

How to Start a Business in Warsaw

The Town of Warsaw does not make any judgment as to the relative financial success of a business that wants to operate within the town. The town's sole concern is whether or not it meets and complies with town ordinances.

When an individual or entity desires to locate a business within town, their first contact should be with the town manager. The town manager will begin any discussion with a determination as to whether or not the property is properly zoned for the proposed use. If it is not, the discussion ends there unless the applicant wishes to have the town council amend the ordinance to permit their proposed use. That is a sixty day process that may or may not end up in the petitioner's favor.

However, for purposes of our discussion, let us assume that the use is allowed. Exhibit 5 of the Development Management Ordinance will indicate whether or not it is a "Permitted Use" or a use that requires a "Conditional Use Permit (CUP).

Permitted uses are generally approved upon application. The process generally takes less than ½ hour from start to finish. During the time one is at the town office, the following will be accomplished assuming the applicant has the necessary information. The following forms are completed:

- Zoning Application \$25
- Utility Account \$250 deposit for renters
- Business license Dependent on business and gross sales
- Sign Permit \$25

Conditional Use Permits are a bit more difficult and expensive. At the initial visit to the town office, you will be given an application for a Conditional Use Permit (CUP). The town manager will assist you in the filling out of the application. Upon completion of the application, it will be placed upon the Planning Commission's agenda for their next meeting (they meet 1st Thursdays of each month). It will be reviewed by the Commission. Generally, a recommendation to send the proposal to Public Hearing is made that night, however more complex or controversial requests may take longer.

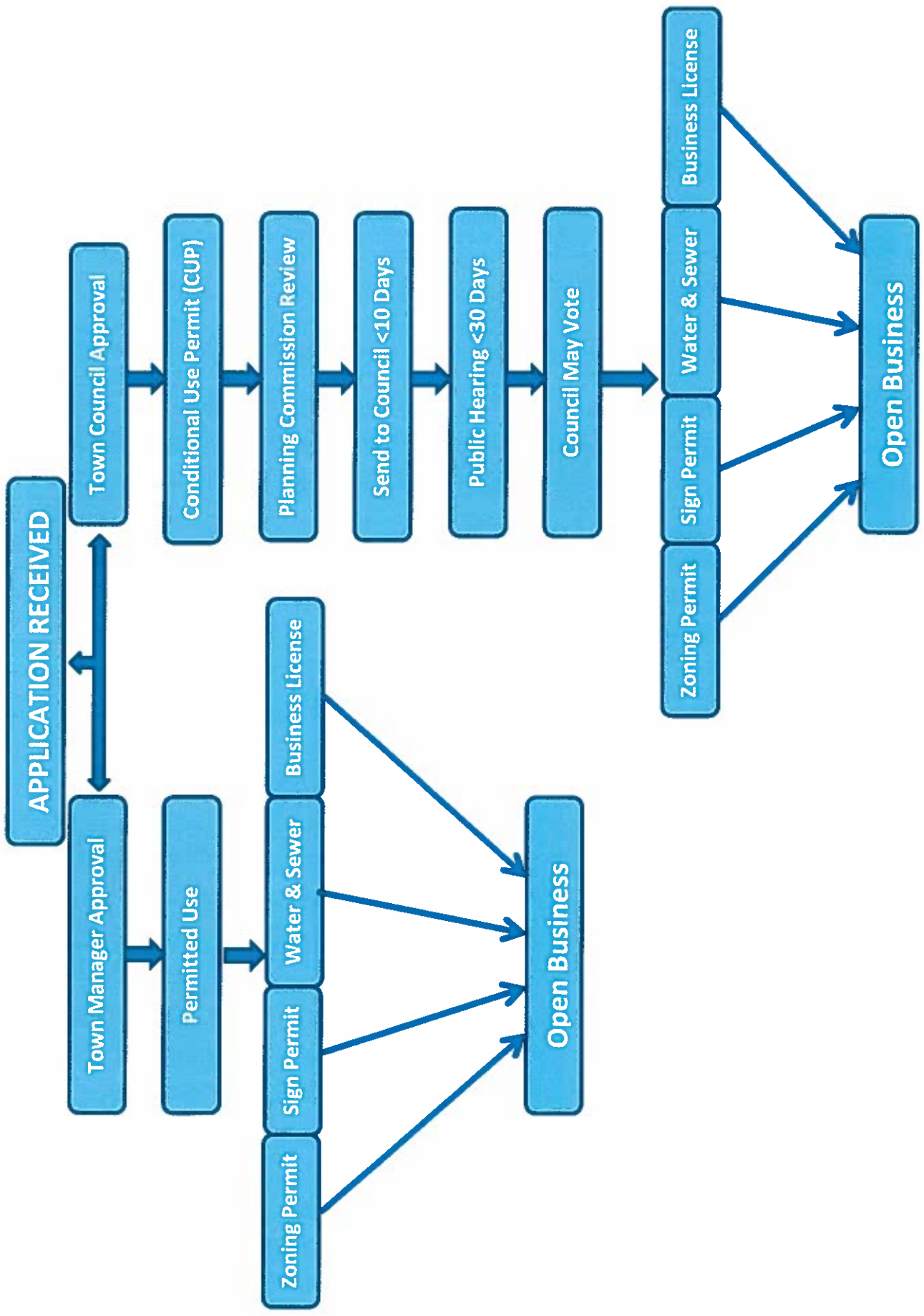
The following week, (Council meets on 2nd Thursdays) Council will receive the Planning Commission's recommendation regarding Public Hearing. Typically, Council schedules the Public Hearing for its' next meeting.

Following Council's meeting, a Public Notice, detailing the CUP request, is prepared for publication and a letter is mailed to adjacent property owners. Following the Public Hearing, Council may vote on the proposal after receiving the Planning Commission recommendation.

The following costs are incurred:

- Zoning Application \$25
- Condition Use Permit \$200
- Advertising Cost \$80-\$120
- Utility Account \$250 deposit for renters
- Business license Dependent on business and gross sales
- Sign Permit \$25

Non-Construction Project



USE	R-1	R-12	C-1	C-2	M-1	CBPA	TT
<u>RESIDENTIAL</u>							
-Accessory Attached Dwelling Units.....		CUP					
-Accessory Detached Dwelling Units.....	CUP	CUP					P
-Home occupations, as defined.....	P	P					P
-Multi-Family Dwellings, Townhouses, and Condominiums		CUP					P
-Single Family Dwellings.....	P	P					P
<u>COMMERCIAL, OFFICE & SERVICE</u>							
-Auction Houses & Flea Markets			CUP	CUP			
-Amusement Centers including billiard parlors and pool rooms, bowling alleys, dance halls, game rooms, and similar forms of amusement..			CUP	CUP			CUP
-Antique/Boutique Shops.....			CUP	P			P
-Apothecary.....		CUP	CUP	CUP			P
-Auto Sales, New.....				P			
-Auto Sales, Used.....				CUP			
-Auto Service and Repair Stations			CUP	P			
-Bakeries.....			P	P			P
-Banks and Other Financial Institutions.....			P	P			P
-Barber & Beauty Shops.....		CUP	P	P			P
-Bed & Breakfast, Owner Occupied.....		CUP	CUP				CUP
-Buildings of at least 25 years of age previously used for manufacturing whose highest and best use may no longer be manufacturing. This use is intended to provide new life to old buildings. Uses may be varied, and are not limited to retail, wholesale, warehouse, office, storage, restaurant or auction					CUP		
-Building Supply & Lumber Sales							
Inside Storage.....				P			
Outside Storage.....				CUP			
-Car Washes.....				CUP			
-Clothing Stores.....			P	P			P
-Commercial Printing.....			P	P			P
-Computer & Data Processing.....			CUP	P	P		P
-Daycare Centers.....	CUP		P	P			P
-Dry Cleaners.....			P	P			P
-Feed & Seed Sales & Storage.....			CUP	CUP	CUP		
-Florist Shop.....			P	P			P
-Funeral Homes.....	CUP		P	P			P
-Furniture Sales.....			P	P			P
-Gasoline/Convenience Stores.....			CUP	P			
-Hardware stores.....			P	P			P
-Home Appliance Repair.....			P	P			P
-Hotels & Motels.....			P	P			P
-Kennels.....				CUP			
-Laundries.....			P	P			P
-Machinery Sales & Service.....			CUP	CUP			
-Machinery Sales & Service, outside storage...				CUP			
-Manufactured Homes-Retail Sales.....				CUP			
-Marine Sales, Boat Storage.....				CUP			
-Monument Stone Sales.....			CUP	CUP			
-Pawn Shop.....			CUP	CUP			

**EXHIBIT 5
PERMITTED AND CONDITIONALLY PERMITTED USES BY ZONING DISTRICT**

USE	R-1	R-12	C-1	C-2	M-1	CBPA	TT
<u>COMMERCIAL, OFFICE & SERVICE (cont.)</u>							
-Pharmacies.....			P	P			P
-Plumbing & Electrical Supply Sales Inside Storage.....			P				
Outside Storage.....			CUP				
-Professional and General Offices.....		CUP	P	P	P		P
-Rental of Tools & Equipment				P			
-Restaurant and Taverns.....			CUP	CUP			P
-Retail Food Stores.....				P			P
-Retail Sales-Manufactured Homes.....				CUP			
-Retail Stores, Other.....			P	P			P
-Self Storage.....				CUP	CUP		
-Sexually Oriented Business.....				P			
-Shopping Centers/ Retail Establishments exceeding 25,000 sq. ft. of floor area.....			CUP	P			
-Sports Arenas,Gymnasiums &Fitness Centers			CUP	CUP			
-Theaters			CUP	CUP			CUP
- Assembly Halls.....			CUP	CUP			CUP
-Veterinary Hospital, Small Animal.....			CUP	CUP			
-Video Sales & Rentals.....			P	P			P
<u>INDUSTRIAL</u>							
-Assembly Operations.....				CUP	P		
-Contractor Office with Outside Storage.....					P		
-Distribution Centers.....				CUP	P		
-Machine, Tool & Die Shops.....				P			
-Manufacturing, Other with no noxious emissions..				P			
-Multi-use/Flex Space				CUP	P		
-PaperProductManufacturingfrom purchased Paper or Paperboard.....				CUP	P		
-Petroleum Storage.....					P		
-Pharmaceutical				CUP	P		
-Pottery & Ceramics & Light Wood Manufacturing.....				CUP	P		
-Processing Centers.....				CUP	CUP		
-Research & Development Facilities.....				CUP	CUP		
-Textile, Apparel Manufacturing.....					P		
-Truck Terminals.....					CUP		
-Warehouses.....					P		
-Wholesale Operations.....			CUP	CUP	P		
-Wood, Products Manufacturing.....					CUP		
<u>PUBLIC, SEMI-PUBLIC, AGRICULTURE</u>							
-Agriculture excluding Livestock.....	P	P					
-Churches & Cemeteries	P	P	P	CUP		P	
-Clubs & Lodges.....		CUP	CUP	CUP			CUP
-Colleges, Vocational Centers.....		CUP	P	P	P		P
-Hospitals.....			CUP	P	P		
-Libraries.....		P	P				P
-Nursing & Rest Homes.....		CUP	CUP	P			P
-Parks, Playgrounds and Schools.....	P	P	P				
-Public and Semi-Public Uses.....	CUP	P	P	P	P		P
-Public Utilities such as poles, lines, distribution transformers, pipes, meters, and/or other facilities necessary for provision & maintenance of local service.....	P	P	P	P	P		P

EXHIBIT 6
SCHEDULE OF BULK AND AREA REQUIREMENTS
(Amended 06/14/07)