vehicles	On site
Culture Centers	One per two employees; plus parking to meet the requirements as established in this table for uses included in the establishment	On site
Dairy Products and Processing	One per two employees; plus one per vehicle operated by the establishment	On site
Department Stores	One per two employees; plus one per 400 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public

Goshen Zoning Ordinance

TABLE OF PARKING REQUIREMENTS		
USE	PARKING REQUIREMENTS	LOCATION
Distributors, Wholesale	One per two employees; plus one per 400 square feet of display/sales area; plus one per vehicle operated by the establishment	On site
Drive-In Establishments	One per two employees; plus one per five persons at maximum seating capacity; plus five times the drive-in service capacity	On site
Drug Stores and Pharmacies	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Dry Goods Stores	One per two employees; plus one per 400 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Dwelling Units, Multi-Family	One per efficiency multi-family dwelling unit, one and one-half per one or two bedroom multi-family dwelling unit, two per three or more bedroom multi-family dwelling unit	On site
Dwelling Units, Single-Family	Two per single-family dwelling unit	On site
Electrical and Plumbing Sales, Retail (No Outside Storage)	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Electrical and Plumbing Sales, Wholesale (Including Outside Storage)	One per two employees; plus one per 400 square feet of display/sales area	On site
Entertainment Facilities (Adult)	One per two employees; plus one per three persons at maximum seating capacity	On site
Extraction and Related Industries	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor; plus one per vehicle operated by the establishment	On site
Factories	One per two employees	On site
Family Care Centers	One per two employees; plus one for every two families	On site
Family Care Homes	Two per dwelling unit	On site
Farm Implement Sales and Service (Including Outside Storage)	One per two employees; plus one per 400 square feet of inside display/sales and storage area; plus one per 1,000 square feet of outside storage and/or display area	On site
Farming, General	One per two employees	On site
Feed, Fertilizer and/or Seed Sales, Retail and Wholesale	One per two employees; plus one per 400 square feet of display/sales area	On site
Fertilizer Manufacturing	One per two employees	On site
Fire Stations	One per two employees	On site
Fireworks, Sale of	One per two employees; plus one per 400 square feet of display/sales area	On site
Floor Covering and Draperies	One per two employees; plus one per 400 square feet of display/sales area; plus one per 800 square feet of inside storage area	On site or within 300 feet of the nearest entrance for use by the general public
Food Processing and Packaging	One per two employees	On site
Food Stores, Retail	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site
Foundries	One per two employees	On site



Goshen Zoning Ordinance

<b>TABLE OF PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOCATION</b>
Freight Terminals	One per two employees; plus one per vehicle using the terminal, based on the maximum capacity of the terminal	On site
Funeral Homes	One per two employees; plus one per funeral vehicle; plus one per 50 square feet of parlor area	On site
Furniture Refinishing and Stripping	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Furniture Stores	One per two employees; plus one per 400 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Furrieries, Fur Shops and Storage	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Garden and Lawn Supply Stores	One per two employees; plus one per vehicle operated by the establishment; plus one per 800 square feet of display/sales area	On site
Gas - Liquefied Petroleum, Bottled, and Bulk Storage and Manufacturing	One per two employees; plus one per vehicle operated by the establishment; plus one per 400 square feet of display/sales area	On site
Gasoline Service Stations	One per two employees; plus one per vehicle operated by the establishment; plus two per service bay, provided there shall be a minimum of five such parking spaces provided per establishment	On site
Glass Distributors, Wholesale	One per two employees; plus one per 400 square feet of display/sales area; plus one per vehicle operated by the establishment	On site
Glass Sales, Retail	One per two employees; plus one per 400 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Golf Courses (Quasi-Public and Public)	One per two employees; plus three per hole	On site
Grain Elevators	One per two employees; plus one per 400 square feet of display/sales area; plus one per vehicle operated by the establishment	On site
Greenhouses, Commercial	One per two employees; plus one per 400 square feet of display/sales area; plus one per 800 square feet of planting area	On site
Greenhouses, Private	As required by the dwelling unit or other attached use	On site
Grocery Stores, Retail	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site
Group Care Homes	One and one-half per dwelling unit; plus one per doctor, counselor or other professional visiting the establishment on a regular basis	On site
Group Housing Quarters (Dormitories, etc.)	Two per dwelling unit; plus one per resident, based on the maximum occupancy of the establishment	On site
Gun Clubs	One per two employees; plus one per five members	On site
Gun Sales	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Gunsmith Shops (Repair Only)	One per two employees; plus one per service area	On site or within 300 feet of the nearest entrance for use by the general public

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<b>TABLE OF PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOCATION</b>
Hardware Stores	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Heating and Air Conditioning Sales and Service	One per two employees; plus one per 200 square feet of display/sales area; plus one per 800 square feet of inside/outside storage areas, provided there shall be a minimum of three such parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Heliports	One per two employees; plus three per helicopter pad	On site
Home Occupations	Not Applicable	Not Applicable
Hospitals, Institutions and Sanitariums	One per two employees (other than staff doctors); plus one per staff doctor, as determined by the maximum number of staff doctors on duty at one time; plus one per six beds; plus parking to meet the requirements as established in this table for the uses included in the establishment	On site
Hotels/Motels, including Adult Motels	One per two employees; plus one per vehicle operated by the establishment; plus one per guest room; plus parking to meet the requirements as set forth in this table for the uses included in the establishment	On site
Hotels, Apartment	One per two employees; plus two per apartment	On site
Ice Manufacturing Plants	One per two employees; plus one per vehicle operated by the establishment	On site
Interior Decorating Stores	One per two employees; plus one per 400 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Junkyards	One per two employees; plus one per 400 square feet of display/sales area	On site
Kennels (With or Without Outside Runs or Pens)	One per two employees; plus one per 800 square feet of floor area used as a waiting room; plus one per five boarding animals, based on the maximum number of boarders that can be handled by the establishment at any one time	On site
Land Reclamation Projects	One per two employees	On site
Landscaping Companies, Non-Retail Sales	One per two employees	On site
Landscaping Companies, Retail Sales	One per two employees; plus one per vehicle operated by the establishment; plus one per 1,000 square feet of display/sales and planting area	On site
Laundries, Commercial Plant	One per two employees; plus one per vehicle operated by the establishment	On site
Laundries, Pick-Up and Self-Service Coin-Operated	Three per establishment; plus one per two employees; plus one per washing machine or self-service dry cleaning machine	On site
Lawn and Garden Supplies	One per two employees; plus one per vehicle operated by the establishment; plus one per 800 square feet of display/sales area	On site
Lawn Mower Sales and Service (Including Small Garden Tractors)	One per two employees; plus one per 400 square feet of inside display/sales area; plus one per 800 square feet of outside storage area	On site
Libraries, Branches and Main Libraries	One per two employees; plus one per 800 square feet of floor area for use by the general public; plus one per five seats in an auditorium or other assembly room	On site

Goshen Zoning Ordinance

TABLE OF PARKING REQUIREMENTS		
USE	PARKING REQUIREMENTS	LOCATION
Liquor Stores (Package), Retail	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Locksmith Shops	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Lodging Houses	Two per dwelling unit; plus one per lodger, based on the maximum capacity of the lodging house	On site
Lumber Yards	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor	On site
Machine Shops	One per two employees	On site
Manufacturing	One and a half (1.5) per two employees	On site
Marinas	One per two employees; plus one per boat slip; plus three per boat launch; plus parking to meet the requirements as established in this table for other uses included at the marina	On site
Massage Establishments	One per two employees; plus one per 200 square feet of the establishment, provided there shall be a minimum of five parking spaces per establishment	On site
Meat and Poultry Packing and Processing	One per two employees	On site
Metal Stamping Plants	One per two employees	On site
Millwork Plants (Wood)	One per two employees	On site
Mining	One per two employees	On site
Mobile Home Parks	One per two employees at an on-site office; plus two per dwelling unit	On site
Mobile Home Subdivisions	Two per dwelling unit	On site
Mobile Home, Manufactured Home and Recreational Vehicle Sales and Service	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor	On site
Mobile/Modular Homes and Recreational Vehicle Manufacturing	One per two employees	On site
Monument Sales (Including Outside Display and Storage)	One per two employees; plus one per 400 square feet of inside display/sales area; plus one per 800 square feet of outside display and storage area	On site
Mortuaries	One per two employees; plus one per funeral vehicle; plus one per 50 square feet of parlor area	On site
Motorcycle & Moped Sales and Service	One per two employees; plus one per 1,000 square feet of display/sales and inside/outside storage area	On site or within 300 feet of the nearest entrance for use by the general public
Non-permanent Food Vendor	One per two employees, plus three spaces	On site
Nursing Homes	One and one-half per dwelling unit; plus one per doctor, counselor or other professional visiting the establishment on a regular basis	On site
Nurseries, Non-Retail Sales	One per two employees	On site
Offices	One per two employees; plus one per 400 square feet of office space	On site or within 300 feet of the nearest entrance for use by the general public
Package Liquor Stores, Retail	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public

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<b>TABLE OF PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOCATION</b>
Paint Stores	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Paper Products Manufacturing	One per two employees	On site
Parks, Playgrounds and Tot Lots	One per two employees; plus parking to meet the requirements as established in this table for uses included at the establishment	On site
Pawnshops and Secondhand Stores	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Pet Shops and Animal Grooming (Without Pet Boarding)	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Photo Pick-Up Stations	One per two employees; plus one per 200 square feet of office area	On site or within 300 feet of the nearest entrance for use by the general public
Photographic Studios	One per two employees; plus one per 200 square feet of display/sales area; plus one per photo studio	On site or within 300 feet of the nearest entrance for use by the general public
Planned Developments	One per two employees; plus parking to meet the requirements as established in this table for uses included in the development	On site
Plastic Molding and Fabrication Plants	One per two employees	On site
Plumbing and Electrical Sales, Retail (No Outside Storage)	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Plumbing and Electrical Sales, Wholesale (Including Outside Storage)	One per two employees; plus one per 400 square feet of display/sales area	On site
Police Stations	One per two employees; plus a minimum of five visitor parking spaces	On site
Poultry Dressing, Packing and Processing	One per two employees	On site
Printing (Newspapers, etc.)	One per two employees; plus one per 200 square feet of display/sales area; plus one per vehicle operated by the establishment	On site or within 300 feet of the nearest entrance for use by the general public
Printing and Blueprinting (Duplicating Only)	One per two employees; plus one per 400 square feet of office space	On site or within 300 feet of the nearest entrance for use by the general public
Printing Plant (Full Scale Printing Operations)	One per two employees; plus one per 400 square feet of office space.	On site or within 300 feet of the nearest entrance for use by the general public
Produce Markets	One per two employees; plus one per 200 square feet of display/sales area	On site
Race Tracks	One per two employees; plus one per five seats at maximum seating capacity	On site
Radio, Television and Stereo Sales and Service	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Recording Studios	One per two employees; plus two per sound stage or broadcasting area; plus one per five seats at maximum visitor capacity	On site or within 300 feet of the nearest entrance for use by the general public

Goshen Zoning Ordinance

<b>TABLE OF PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOCATION</b>
Recreation Facilities (Quasi-Public and Public; Indoor and Outdoor)	One per two employees; plus parking to meet the requirements as established in this table for the uses included in the facility:  Archery, three per lane Baseball diamonds, 10 per diamond Basketball courts, 10 per court Bowling alleys, five per lane Driving ranges, one per tee Golf courses, three per hole Gymnasiums and other exercise and health facilities, one per 200 square feet of exercise, sauna or other such areas Miniature golf, three per hole Swimming pools, one per 200 square feet of pool surface, including locker rooms and pool deck area Tennis and other ball courts, two per court	On site
Recreational Vehicles Sales and Service	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor	On site
Rental and Leasing Services (With and Without Outside Storage)	One per two employees; plus one per vehicle operated by the establishment; plus one per 400 square feet of display area and rental or leasing office area	On site or where a vehicle is operated by the establishment; otherwise on site or within 300 feet of the nearest entrance for use by the general public
Repair Shops (Including Automobile, Truck, and Tractor)	One per two employees; plus two per service bay, provided there shall be a minimum of five such parking spaces per establishment	On site
Repair Shops (Non-Automobile, No Outside Storage Included)	One per two employees; plus one per 200 square feet of floor area, provided there shall be a minimum of three such parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Research and Development Facilities and Laboratories (Involving and Not Involving Fire or Explosive Hazards, Radioactivity or Dangerous Gases)	One per two employees; plus one per 400 square feet of office area	On site or within 300 feet of the nearest entrance for use by the general public
Restaurants (Including Drive-Ins)	One per two employees; plus one per five persons at maximum seating capacity; plus five times the drive-in service capacity	On site
Restaurants (Not Including Drive-Ins)	One per two employees; plus one per five persons at maximum seating capacity	On site
Roadside Stands	Five parking spaces, minimum	On site
Rooming Houses	Two per dwelling unit; plus one per roomer, based on the maximum capacity of the rooming house	On site
Rubber Products Manufacturing	One per two employees	On site
Sanitary Landfills	One per two employees	On site
Sawmills	One per two employees	On site
Schools, Art, Business and Vocational	One per two employees; plus 15 per classroom; plus one per 400 square feet of office area	On site or within 300 feet of the nearest entrance for use by the general public
Schools, Aviation and Driver Education	One per two employees; plus one per airplane or automobile operated by the establishment; plus one per 400 square feet of office area	On site

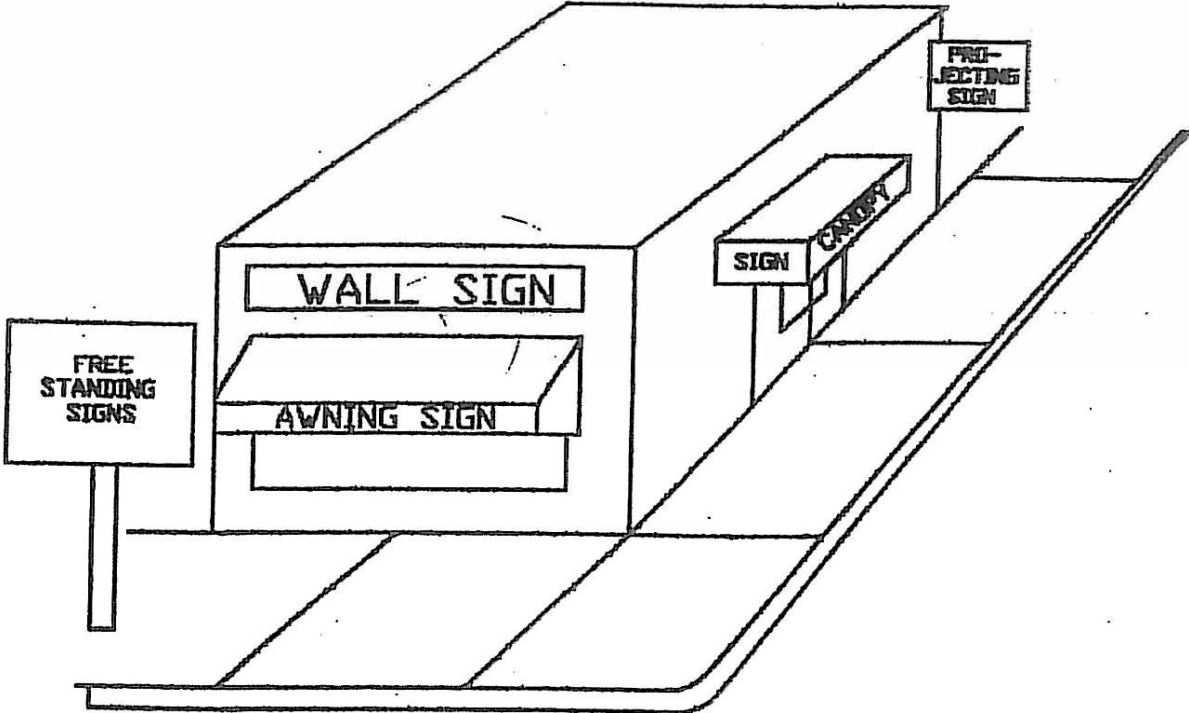
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<b>TABLE OF PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOCATION</b>
Schools, Colleges and Universities	One per two employees; plus recreational uses must meet the requirements shown for said uses in this table; plus one per vehicle operated by the college or university; plus one per 400 square feet of office space; plus one per two dormitory rooms	On site
Schools, Elementary and Middle Schools	One per two employees; plus three per classroom	On site
Schools, High Schools	One per two employees; plus seven per classroom	On site
Service, Commercial (Convenience Uses)	One per two employees; plus a minimum of three such parking spaces per use	On site
Sheet Metal Work, Manufacturing	One per two employees	On site
Shoe Repair Shops	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Shoe Stores	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Sign Manufacturing (With Outside Storage)	One per two employees	On site
Sign Painting (No Outside Storage Included)	One per two employees	On site
Slaughterhouses, Meat and Poultry Packing and Processing	One per two employees	On site
Snowmobile Sales and Service	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor	On site or within 300 feet of the nearest entrance for use by the general public
Social Rehabilitation Centers	Two per dwelling unit; plus one per doctor, counselor or other professional visiting the facility on a regular basis	On site
Specialty Shops, including Adult Bookstores, Adult Novelty and/or Adult Video Stores	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Stables	One per two employees; plus one per two horses	On site
Stereo, Radio and Television Sales and Service	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Storage, (Inside and Outside; Involving Fire, Explosive, Hazards, Radioactivity or Dangerous Gases)	One per two employees; plus one per 1,000 square feet of storage area; plus one per 400 square feet of office area	On site
Supermarkets	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such parking spaces per establishment	On site
Swimming Pools (Quasi-Public)	One per two employees; plus one per 200 square feet of pool surface, including locker rooms and pool deck area	On site
Tattoo Parlors	One per two employees; plus 3 per each tattooing station	On site
Taxidermist	One per two employees; plus one per 200 square feet of display/sales area, provided there shall be a minimum of three such spaces per establishment	On site or within 300 feet of the nearest entrance for use by the general public
Television and Radio Stations	One per two employees; plus two per sound stage or broadcasting area; plus one per five seats a maximum seating capacity	On site or within 300 feet of the nearest entrance for use by the general public

Goshen Zoning Ordinance

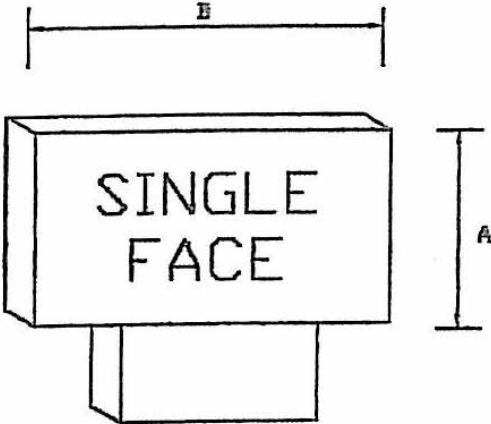
<b>TABLE OF PARKING REQUIREMENTS</b>		
<b>USE</b>	<b>PARKING REQUIREMENTS</b>	<b>LOCATION</b>
Television, Radio and Stereo Sales and Service	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Theaters ( Including Adult Motion Picture, But Not Including Drive-Ins)	One per two employees; plus one per five seats at maximum seating capacity	On site or within 300 feet of the nearest entrance for use by the general public
Tire Recapping and Retreading	One per two employees; plus one per 200 square feet of display/sales area; plus two per service bay, provided there shall be a minimum of five such spaces per establishment	On site
Tire Sales and Service	One per two employees; plus one per 200 square feet of display/sales area; plus two per service bay, provided there shall be a minimum of five such spaces per establishment	On site
Tool and Die Shops	One per two employees	On site
Tourists Homes	Two per dwelling unit; plus one per available room at the maximum capacity of the establishment	On site
Truck Repair, Heavy Trucks, etc.	One per two employees; plus one per vehicle operated by the establishment; plus two per service bay, provided there shall be a minimum of five such parking spaces per establishment	On site
Truck Sales, New and Used, and Associated Services	One per two employees; plus one per 1,000 square feet of display/sales and storage area, indoor and outdoor; plus two per service bay; plus one per vehicle operated by the establishment	On site
Truck Terminals	One per two employees; plus one per 400 square feet of office area; plus one per vehicle operated by the establishment	On site
Used or Secondhand Stores	One per two employees; plus one per 200 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Utility Companies, Main Installations	One per two employees; plus one per 400 square feet of office area	On site or within 300 feet of the nearest entrance for use by the general public
Utility Companies, Substations	Two parking spaces, minimum	On site
Variety Stores	One per two employees; plus one per 400 square feet of display/sales area	On site or within 300 feet of the nearest entrance for use by the general public
Veterinary Clinics and Hospitals (With or Without Outside Pens or Runs)	One per two employees; plus two per doctor; plus one per examining room	On site
Warehousing, Commercial and Mini	One per two employees	On site
Welding Shops	One per two employees	On site
Wholesale (Food), Non-Retail	One per two employees; plus one per 400 square feet of display/sales area; plus one per vehicle operated by the establishment	On site

Appendix G  
Illustration 1 - Sign Types

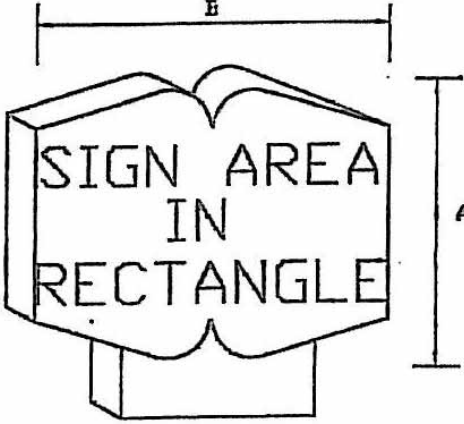




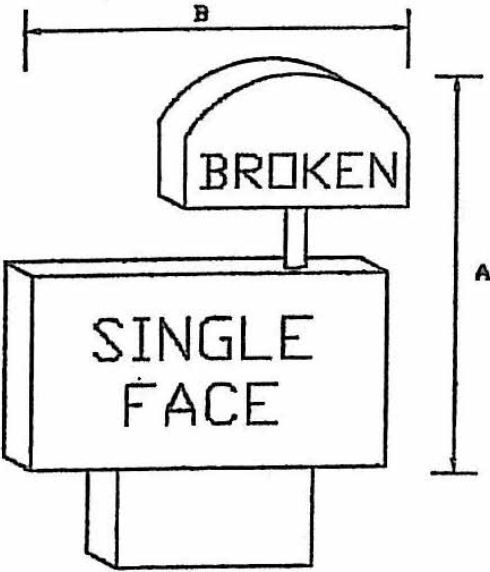
Appendix G  
Illustration 2 - Sign Area



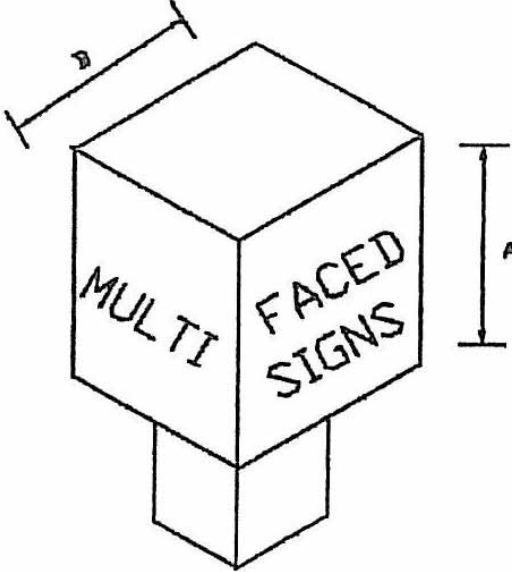
AREA=AxB



AREA=AxB

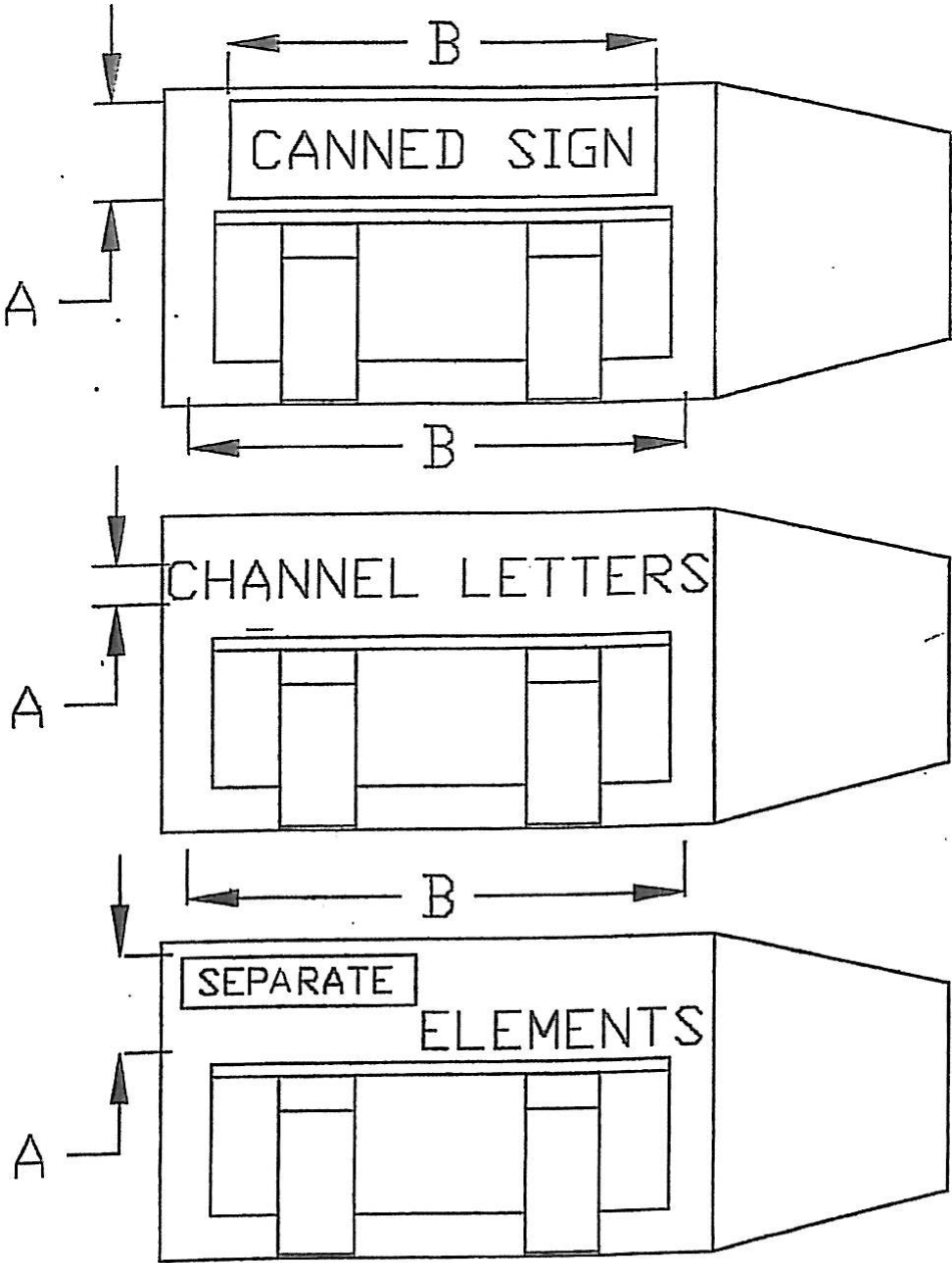


AREA=AxB



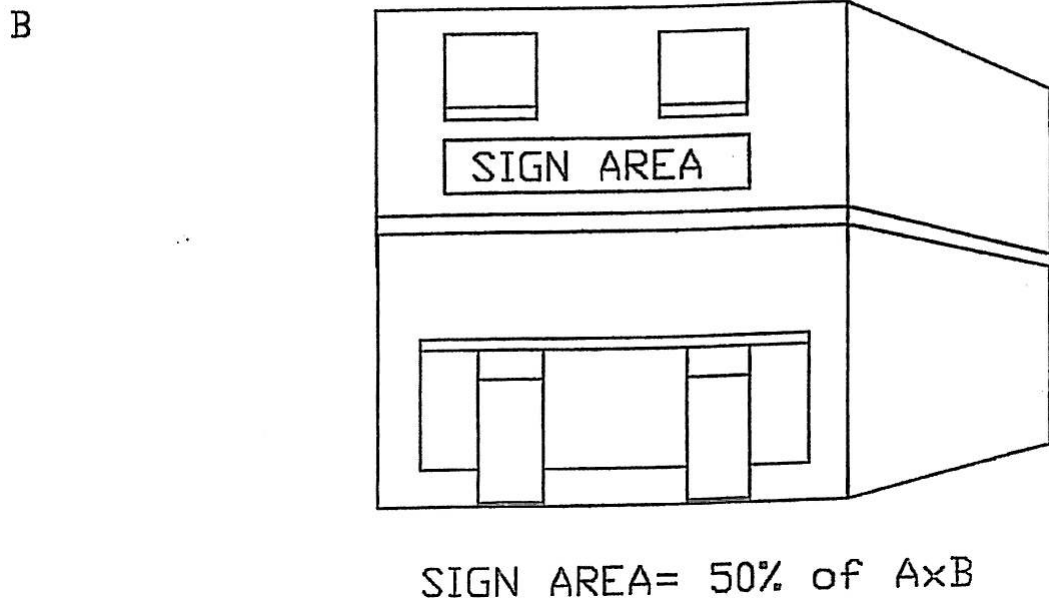
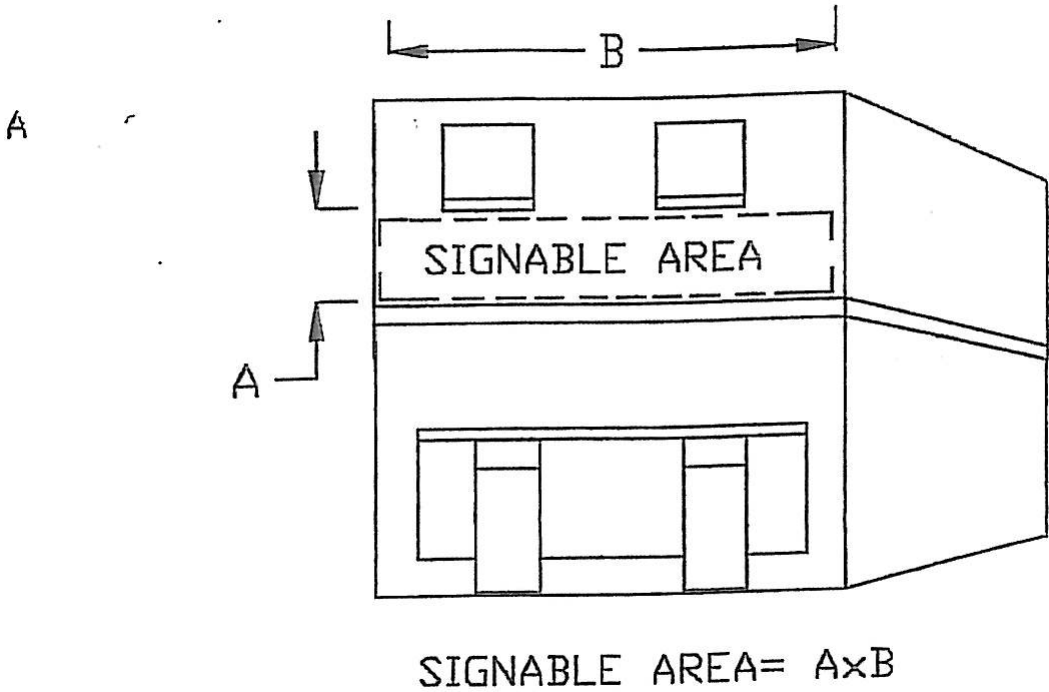
AREA=AxBx#of sides

Appendix G  
Illustration 3 - Sign Area - Wall

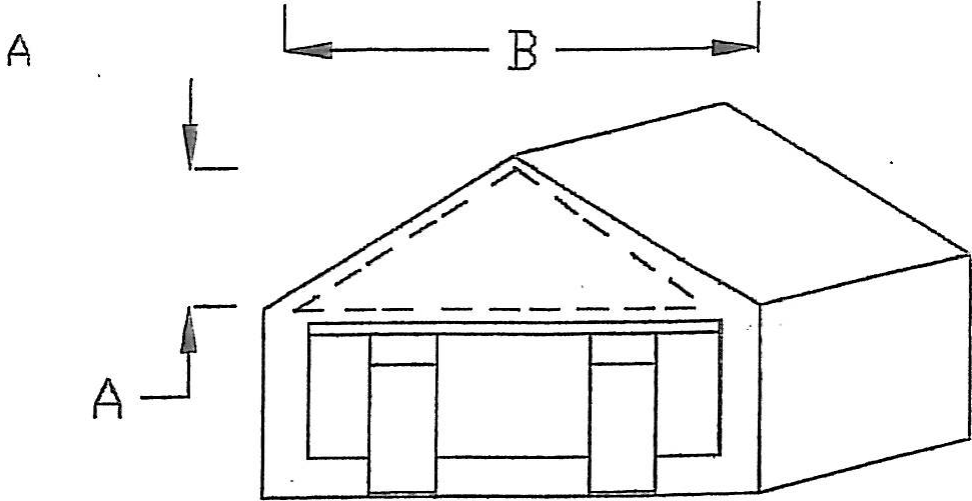


SIGN AREA= AxB

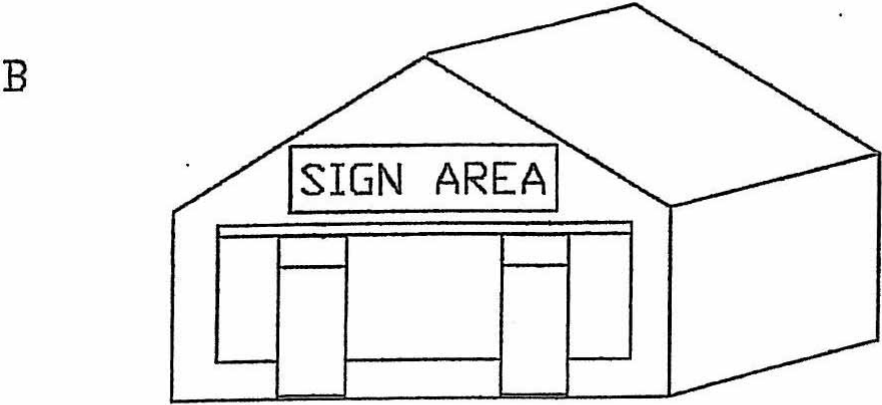
Appendix G  
Illustration 4 - Signable Wall Area



Appendix G  
Illustration 5 - Signable Wall Area

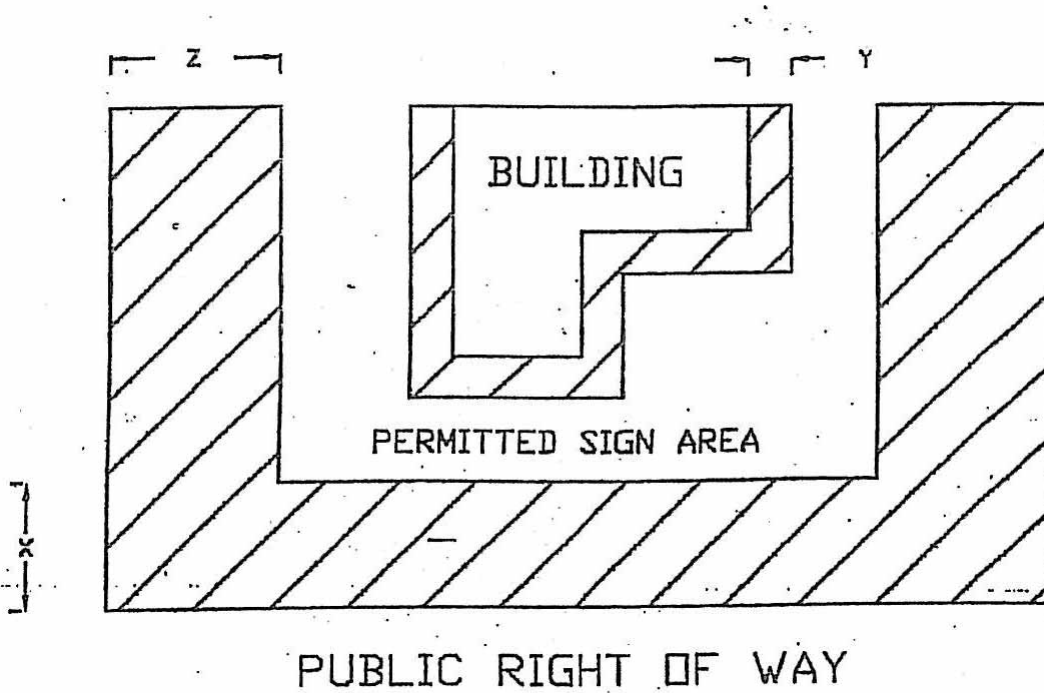


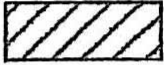
SIGNABLE AREA= 1/2 AxB



SIGN AREA= 50% AxB

**Appendix H  
Location of Freestanding Signs**



1. Sign not permitted in this area 
2. X = Distance from public right-of-way
3. Y = Distance from building
4. Z = Distance from interior property lines

### Appendix I Description of Historic Commercial District

Beginning at a point at the intersection of south right of way of the Penn Central Railroad and the east right of way line of New Street; thence south and east along the south right of way of the Penn Central Railroad to its intersection with the west right of way line of North 6th Street, if extended; thence south along the west right of way line of 6th Street to its intersection with the north right of way line of Monroe Street; thence west along the north right of way line of Monroe Street to its intersection with the east bank of the Hydraulic Canal; then northerly along the east bank of the Canal to the east right of way line of the first north/south public alley immediately west of Second Street, if extended; thence north along the east side right of way line of public alley to its intersection with the north right of way line of Pike Street and the east right of way line of New Street; thence continuing north along the east right of way line of New Street to the point of beginning.



## Appendix J

1. Tower Site - 807 W. Plymouth, with a tower height not to exceed 200 feet, and more particularly described as:

A part of the northwest quarter of Section 16, Township 36 north, Range 6 east, of the 2nd principal meridian, Elkhart Township, City of Goshen, Elkhart County, Indiana and being a portion of the parcel of land conveyed to Harlan E. Lantz d/b/a Chic Interior Decorators described and recorded in the Elkhart County Recorders Office in Deed Record Volume 338, Page 275 and being more particularly described as follows:

Commencing at a p.k. nail marking the southwest corner of the northwest quarter of said Section 16; thence north 90 degrees 00 minutes 00 seconds east (assumed bearing) along the centerline of State Road #119, a distance of 657.03 feet to the southeast corner of a parcel of land conveyed to Edward K. And Dorothy P. Maust as described and recorded in the office of the Recorder of Elkhart County in Deed Record Volume 415, page 408; thence north 00 degrees 44 minutes 42 seconds west parallel with the west line of the northwest quarter of said Section 16 and along the east line of said Maust parcel, a distance of 241.34 feet to a 3/4 inch rebar marking the point of beginning of this lease area parcel; thence clockwise along the following four courses and distances:

- a) Thence north 00 degrees 44 minutes 42 seconds west along the east line of said Maust parcel, a distance of 110.00 feet to a 3/4 inch rebar;
- b) Thence north 89 degrees, 15 minutes, 18 seconds east, a distance of 90.00 feet to a 3/4 inch rebar;;
- c) Thence south 00 degrees, 44 minutes, 42 seconds east, a distance of 110.00 feet to a 3/4 inch rebar;
- d) Thence south 89 degrees, 15 minutes, 18 seconds west, a distance of 90.00 feet to the point of beginning of this description containing 9,900 square feet or 0.2273 of an acre, more or less, being subject to all easements and restrictions of record as surveyed under the supervision of Gregory C. Shock, R.L.S. S0484 for Spring Cellular Company on August 17, 1994.

2. Tower Site - 1918 Eisenhower Drive North, with a tower height not to exceed 180 feet, and more particularly described as:

A part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 36 North, Range 6 East, Elkhart Township, Elkhart County, Indiana, being more particularly described as follows:

Commencing at a rebar marking the northeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of south 00 degrees, 18 minutes, 23 seconds west along the east line of the Northwest Quarter of said Southwest Quarter and the centerline of County Road 27, a distance of 863.27 feet to the northeast corner of 5.00 acre parcel of land; thence south 89 degrees, 55 minutes, 28 seconds west along the north line of said 5.00 acre parcel, also being parallel with and 459.58 feet north of the south line of the Northwest Quarter of the Southwest Quarter, a distance of 334.92 feet to the point of beginning of this description; thence continuing south 89 degrees, 55 minutes, 28 seconds west along the north line of said 5.00 acre tract and parallel with and 459.58 feet north of the south line of the Northwest Quarter of the Southwest Quarter, a distance 138.99 feet; thence north 00 degrees, 18 minutes, 23 seconds east parallel with the east line of the Northwest Quarter of said Southwest Quarter, a distance of 188.58 feet to a point on the south line of Eisenhower Drive (60' right-of-way) said point being on a 507.00 foot radius curve concave to the northeast; thence in an easterly direction along the south line of said Eisenhower Drive, a curve to the left an arc distance of 130.48 feet (chord bearing south 88 degrees, 52 minutes, 14 seconds east chord distance of 130.13 feet) to the point of tangency of said curve; thence north 89 degrees, 45 minutes, 23 seconds east along the south line of said Eisenhower Drive, a distance of 9.78 feet; thence south 00 degrees, 18 minutes, 23 seconds west, a distance of 172.29 feet to the point of beginning of this description. Containing 0.566 of an acre.

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3. Tower Site - 416 N. Main Street, with a tower height not to exceed 180 feet, and more particularly described as:

A part of the Northeast Quarter of Section 9, Township 36 North, Range 6 East, Elkhart County, Indiana, described as follows:

Commencing at the northwest corner of Lot 20 in Oliver Crane's North Addition to Goshen, the plat of which is recorded in Plat Book 1, page 39; thence north 1 degree, 01 minute, 57 seconds west 101.00 feet; thence north 69 degrees 49 minutes 23 seconds west 53.23 feet to a point in the centerline of North Main Street; thence north 1 degree, 01 minute, 57 seconds west 385.45 feet along the centerline of said North Main Street to the south line of the Penn Central Railroad; thence south 69 degrees 45 minutes, 38 seconds east 106.38 feet along said south line to the point of beginning of this description: thence continuing south 69 degrees 45 minutes 38 seconds east 60.00 feet along said south line; thence south 0 degrees, 00 minutes, 00 seconds west 40.00 feet; thence north 69 degrees 45 minutes, 38 seconds west 60.00 feet; thence north 0 degrees, 00 minutes, 00 seconds east 40.00 feet to the point of beginning and containing 2,252 square feet, more or less. Subject to all rights-of-way, easements, and restrictions of record.

And

All that part of the Northeast Quarter of Section 9, Town 36 North, Range 6 East, Elkhart County, Indiana, described as follows: Commencing at the northwest corner of Lot 20 in Oliver Crane's North Addition to Goshen, the plat of which is said to be recorded in Plat Book 1, page 39; thence North 1 degrees 01 minutes 57 seconds West 101.00 feet; thence North 69 degrees 49 minutes 23 seconds West 53.23 feet to a point in the centerline of North Main Street; thence North 1 degrees 01 minutes 57 seconds West 385.45 feet along the centerline of said North Main Street to the south line of the Penn Central Railroad; thence South 69 degrees 45 minutes 38 seconds East 106.38 feet along said south line, passing through a found iron on said line at 106.1 feet; thence South 00°00'00" East 2.92 feet to the point of beginning of this description; thence continuing South 00°00'00" East 11.67 feet; thence North 69°45'38" West 22.85 feet; thence North 20°14'22" East 10.95 feet; thence South 69°45'38" East 18.82 feet to the place of beginning. Contains 228 square feet, more or less. Subject to all rights-of-way, easements, and restrictions of record.

4. Tower Site – 1909 Eisenhower Drive North, with a tower height not to exceed 187 feet, and more particularly described as:

A part of the Southwest Quarter (SW 1/4) of Section Twenty-Three (23), Township Thirty-Six (36) North, Range Six (6) East, City of Goshen, Elkhart Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at a mag nail at the northeast corner of the west 1/2 of the southwest 1/4 of said Section 23; thence south 00 degrees 18 minutes 23 seconds west (assumed bearing) along the east line of the west 1/2 of said southwest 1/4 and the centerline of County Road 27, a distance of 462.99 feet to a mag nail; thence north 89 degrees 41 minutes 37 seconds west along the south line of land owned by Gene D. & Judy A. Riegsecker (Instrument # 92 019876), a distance of 516.30 feet to a rebar with a cap marked Brads-Ko 0041 in the westerly extension of the south line of said Riegsecker land and being the beginning of this description; thence

- 1) South 00 degrees 24 minutes 00 seconds west, a distance of 138.00 feet to a rebar with cap marked Brads-Ko 0041 in the north right-of-way line of Eisenhower Drive North (60 feet wide); thence
- 2) North 68 degrees 14 minutes 37 seconds west along said right-of-way, a distance of 76.23 feet to a rebar with cap marked Brads-Ko 0041 at the southeast corner of Lot 1 in Buckeye Subdivision (Plat Book 27, Page 68); thence
- 3) North 00 degrees 24 minutes 00 seconds east along the east line of said Lot 1, a distance of 110.13 feet



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to a rebar with cap marked Brads-Ko 0041 in the westerly extension of the south line of said Riegsecker land; thence

- 4) South 89 degrees 41 minutes 37 seconds east along said westerly extension, a distance of 71.00 feet to the beginning.

Containing 8,809 square feet (0.20 acre), more or less. Subject to easements and restrictions of record.

5. Tower Site – 2703 E. College Avenue, with a tower height not to exceed 160 feet, and more particularly described as:

Tract I:

A part of the Southeast Quarter (SE ¼) of Section Fourteen (14), Township Thirty-Six (36) North, Range Six (6) East, situated in Elkhart Township, Elkhart County, State of Indiana, more particularly described as follows:

Beginning at a railroad spike marking the southeast corner of the Southeast Quarter (SE ¼) of said Section Fourteen (14); thence south eighty-nine (89) degrees forty-three (43) minutes west along the south line of the Southeast Quarter (SE ¼) of said Section Fourteen (14) a distance of nine hundred seventy-two and forty-four hundredths (972.44) feet to a masonry nail on the centerline of Horn Ditch; thence north sixteen (16) degrees forty-four (44) minutes west along the centerline of said Horn Ditch a distance of nine hundred thirteen and fourteen hundredths (913.14) feet to a point; thence north thirty-three (33) degrees nine (09) minutes west along the centerline of said Horn Ditch a distance of one hundred (100) feet to a point; thence north forty-three (43) degrees thirty-two (32) minutes west along the centerline of said Horn Ditch a distance of six hundred (600) feet to a point; thence north forty-one (41) degrees eighteen (18) minutes west along the centerline of said Horn Ditch a distance of two hundred (200) feet to a point; thence north thirty-nine (39) degrees fifty-eight (58) minutes west along the centerline of said Horn Ditch a distance of six hundred fifty-one and nine tenths (651.9) feet to a point; then north forty-five (45) degrees forty-three (43) minutes west along the centerline of said Horn Ditch a distance of one hundred twenty-two and ninety-three hundredths (122.93) feet to a point; thence north thirty-four (34) degrees three (03) minutes east a distance of fifteen and sixty-two hundredths (15.62) feet (Desc. thirteen and sixty-two hundredths (13.62) feet) to an iron stake on the southerly right-of-way line of Conrail Railroad (formerly New York Central Railroad), said iron stake being fifty-six (56) feet southwesterly (measured at right angles) from the centerline of the westbound track; thence south fifty-five (55) degrees forty-eight (48) minutes thirty (30) seconds east (Desc. bearing: south fifty-five (55) degrees fifty-seven (57) minutes east) along the southerly right-of-way line of said railroad a distance of two thousand eight hundred twenty-two and seven tenths (2822.7) feet to a point on the east line of the Southeast Quarter (SE ¼) of said Section Fourteen (14); thence south zero (00) degrees eight (08) minutes thirty (30) seconds west (Desc. bearing: due south) along the east line of the Southeast Quarter (SE ¼) of said Section Fourteen (14) a distance of five hundred fifty-one and twenty-four hundredths (551.24) feet to the place of beginning of this description.

Tract II:

Part of the Southwest Quarter (SW ¼) of Section Thirteen (13), Township Thirty-Six (36) North, Range Six (6) East, situated in Elkhart Township, Elkhart County, State of Indiana, more particularly described as follows:

Beginning at a railroad spike marking the southwest corner of the Southwest Quarter (SW ¼) of the said Section Thirteen (13); thence north zero (00) degrees eight (08) minutes thirty (30) seconds east along the west line of the Southwest Quarter (SW ¼) of the said Section Thirteen (13) a distance of five hundred fifty-one and twenty-four hundredths (551.24) feet to a point on the southerly right-of-way line of Conrail Railroad, said point being fifty-six (56) feet southwesterly (measured at right angles) from the centerline of the westbound tract; thence south fifty-five (55) degrees forty-eight (48) minutes thirty (30) seconds east along the southerly right-of-way of said railroad a distance of nine hundred ninety-two and fourteen hundredths (992.14) feet to a railroad spike on the south line of the Southwest Quarter (SW ¼) of said Section Thirteen (13); thence north eighty-nine (89)

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degrees thirty-four (34) minutes thirty (30) seconds west along the south line of the Southwest Quarter (SW ¼) of said Section Thirteen (13) a distance of eight hundred twenty-one and eighty-one hundredths (821.81) feet to the place of beginning of this description.

Containing 36.269 acres, more or less. Subject to easements and restrictions of record.

6. Tower Site – 1575 N. Main Street, with a tower height not to exceed 130 feet, and more particularly described as:

All that part of the Northeast Quarter of Section 4, Township 36 North, Range 6 East, Elkhart Township, Elkhart County, Indiana, described as: Commencing at the Northeast corner of said Section 4; thence North 89°34'50" West 834.10 feet along the North line of said Section 4 to a point on the centerline of Indiana State Road 15 (60 feet wide); thence South 00°09'42" East 1080.92 feet along said centerline to a point; thence North 89°52'51" West 206.30 feet to THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 00°07'09" West 50.00 feet to a point; thence North 89°52'51" West 50.00 feet to a point; thence North 00°07'09" East 50.00 feet to a point; thence South 89°52'51" East 50.00 feet to the place of beginning.

7. Tower Site – 1036 Lincolnway East, with a tower height not to exceed 150 feet, and more particularly described as:

Commencing at a 5/8" diameter rebar in concrete marking the apparent Northeasterly corner of Lot 36 in Schadt's Lincoln Highway 3<sup>rd</sup> Addition and an interior corner of said parent tract; thence South 43 degrees 53 minutes 27 seconds East (bearing based on "Grid" North) on the Northeasterly line of Schadt's Lincoln Highway 3<sup>rd</sup> Addition and a Southwesterly line of said parent tract, a distance of 105.00 feet to a Southeasterly corner of said parent tract; thence North 46 degrees 06 minutes 33 seconds East on the Southeasterly line of said parent tract, a distance of 235.30 feet to the POINT OF BEGINNING; thence South 89 degrees 03 minutes 33 seconds West 48.90 feet; thence North 00 degrees 56 minutes 27 seconds West 50.00 feet; thence North 89 degrees 03 minutes 33 seconds East 72.00 feet to the East line of said parent tract; thence South 00 degrees 56 minutes 27 seconds East on the East line of said parent tract, a distance of 28.50 feet to a Southeasterly corner thereof; thence South 46 degrees 06 minutes 33 seconds West on the aforesaid Southeasterly line of said parent tract, a distance of 31.55 feet to the point of beginning, containing 3351.71 square feet, or 0.08 acre, more or less.



The Downtown District begins at a point at the intersection of the east right of way line of the first north/south alley east of Main Street and the north right of way line of the first east/west alley south of Pike Street; thence south along the east right of way line of the first north/south alley east of Main Street to its intersection with the north right of way line of Jefferson Street; thence west along the north right of way line of Jefferson Street to its intersection with the west right of way line of the first north/south alley west of Main Street; thence north along the west right of way line of the first north/south alley west of Main Street to its intersection with Lincoln Avenue; thence east along the north right of way line of Lincoln Avenue, to its intersection with the west right of way line of Main Street; thence north along the west right of way line of Main Street, to the north right of way line of the first east/west alley south of Pike Street; thence east along the north right of way line of the first east/west alley south of Pike Street to the point of beginning.



Feet

0 62.5 125 250



1 inch equals 250 feet

**Downtown District  
Appendix K**

2006

Aerial Photo

**The City of Goshen  
Planning & Zoning**

204 East Jefferson Street, Goshen, Indiana 46528  
Phone: 574-534-3600 Fax: 574-533-8626



## Appendix L

### Main Street List: Downtown District Examples of Existing Pre-1910 Buildings Showing Architectural Style, Design and/or Materials

Address	Year Built	Description
136 N Main	1890	brick, stone
134 N Main	1890	upper level, brick, stone
116 N Main	1891	upper level, stone
114 N Main	1890	upper level, brick, wood, stamped metal
112 N Main	1890	stucco, wood, stamped metal, brick, excluding upper level windows
110 N Main	1890	upper level, brick, wood, stamped metal
108 N Main	1890	brick, wood, stamped metal, stamped tin
106 N Main	1890	upper level, brick, wood, stamped metal
102 N Main	1900	stone
102 S Main	1876	brick, wood, stamped metal, cast iron, excluding upper windows
104 S Main	1876	brick, wood, stamped metal, excluding upper windows
106 S Main	1880	upper level, brick, wood, stamped metal
108 S Main	1880	upper level, brick, wood, stamped metal
110 S Main	1880	upper level, brick, wood, stamped metal
119 S Main	1890	upper level, brick, wood, stamped metal
120 S Main	1880/1938	upper level, brick, wood, stamped metal
121 S Main	1890	upper level, brick, wood, stamped metal
124 S Main	1888	brick, wood, stamped metal, cast iron
125 S Main	1878	brick, wood, stamped metal
127 S Main	1880	wood, stamped metal, stamped tin, brick
128 S Main	1890/1960	lower level, marble, glass
129 S Main	1880	marble, brick, cast iron, wood, stamped metal
130 S Main	1885	upper level, brick
132 S Main	1885	upper level, brick, wood, stamped metal
133 S Main	1880	upper level, brick, wood, stamped metal
135 S Main	1880	brick, wood, stamped metal, cast iron, stamped tin
136 S Main	1885	brick, wood, stamped metal
201 S Main	1880	brick, wood, stamped metal

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202 S Main	1882	upper level, brick, wood, stamped metal
203 S Main	1880	brick, wood, stamped metal
204 S Main	1882	brick, wood, stamped metal, glass
206 S Main	1880	upper level, brick
207 S Main	1880	upper level, brick, wood, stamped metal
208 S Main	1880	upper level, brick
211 S Main	1880	stone, brick, wood
212 S Main	1907	upper level, brick, stone
213 S Main	1880	stone, brick, wood, stamped metal
214 S Main	1907	upper level, brick, stone
215 S Main	1884/1930*	upper level, brick, stone, wood *Completely reconstructed, but similar to original building.
216 S Main	1907	upper level, brick, stone
220 S Main	1900	upper level, brick, stone
223 S Main	1890	brick, wood, stamped metal
225 S Main	1890	upper level, brick, stamped tin
227 S Main	1890	upper level, brick, stamped tin
228 S Main	1882	upper level, brick, wood, stamped metal