

TABLE OF CONTENTS

Chapter

- 1 General Provisions and Definitions
- 2 Zoning Districts
- 3 Authorized Uses
- 4 Permits, Special Exceptions, and Variances
- 5 Development Standards
- 6 Additional Development Standards
- 7 Mobile Homes, Manufactured Homes, Travel Trailers,
and Mobile Home Parks
- 8 Campgrounds
- 9 Kennels
- 10 Home Occupations
- 11 Confined Feeding Operations
- 12 Wind Energy Conversion Systems
- 13 Solar Energy Systems
- 14 Communication Towers
- 15 Thoroughfare Plan
- 16 Planned Developments
- 17 Subdivision Control
- 18 Parcel Split Regulations
- 19 Streams and Bodies of Water
- 20 Unsafe Buildings and Premises
- 21 Abandoned Structures
- 22 Weeds, Rank Vegetation, and Trash
- 23 Rules of Plan Commission and Board of Zoning Appeals
- 24 BZA Appeals and hearings
- 25 Enforcement, Fines, and Penalties
- 26 Boundary Ortho and Zoning Maps

Chapter 1
General Provisions and Definitions

- 1.1 Title
- 1.2 Power to Zone: Rules of Construction; Purposes
- 1.3 Jurisdiction
- 1.4 Conflicts
- 1.5 Repeal of Prior Ordinance and Zoning Maps
- 1.6 Zoning Authorities and Proceedings
- 1.7 Definitions

Chapter 1 General Provisions and Definitions

1.1 TITLE. This Ordinance shall be known and may be cited as the Wabash County Zoning Ordinance. References herein to the "Zoning Ordinance" shall mean this Ordinance.

1.2. Power to Zone; Rules of Construction; Purposes.

1.2.1. The power to zone belongs to the State of Indiana. Such power has been delegated to Indiana counties and other political subdivisions pursuant to the provisions of Indiana Code 36-7.

1.2.2. This Ordinance is adopted under the provisions of Indiana Code 36-7, and shall be liberally construed and applied to promote its underlying purposes and policies.

1.2.3. The underlying purposes and policies of this Ordinance are to improve the health, safety, convenience, and welfare of the citizens of Wabash County, Indiana, and to plan for the future development of their communities to the end that (a) highway systems are carefully planned, (b) new communities grown only with adequate public way, utility, health, educational, and recreational facilities; (c) the needs of agriculture, industry, and business be recognized in future growth; (d) residential areas provide healthful surroundings for family life; and (e) the growth of the County is commensurate with and promotive of the efficient and economical use of public funds.

1.2.4. This Ordinance confines certain classes of uses and structures to certain areas of the County; it divides the County into districts and (a) regulates buildings and structures according to their construction and the nature and extent of their use, and (b) regulates land according to its nature and uses.

1.3. JURISDICTION.

1.3.1. This Ordinance shall apply to all of the unincorporated areas of Wabash County, Indiana, not subject to the zoning jurisdictions of the City of Wabash and the Town of North Manchester.

1.3.2. This Ordinance shall also apply to all of the following areas in Wabash County:

1.3.2.1. The incorporated area of LaFontaine, Indiana, if adopted by the Town Board of LaFontaine, Indiana;

1.3.2.2. The incorporated area of Lagro, Indiana, if adopted by the Town Board of Lagro, Indiana; and

1.3.2.3. The incorporated area of Roann, Indiana, if adopted by the Town Board of Roann, Indiana.

1.4. CONFLICTS.

1.4.1. Where the provisions of this Ordinance conflict with the provisions of the federal, state, or local statutes, ordinances, rules, or regulations, the more restrictive provisions shall apply.

1.4.2. Where the provisions of this Ordinance conflict with one another, general and specific provisions should be harmonized, if possible; if not possible, specific provisions shall be regarded as an exception to the general provision so that both may be given effect.

1.5. REPEAL OF PRIOR ORDINANCE AND ZONING MAPS.

1.5.1. This Ordinance repeals and replaces the 1965 Wabash County Zoning Ordinance and all zoning maps, including all amendments thereto, and replaces them in their entirety.

1.5.2. Matters pending at the time of adoption of this Ordinance shall be addressed as follows:

1.5.2.1. Any pending application for an Improvement Location Permit and/or of an amendment to the zoning map shall be governed by the provisions of the former zoning ordinance.

1.5.2.2. Any pending application before the Board of Zoning Appeals shall be governed by the provisions of the former zoning ordinance; except that if the relief sought in such application is not required by this Ordinance, such application shall be dismissed.

1.5.2.3. All permits and approvals granted prior to adoption of this Ordinance for work not completed prior to adoption of this Ordinance, shall be void one (1) year after approval.

1.6. ZONING AUTHORITIES AND PROCEEDINGS.

1.6.1. There has been established an area planning department operated by an executive director and such other staff as the Plan Commission considers necessary.

1.6.2. There has been established an advisory plan commission called the Wabash County Plan Commission, the membership of which is provided by Indiana statute, and which is authorized to exercise exclusively the planning and zoning functions of Wabash County, Indiana. The duties and powers of the Plan Commission are specified by Indiana statute and include promulgation of rules pertaining to investigations and hearings and the conduct of such proceedings.

1.6.3. There has been established an advisory board of zoning appeals called the Wabash County Board of Zoning Appeals, the membership of which is provided by Indiana statute. The Board of Zoning Appeals is the administrative appeals agency that has jurisdiction over appeals of orders and decisions of zoning authorities, as specified by Indiana statute. The Board of Zoning Appeals has authority to approve or deny all special exceptions, special uses, contingent uses, and conditional uses from the terms of the zoning ordinance, has jurisdiction over variance applications, and may promulgate rules pertaining to the conduct of such proceedings.

1.7. DEFINITIONS.

All words, terms, and/or phrases not specifically defined by this Ordinance shall have the meaning inferred from their context in this Ordinance or their ordinarily accepted definitions.
As used in this Ordinance:

“**A - Weighted Scale**” means a specific scale used for sound measurement that is meant to simulate the subjective response of the human ear.

“Abandon Structure, Agricultural” means any Agricultural 1 (A1) or Agriculture 2 (A2) Zoned District farm residential dwelling which has not been used or occupied for a period of Twenty-Four (24) months and the structure and grounds are not being maintained as per this Ordinance, shall be considered abandoned.

“Abandoned Structure, Industrial/Commercial, Office” means and includes any single tenant building located in any zoned district, which has been unoccupied by a tenant for a period of Three Hundred Sixty Five (365) consecutive days and the structures and grounds are not being maintained as per this Ordinance, or any multi-tenant building, located in any zoned district, which has been fully or partially unoccupied by a tenant or tenants for a period of Three Hundred Sixty Five (365) consecutive days and the structures and grounds are not being maintained as per this Ordinance.

“Abandoned Structure, Residential Zone” means any structure which has been used or was intended for use as a residential dwelling, in whole or in part, including an accessory building, which has become vacant or abandoned for a period of at least one hundred eighty (180) consecutive days and meets at least one of the following conditions:

- A. demonstrates a lack of property maintenance and upkeep as evidenced by one or more violations of the County Ordinances;
- B. Is under a condemnation notice or other order to vacate, or is under a notice for being in violation of County ordinances;
- C. Is the site of loitering or vagrancy;
- D. Has been secured or boarded up for at least one hundred eighty (180) days;
- E. Has real estate taxes in arrears for more than three hundred sixty-five (365) consecutive days; or
- F. Has had utilities disconnected or not in use.

“Abandonment” or **“Abandoned”** means the relinquishment of property or a cessation of the use of the property for a continuous period of at least one hundred eighty (180) days by the owner with no action taken to either transfer the rights to the property to another owner or to resume the use of the property. Dwellings offered on the market for sale shall not be considered as abandoned.

“Abutting” means having a common border with, or being separated from such common border by a right-of-way, alley, or easement. Properties separated by roadways or bodies of water (excluding interstates and active railroads) shall be considered abutting property at the center line of the road or body of water. Abutting property may also be considered Adjoining Properties, Adjacent Properties, or Contiguous Properties.

“Access” means having a way of approach to provide physical entrance to and from a property without trespass.

“Access Road” means a road or street designed to provide vehicular access to and from an abutting property while discouraging through traffic.

“Accessory Structure” means a structure which:

- A. Is subordinate to a principal structure in area, intent, use or purpose.
- B. Contributes to the comfort, convenience, or necessity of occupants of the principal structure.
- C. Does not alter or change the premise character.
- D. Is located on the same zoning parcel as the principal structure, use.
- E. Conforms to requirements of this Ordinance unless otherwise provided for.
- F. May not be constructed prior to principal structure unless in an A1 or A2 zoned District.
- G. Is used for agricultural or personal storage or otherwise specified in this Ordinance.
- H. Is not designed for human occupancy.
- I. May be referred to as an “Outbuilding”

“Accessory Use” A use customarily incidental and subordinate to the primary use or building and located on the same lot therewith. A use which dominates the primary use or building in area, extent, or purpose shall not be considered an accessory use.

“Accumulation” includes but is not limited to the allowing, keeping, depositing, piling, collecting, or scattering, of junk, trash, and debris upon property.

“Acre” means a measurement of land area containing Forty-Three Thousand Five Hundred Sixty (43,560) square feet of land or water or any combination thereof.

“Addition” means the structural square footage added to an original structure at some time after the completion or issuance of the Improvement Location Permit (ILP) for the original structure.

“Address” means the number or other designation assigned to a housing unit, business establishment, structure, lot or parcel for the purposes of mail delivery, location by emergency services, and general identification.

“Adjacent” lying near, close; contiguous; adjoining; neighboring.

“Adjoining” being in contact at some point or line; contiguous; bordering

“Advisory Plan Commission” means a plan commission serving a single local government jurisdiction established as defined under Indiana Code, 36-7-1-2 as amended. The Wabash County Plan Commission is an Advisory Plan Commission.

“Agribusiness” means a commercial or manufacturing establishment which provides needed services or supplies to the agricultural community. Uses may include but are not limited to:

- A. Contract sorting, grading, and packaging services for fruits, vegetables, plants, seeds.

- B. Crop harvesting, crop maintenance, land tillage and planting services.
- C. Farm equipment sales and service, fertilizer and agricultural chemical sales.
- D. Recycling and recovery of wood products, provided that all operations be conducted within an enclosed building.
- E. Food production, processing, packaging, and grain handling facilities.
- F. Horticultural services.
- G. Hatchery services.
- H. Preparation of feeds for animals and fowl production.
- I. Production of natural and processed cheese; production of condensed and evaporated milk, production of creamery butter, fluid milk processing.
- J. Production of wine, brandy and brandy spirits.
- K. Spring water bottling.
- L. Other Agricultural related businesses not elsewhere defined or specified this Ordinance.

“Agricultural Land Use” means the use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, aquaculture, woodland, forestry, animal and poultry husbandry, and the necessary accessory uses for processing, packing, treating, or storing the produce; provided, however, the operation of any such accessory uses shall be secondary to that of the primary agricultural activities.

“Agricultural Structure” means a structure located on agriculturally used property and designed and constructed to house farm implements, livestock, hay, grain, fruit, and/or other agricultural products, supplies, and equipment used by the operators of the agricultural use. An agriculture structure shall not include structures used for dwellings by operators or the public.

“Agriculture Bio-Enterprise” means a facility for the production of ethanol fuel or soy-diesel fuel and any associated bi-products produced in the fuel production process.

“Agriculture Zoned District” refers to Zoned Districts designated as Agriculture One (A1) and Agriculture Two (A2) Districts.

“Air Pollution” means the presence in the outdoor atmosphere of one or more air contaminants in sufficient quantities and of such characteristics and duration as to be injurious to human, plant or animal life, to property, or which unreasonably interfere with the comfortable enjoyment of life and property.

“Alley” means a right-of-way other than a street, road, crosswalk, or easement that provides secondary access for the special accommodation of the abutting property.

“Amendment / Amend” means any repeal, modification, addition to a regulation, or any new regulation.

“Animal Day Care” means any facility where the primary purpose of the facility is to provide care for animals (usually domestic pets) during the pet owners work hours. This would be conditions in which:

- A. Three (3) or more dogs, other small animals, or any combination thereof, that are at least Three (3) months of age, and commonly kept as household pets.
- B. This does not include Twenty Four (24) hour boarding.

“Apartment” means a dwelling unit in a structure with One (1) or more rooms in an apartment building or combination apartment and commercial building, arranged, intended, designed, or occupied on a rental basis as a dwelling unit of a single family, an individual, or group of individuals. Each unit must be complete with kitchen and bathroom facilities permanently installed.

“Appeal” means a request for a review of the Director’s interpretation or Floodplain Administrator’s interpretation of any provision of this Ordinance or the review of a determination of a Variance application or denial of an ILP.

“Applicant” means the owner, owners, entity, or appointed legal representative of real estate who makes application to the Wabash County Plan Commission for action by the Wabash County Plan Commission or Board of Zoning Appeals, seeking any permit, approval, certificate, or determination for the submitted application.

“Application” means the completed form or forms, together with any other materials, exhibits, and fees required of an applicant, for the intended request which are consistent with the procedures established by this Ordinance.

“Approval” means any administrative action, vote, certificate, permit, or appeal incorporated into the Ordinance necessary to authorize the construction, installation, establishment, modification, or demolition of a structure, establishment of the modification of a land use, alteration of land or environmental features, platting, developing, or the like.

“Assisted Living Facility” means a residential facility where assistance with daily activities, such as taking medications, dressing, grooming, nourishment, exercise, and bathing are provide for the aged or infirm, or any other reasonably independent person in need of assisted care; and which does not contain equipment for surgical care or for treatment of disease or injury, and is not primarily designed for patients being treated for mental illness or alcohol or drug addiction. Assisted living facilities may have private rooms or shared rooms for two person occupancy. May also be listed as a Nursing Home.

“Attached Structure” means a structure that is structurally connected to another structure by a foundation, wall, bridge, or roof line.

“Automobile Repair Shop” means a use involving any automobile maintenance, repair or servicing, such as tire and suspension sales and associated repair; replacement of exhaust systems, chassis maintenance, electronic repairs, service of hoses, belts, fluids, and similar equipment; radiator cleaning, flushing, replacement and repair; greasing and lubrication; servicing and repair of carburetors, brakes and wiring; uses involving automobile painting and body repairs, straightening of frames and similar major repair work.

“Bar / Tavern” means a structure or portion thereof, or an open area connected to a structure, which is used primarily for the serving of alcoholic beverages, and in which the serving of food and the play of table games is only incidental to the consumption of alcohol.

“Basement” means that portion of a building below the first or ground floor level and having less than Four (4) feet of clearance from its ceiling to the average finished grade of the building perimeter. A basement shall not be considered a story for the purposes of determining building height, except when used for or is suitable for habitation.

“Battery Back-Up” A battery system that stores electrical energy from a solar PV system, making the electricity available for future use. Battery Back-Up systems are common in Off-Grid Systems and Hybrid Systems.

“Bed and Breakfast” means a family dwelling which contains sleeping accommodations for up to Four (4) guest in the principal structure for which a fee is charged to transients for overnight boarding and associated meals.

“Block” means an area that abuts a street and lies between two adjoining streets or barriers such as a railroad right-of-way or a waterway.

“Board” means the Board of Zoning Appeals of the County of Wabash, Indiana.

“Boundary” means a line, which may or may not follow a visible feature that defines the limits of a geographic entity such as a lot, plot, parcel, block, subdivision, place, or county.

“Breezeway” means a roofed open passage connecting two or more structures.

“Brewery” means a business where facilities are established for brewing beer or other malt liquors.

In addition, a brewery may:

A. Include offices, reception area, indoor tasting rooms, outdoor tasting patio and/or deck, and a sales room where malt liquors / beer made or bottled on premise may be sold.

B. Provide tours, and hold private and public events.

1. Private events, those limited to attendance by invitation or reservation, and public events, those open to the public without the requirement of an invitation or reservation at which entertainment, either a spectator or participatory event, is provided as the main attraction, are permitted.

2. Unless located in a zone that also permits eating and drinking places as a primary use, a brewery may only serve food prepared by an off-premises caterer and may not include a restaurant. Breweries are also subject to all Federal and Indiana statutes and rules governing these activities.

“Buffer Strip” An area of land maintained to provide screening by use of permanent, different configurations of grasses, trees, shrubs, soil for the purpose of concealing.

“Buffer Yard” means any trees, shrubs, walls, fences, berms or related landscaping features required under this Ordinance to be placed on private property and privately maintained or in public rights-of-way for the purpose of buffering properties from adjacent properties, for aesthetic purposes, and /or for creating sound barriers and/or visual privacy.

“Buildable Tract” means a parcel of land or portion thereof which is eligible for an Improvement Location Permit in its current form without further subdivision approval.

“Building” means a roofed structure for the shelter, support, enclosure, or protection of persons, animals, or property. (Each part of such a structure that is separated from the rest by unbroken party walls is a separate building for the purposes of this Ordinance).

“Building Area” means the horizontal projected area of the building on a lot, including decks, patios, terraces, un-closed porches or any other attached structure and any architectural features that project more than Two (2) feet.

“Building Code” means the Indiana Building Code which establishes and controls the standards for constructing all forms of permanent structures and related matters in the State of Indiana and is the guideline subscribed to by the jurisdictional area of the Wabash County Plan Commission and thus is referred to herein as the Wabash County Building Code.

“Building Inspector” means the qualified person(s) selected by the Wabash County Commissioners, who is empowered to complete inspections and act as an agent of the Director in any other matter concerning the enforcement of the applicable building code and this Ordinance.

“Building Line” means the line that establishes the minimum permitted distance on a parcel between the front, side, or rear setback line of a structure and the property boundary line, or road-right-of-way.

“Business” means an occupation, employment, or enterprise which occupies time, attention, labor, and materials, or wherein merchandise is displayed, exhibited, sold or where services are offered or engaging in the purchase, sale, barter or exchange of goods, wares, merchandise or services for money or other goods, or the maintenance or operation of offices, or recreational and amusement enterprises.

“Business Park” means a defined geographic tract of land that is planned and coordinated for the development as a distinct unit of various business uses and associated activities which are located on the same or divided parcels of land. The park is controlled by an organization guaranteeing the continued maintenance of all commonly used areas and installations. A business park is designed, constructed, and managed on an integrated basis with particular attention given to vehicular circulation, parking, utilities, storm water management, blending of decor, building design, signage, and landscaping.

“Campgrounds” means one or more parcels of land used or intended to be used for temporary or continuous seasonal occupancy by campers, recreational vehicles, travel trailers, tents, and associated camping and campground paraphernalia. Grounds must be State or County approved and licensed accordingly for public camp and camping.

“Campsite” means the individual sites within a campground intended to be used for temporary occupancy by a camper, recreational vehicle, travel trailer, or tent along with associated camping paraphernalia. A manufactured home shall not be permitted in a camp site for the use of camping.

“Campsite, Dependent” means a campsite without individual sewer connections. An “Independent Campsite,” is a campsite with individual sewer and water connections.

“Carport” means a roofed structure which is Fifty percent (50%) or less enclosed, attached or unattached to a dwelling or other structure, for the purpose of providing protection for a motor vehicle or other goods.

“Cemetery” means a tract of land set apart for or containing graves, tombs, or funeral urns and may include a columbarium, crematory, mausoleum, or mortuary operated in conjunction with and on the same tract as the cemetery.

“Certificate of Occupancy” means a certificate which may be issued by the Plan Commission Office upon request from the owner that the structure, use of land, or occupancy referred to therein, for which an ILP was issued, complies with the provisions of this Ordinance.

“Clinic” means a facility organized and operated for the primary purpose of providing health services for out-patient treatment including patients admitted for medical, dental, eye study, exam or treatment and in which the services of one or more physicians, optometrist, or dentist are provided.

“Club, Private” means structures and facilities owned or operated by a corporation, association, person or persons for social, educational or recreational purpose, but not for profit which insures to any individual and not primarily to render a service that is customarily carried on as business.

“Commission” means the Wabash County Plan Commission.

“Commitment / Condition of Approval” means an assurance in written form that is made in connection with a rezoning, planned unit development, development plan, variance, special exception, conditional use, or contingent use which may include maps, site plans or other exhibits, and which contains the information necessary to effect the provisions of this Ordinance or the approval to which the commitment is connected. Commitments and Conditions are established by IC 36-7-4-1405 as amended. Commitments shall be recorded in the office of the Wabash County Recorder. Conditions shall also be added and maintained in the “Auditors Notes” section of the Property Report and be made available on the GIS Beacon Web site for public viewing.

“Common Area” means land within a development which is not individually owned or dedicated to the public, but which is designed and intended for the use, enjoyment, and maintenance of the property owners within that development or other specific area. The common area may include complimentary structures and/or other improvements.

“Community” means a political entity that has the authority to adopt and enforce ordinances for the area under its jurisdiction when incorporated, or an un-incorporated political entity that is under the authority of the Wabash County Plan Commission.

“Comprehensive Plan” means the Wabash County Comprehensive Plan approve by the Wabash County Board of Commissioners September 10, 2012. The plan includes goals, objectives and implementation measures for managed growth, efficient infrastructure systems, a responsible transportation network, protection of environmental assets and enhancement of community character, provide high quality public services, diversifying the local economy and fostering inter-local cooperation. The plan was developed and adopted by the Plan Commission pursuant to the IC 36-7-4-500 Series and includes any part and/or policies separately adopted and any amendment to the plan and/or the policies.

“Concentrated Animal Feeding Operation (CAFO)” for the purpose of this Ordinance shall be defined as set forth in 40CFR 122.23 as amended.

“Concentrated Solar Thermal Power (CST)” A Solar Energy Systems that use lenses or mirrors, and often tracking systems, to focus or reflect a large area of sunlight into a small area. The concentrated energy is absorbed by a transfer fluid or gas and used as a heat source for either a conventional power plant, such as a steam power plant, or a power conversion unit, such as a sterling engine. Although several concentrating solar thermal technologies exist, the most developed types are the solar trough, parabolic dish and solar power tower.

“Conditional Use” means a permit granted by the Board of Zoning Appeals permitting a defined use, other than a principally permitted use, to be established within the defined zoning district and subject to the conditions established by the BZA.

“Conditions” means stipulations to a Special Exception, Variance, Temporary Permit, or other specified request in which during the permit review process the Plan Commission Director, PCB or BZA may assign provisions to the permit approval which shall be published and maintained in the “Auditors Notes” section of the Parcel Report and be available for the public to view on the GIS Beacon Web Site. It is the responsibility of the Wabash County Plan Commission to enforce these conditions.

“Confined Feeding” means the confined feeding of animals for food, fur, or pleasure purposes in lots, pens, ponds, sheds, or buildings where animals are confined, fed and maintained for at least Forty Five (45) days during a Twelve (12) month period, and ground cover or vegetation is not sustained over at least Fifty percent (50%) of the animal confinement area.

“Confined Feeding Operation” means a structure or lot that confines, or is capable of confining, the type and number of animals that fall within any of the ranges listed below:

Beef Cattle	>300
Cow Calf Pairs	>300
Mature Dairy Cows	>300
Dairy Heifers	>300
Dairy Calves	>300
Veal Calves	>300
Swine, Growers / Finishers / Sows	>600
Swine, Nursery / 55 Lbs. and Under	>600
Chickens, Layers / Broilers – Liquid Manure Holding System	>30,000
Chickens, Other Than Layers – Solid Manure Holding system	>30,000
Chickens, Layers – Solid Manure Holding System	>30,000
Ducks - Liquid Manure Holding System	>30,000
Ducks – Solid Manure Holding System	>30,000
Turkeys	>30,000
Horses	>500
Sheep / Lambs / Goats	>600

“Conforming Structure” means a structure which conforms to all the regulations set out in this Ordinance for the zone in which the structure is located.

“Conforming Use” means a use which falls within the uses permitted in and conforming to all the regulations set out in this Ordinance for the zone in which the use is located.

“Construction Plan” means the maps, drawings, blue prints accompanying a development plat and showing the specific location and design of improvements to be installed for a development in accordance with the requirements of this Ordinance as a condition of approval of the plat.

“Construction Trailer” means a manufactured mobile unit without cooking or bathroom facilities, used as a temporary onsite office or tool storage unit during construction. Not designed for dwelling purposes.

“Corner Lot” means a parcel of land situated at the junction of and abutting two or more intersecting or intercepting streets.

“Cottage” means a structure designed and built as an independent and separate housekeeping establishment with separate culinary and sanitary facilities, provided for the exclusive use of one family for temporary occupancy during week-ends or vacation periods and not for year-round or permanent human habitation notwithstanding that it may be designed and/or constructed for such year-round or permanent human habitation. Does not include a tent, cabin, camper, trailer or mobile home.

“County” means Wabash County, Indiana.

“County Drainage Board” means the Wabash County Drainage Board.

“County Health Department” means the Wabash County Health Department and persons designated by the County to administer State and local health regulations within the County.

“County Highway Superintendent” means the County official, appointed by the Commissioners, responsible for planning, directing, and managing the County Highway Department operations, crews, and associated activities.

“County Jurisdictional Area” means the areas of Wabash County, Indiana in which the County exercises planning and zoning jurisdiction namely:

A. All unincorporated areas of Wabash County, Indiana.

B. The Incorporated Town of Lafontaine, Incorporated Town of Lagro and the Incorporated Town of Roann all of which are not under the jurisdiction of another duly established plan commission.

“County Recorder” means the County official empowered with recording and maintaining the public records and documents of Wabash County.

“County Surveyor” means the County official empowered to keep and maintain the legal survey record book, corner record book, county wide GIS data, and maintain the County regulated drain system.

“Covenants” means contracts entered into between private parties, or subdivision restrictions recorded as a part of the final plat, and which constitute a restriction on the use of all private property within a subdivision for the benefit of property owners, and provides mutual protection against undesirable aspects of development which would tend to impair stability of values. The individual, or group, that initiates the protective covenants shall be responsible for the enforcement of said covenants. It is not the responsibility of the Wabash County Plan Commission to enforce said covenants.

“Cul-De-Sac” means a dead-end street that terminates in a circular right-of-way and does not provide more than one access point onto another street, nor act as a collector, or means of access to lots not fronting thereon.

“Curb” means a concrete boundary marking the edge of a street or other paved area and providing for a change in grade between the street surface and the adjacent unpaved portions of the street right-of-way.

“Day Care Center” A commercial facility or single family dwelling, licensed and regulated by the Indiana Department of Public Welfare, operated for the purpose of providing care, maintenance, or supervision and instruction to children separated from their parents or guardians, during work days, for Four (4) or more hours a day but less than Fourteen (14) continuous hours. The following are not considered day care centers for the purpose of this Ordinance: schools, nursery schools, home child care and children’s home.

“Deck” means an accessory structure which may or may not be directly attached to the dwelling, is at ground level or elevated above the ground, may or may not have a railing, and is open to the sky.

“Decibel” means a unit of measurement of the intensity of the loudness of sound.

“Dedication” means the setting apart of land or interests in land for use by the municipality or public, by ordinance, resolution, or entry in the official minutes as by the recording of a plat.

“Demolition” means the complete removal or destruction of any structure and the landscaping of the disturbed areas to match the surrounding décor. May or may not exclude removal of foundation.

“Density” defined as a unit of measurement involving a portion of an activity devoted to a specific use identified in acres, square footage, or number of dwelling units in relation to a site or portion thereof.

A. For commercial and employment uses, density is typically expressed in this order as a ratio of square footage of building area per acre of land area.

B. For residential uses, density is typically expressed in terms of the number of dwelling units per acre of land. For signage, density is expressed in terms of the number of a certain type of signs per wall, building, lot, or overall development or subdivision.

C. The term "density" may be used interchangeably with the term "intensity" for this Ordinance.

“Design Standards” means a set of guidelines defining the parameters to be followed in a site development or building design and development.

“Developer” means any person or entity engaged in developing a lot or group of lots or structures thereon for use or occupancy.

“Development” means any man-made change to improved or un-improved real estate including, but not limited to:

A. Preparing a site for a structure, installing a manufactured home; installing utilities, erection of walls and fences, construction of roads, or similar projects; construction of flood control structures such as levees, dikes, dams, channel improvement, etc., mining, dredging, filling, grading excavation, drilling operations, construction and/or reconstruction of bridges, or culverts, storage

of materials or any other activity that might change the direction, height, or velocity of flood or surface waters.

B. Development does not include activities such as maintenance of existing structures and facilities such as painting, re-roofing, re-surfacing roads, or gardening, plowing, and similar agricultural practices that do not involve filling, grading, excavation, or the construction of permanent structures.

“Development Standards” means the height, bulk, density, environmental performance standards, and other standards for development as set forth in this Ordinance, including landscaping, parking, and other required improvements, excluding those provisions which specifically regulate the use of property.

“Director” means the Wabash County Advisory Plan Commission Director or person appointed or delegated the responsibility for the administration of the Ordinance regulations by the Advisory Plan Commission, or his designees. The Director is responsible for the performance of any duties or functions required by the Wabash County Advisory Plan Commission. This term shall be construed to include those planning staff members working under the direction of the Director. (The term Administrator may also be used).

“Discard” means to abandon, deposit, desert, dispose, drop, dump, eliminate, emit, jettison, leave, pitch, place, put, scrap, spill, throw, toss any item, any solid waste or derivative thereof, or any inherently waste-like material in any manner such that the discarded substance remains upon the land as solid waste.

“Disposal” means the discharge, deposit, injection, spilling, leaking, or placing of any solid waste or hazardous waste, as defined in this Ordinance, into or on any land or water.

“District” means a specifically delineated area within which regulations and requirements uniformly govern the use and development of the land.

“Domestic Pets” means animals commonly used as household pets, protection, companions, and for assistance to disabled persons. Domestic pets shall be cared for and treated in a manner acceptable for the humane treatment of animals and fowl. Domestic pets shall include, but not be limited to:

A. Dogs, cats, parakeets, parrots, finches, lizards, spiders, guinea pigs, hamsters, gerbils, ferrets, rats, mice, rabbits, aquarium fish, and snakes when cared for in the manner described above.

“Drainage” means the act, process, or mode of the outflow, removal, or carrying away of water.

“Drainage, Subsurface” means a system of pipes, tile, or tubing installed beneath the ground surface and used to collect ground water from individual parcels, lots or building footings and directed the water to a common drainage area.

“Drainage, Surface” means a system by which storm water runoff is directed to an outlet. This includes the proper grading of parking lots, streets, driveways, yards, etc. so that storm water runoff is removed without ponding and flows to a drainage swale, open ditch or a storm sewer.

“Drainage System” means all facilities, channels, and areas which serve to convey, filter, store, and/ or receive storm water, either on a temporary or permanent basis.

“Dumpster” means a trash receptacle larger than One Hundred (100) gallons in volume, usually constructed of durable steel, used primarily by commercial, institutional, industrial uses, and construction projects for collection of trash.

“Dust” means minute solid particles released into the air by natural forces or by mechanical processes such as, but not limited to:

- A. Crushing, grinding, milling, dulling, demolishing, shoveling, conveying, soil preparation, harvesting, bagging, sweeping.

“Dwelling Unit” means a single unit for owner occupancy, or for rent/lease, which is physically separated from any other dwelling unit which may be in the same building and provides complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation. Examples of a dwelling unit include a single-family dwelling, two family dwelling, multiple-family dwelling, mobile home dwelling, manufactured home dwelling and a farmstead dwelling or part of a dwelling used by one family as a place of abode.

“Easement” means an authorization or grant by a property owner to a specified person(s), or entity, or to the public, to use land for specified purposes where the ownership of such easements is retained by the granting property. The right of a person, government agency, or public utility company to use, for specific purpose, the public or private land owned by another.

“Economic Development Agreement” An agreement between the applicant, owner and/or operator and the county setting forth the applicant, owner and/or operator's financial commitment to support economic development and/or provide other financial assistance in the county.

“Egress” means an exit from a property.

“Electricity Generation” (aka production, output): - The amount of electric energy produced by transforming other forms of energy, commonly expressed in kilowatt-hours (kWh) or megawatt-hours (MWh).

“Ethanol Plant” means a facility in which its primary function is the production of ethanol.

“Encroachment” means the advance or infringement of uses, fill, excavation, structures or development into another’s property, or into a floodplain which may impede or alter the flow capacity of a floodplain.

“Enforcement Authority” means the Wabash County Advisory Plan Commission or its designee.)

“Environmental Protection” means land which is not suitable to be used for the erection of buildings because the said land is on a flood plain, is subject to erosion, has steep slopes, has organic soils, has a high-water table, or other such similar physical limitations.

“Erosion” means the detachment and movement of soil, sediment, or rock fragments by water, wind, ice, gravity or other geological agents.

“Excavation” means any act by which earth, sand, gravel, rock or any other similar material is dug, cut, quarried, uncovered, removed, displaced, relocated or bulldozed. Shall also include the conditions resulting therefrom.

“Existing” means being a reality or an actuality as of the date of passing of this Ordinance.

“Fall Zone” means the area defined as the farthest distance from the tower base, in which any tower may collapse in the event of a structural failure. This area is less than the total height of the structure.

“Family” means one or more persons living as a single housekeeping unit, but not including a group occupying a hotel, motel, club, lodging house, nursing home, dormitory, fraternity, or sorority house.

“Family, Immediate” means deeded owner, spouse of deeded owner, children of deeded owner, children of spouse, parents of deeded owner, parents of spouse, grand children of deeded owner, great grandchildren of deeded owner, grandchildren of spouse, great grandchildren of spouse, grandparents of deeded owner, grandparents of spouse, great grandparents of deeded owner, great grandparents of spouse, brother or sister of deeded owner, brother or sister of spouse, cohabiting partner, adopted children.

“Farm” means a tract of agricultural zoned land which is primarily adapted by reason of nature for agricultural land use including but not limited to: farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, aquaculture, woodland, forestry, animal husbandry, poultry husbandry, and the necessary accessory uses for processing, packing, treating, or storing the produce; provided, however, the operation of any such accessory uses shall be secondary to that of the primary agricultural activities, and when required the structures and equipment essential to agricultural production and primary processing. **“Farms”** shall not include industrial or commercial operations or structures, which are not directly related to agricultural production.

“Farm Resident Dwelling” means a residential dwelling, constructed in compliance with applicable building and health codes, that is located on an Agriculture zoned tract of land and is occupied by the farm owner’s immediate family. The immediate family may or may not be actively employed by the farm owner.

“Farm Worker Dwelling” means a residential dwelling, constructed in compliance with applicable building and health codes, that is located on an Agriculture zoned tract of land and is occupied by the farm owner or a farm worker who for pay performs labor either seasonally or year round on the farm where the dwelling is located.

“Farm Worker” means a person other than the owner of the farm, who for pay, performs labor either seasonally or year-round in the production, planting, cultivation or harvesting of farm products or the care of livestock.

“Farmstead” means the entire area that constitutes a farm including but not limited to single-family dwellings, agriculture structures, and land located on a base tract and used in connection with a farm.

“Feeder Line” means power lines that transport electrical power from one or more wind turbines to the point of inter-connection with a high voltage transmission line.

“Feeder Street” means a street designed to facilitate the collection of traffic from local streets and to provide circulation within the neighborhood areas and convenient ways to reach local streets.

“Fence” means a barrier, closing, or partition bordering a field, yard, lot, parcel, or structure; usually crafted of posts, wire, wood, or vinyl and intended to prevent intrusion from without and straying from within the area controlled. Does not include a hedge or other natural growth.

“Fence, Privacy” means a fence that will visually isolate, conceal or screen objects, things, places, or people. Must be compliant with the regulations of this Ordinance.

“Financial Guarantee (Assurance)” means any guarantee which may be accepted in lieu of a requirement that certain improvements be made before the Commission approves a secondary plat, including but not limited to, performance bonds, escrow agreements, letters of credit, deposit agreements, and other similar collateral or surety arrangements approved as valid and enforceable by the Commission.

“Flea Market” means a building or open area in which stalls, booths, or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, handcrafted, old, obsolete, antique, and/or may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade. Must establish a predetermined period of time for flea market at proposed site.

“Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, an unusual and rapid accumulation, or runoff of surface waters from any source.

“Floodplain” means the channel proper and the areas adjoining any wetland, lake, or watercourse which have been or hereafter may be covered by the regulatory flood. The flood plain includes both the floodway and flood fringe districts.

“Forest, Recreation, Conservation District” refers to zoned districts designated as Forest, Recreation, Conservation (FRC) Districts.

“Freeboard” means a factor of safety usually expressed in feet which is the height above the engineering calculated high-water mark of a structure (as a dam or bank) associated with the water.

“Front Lot Line” means the line marking the boundary between the lot and the abutting street. For an interior or through lot, it is the line marking the boundary between the lot and the shorter of Two (2) abutting street segments.

“Front Yard” means a yard that is bounded by the front line of the principal building, by the adjacent street right-of-way, and by segments of side lot lines that they intercept. On a lake front property the front yards shall be the area between the shore line and the structure.

“Foundation” means the supporting member of a wall or structure.

“Garage” means a detached accessory structure or an attached portion of the main structure used or intended to be used for the storage of vehicles, etc. Is not intended for use as living quarters.

“Garbage” means all putrescible animal solid, vegetable solid, and semi-solid waste resulting from the processing, handling, preparing, cooking, serving and consumption of food or food materials.

“Gas Station” means an establishment in which the primary commodity is the sale of gasoline or diesel fuel and which may offer small retail groceries and conveniences as an accessory and incidental use to the primary use.

“Geothermal” means a system that extracts heat from the earth in heating mode and/or rejects heat into the earth in cooling mode.

“General Business District” refers to zoned districts designated as General Business District, (GBD).

“Geographic Information System (GIS)” means a computer system that stores and links non-graphic attributes or geographically referenced data with graphic map features to allow a wide range of information processing and display operations, as well as map production, analysis and modeling.

“Grade” means the average level of the finished surface of the ground adjacent to the exterior walls of the structure.

“Grain Handling Commercial” Commercial grain handling, storage and warehousing companies are businesses that offer their services to grain depositors (farmers, traders, co-operatives, nongovernmental organizations, etc. who place their grain in the warehouse for a fee). These handling and warehousing companies aim to make a profit. They are answer able to the depositors for the grain left in their custody.

“Grandfathered” means a description of the status of certain properties, uses, activities, and conditions that legally existed prior to the effective date of this Ordinance.

“Gray Water” means wastewater originating from dish washing, hand washing, laundering, showers, or sinks.

“Greenhouse, Commercial” means a building and premise intended for the purpose of growing flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, and can be sold from such lot at wholesale or retail.

“Greenhouse, Private” means a small structure where residents grow flowers, shrubs, vegetables and the like which are primarily intended for the family’s own private use.

“Ground Floor Area” means the area of a structure in square feet as measured in a horizontal plane at the ground floor level with its largest outside dimensions, including porches, breezeways, decks, patios, and garages, excluding exterior stairways.

“Ground-Mount System” A solar energy system that is directly installed on specialized solar racking systems, which are attached to an anchor in the ground and wired to connect to an adjacent home, building or utility. Ground-mount systems may be applicable when insufficient space, structural and shading issues, or other restrictions prohibit rooftop solar.

“Group Home” means a private residence for children or young people who cannot live with their families, or for people with physical, mental, emotional, and chronic disabilities. The primary function of the home is for people to learn social and other skills necessary to integrate or re-integrate with society. Typically there are no more than six (6) residents and there is at least one (1) trained caregiver present twenty four (24) hours a day. The environment may feature varying degrees of privacy, social work, medical, psychiatric, vocational and educational services. A group home shall not be operated as a residence for convicted felons to begin the process of reintegration with society while still being provided monitoring and support. For purposes of this Ordinance, Group Home and Halfway House shall be considered as the same entity.

“Hardship” means a perceived difficulty that is exceptional, unusual, and peculiar to the property involved, with regard to one's ability to improve land stemming from the application of the development standards of this Ordinance, which may or may not be subject to relief by means of variance. Mere economic or financial hardship or self-imposed situations and claims based on a perceived reduction of or restriction on economic gain shall not be considered hardships. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a Variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

“Hatchery” means a place where eggs, especially those of fish or poultry, are hatched.

“Health Officer” means the Wabash County Health Officer, or his or her authorized representative.

“Height” means the vertical distance from the lot ground level to the highest point of:

- A. The coping of a flat roof.
- B. The deck line of a mansard roof.
- C. The peak of the highest gable of a pitched roof.
- D. For all other structures the height shall be measured from ground level to the absolute highest vertical point of the structure.

“High Water Mark” means the mark made by the action of water under natural conditions on the shore or bank of a body of water which action has been so common and usual that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation and soil on the other side of the mark.

“Historic Site” means a parcel of land which marks or is associated with some event or person of historical importance.

“Historic Structure” means any structure individually listed on the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures.

“Home Occupation” means occupations that are carried on entirely on the dwellers residential property and is clearly incidental and secondary to the use of the property. Home Occupation shall be divided into Two (2) categories, Type I and Type II and designated as such according to the development standards of this Ordinance.

“Hospital” means an institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for individuals suffering from illness, disease, injury, deformity, or other abnormal physical conditions. The term “hospital” does not apply to institutions operating primarily for treatment of insane persons, drug addicts, alcoholics, and other types of cases necessitating restraint of patients, and the term “hospital” shall not include convalescent, nursing, shelter, or boarding homes.

“Hotel / Motel” means a series of attached, semi-detached, or detached dwellings containing, at minimum, bedroom, bathroom and closet space in which lodging is provided for compensation on a daily, weekly or similar short-term basis. Such an establishment may be designated as a hotel, motel, resort, inn, court, motor

inn, motor lodge, tourist cabin, or otherwise. A hotel or motel may include separate cooking facilities for each unit or common area providing nourishment and meeting room amenities. It shall not include use of rooms for retail or other commercial purposes for a period exceeding seven days, nor does it include group-housing quarters, bed and breakfast establishments. With the exception of the apartment of the manager or caretaker, the units are built for and devoted to the use of transients.

“IAC” Indiana Administrative Code.

“Impervious Surface” means those surfaces which do not absorb rain. All structures, parking areas, driveways, roads, sidewalks, and any areas in concrete, asphalt, and packed stone shall be considered impervious surfaces within this definition.

“Improvement” means any man-made building, structure, bridge, work of art, area, parking facility, public facility, fence, gate, wall, landscaping, or other immovable item that becomes part of, placed upon, or is affixed to real estate.

“Improvement Location Permit” (ILP) means a permit application, submitted to the Wabash County Plan Commission, stating that the proposed request referred to therein complies with the provisions of this Ordinance and that approval to erect, construct, enlarge, alter, repair, move, occupy, use, improve, convert any building or structure within its jurisdiction, or change the condition of the land, may be approved.

“Indiana Electric Code” Identified in 675 IAC 17 Indiana Residential Code- Identified in 675 IAC 14 Indiana Building Code- Identified in 675 IAC 13.

“Industrial Park” means a defined tract of land that is planned and developed as a distinctive unit for various industrial uses or several manufacturing businesses and the associated activities which are located on the same or divided parcels of land. Park is controlled by an organization guaranteeing the continued maintenance of all commonly used areas, installations, and undeveloped areas of the Park. An industrial park is designed, constructed, and managed on an integrated basis with particular attention given to infrastructure, vehicular circulation, parking, utilities, storm water management, building design, signage, and landscaping.

“Infrastructure” means the total composition of public, semi-public and private utilities, facilities and services which make urban areas possible. The infrastructure includes roads, rail, transit, sewage, water, storm drainage, education, fire, police, recreation, general public health, general public administration and revenue.

“Ingress” means access or entry to a property.

“Interested Parties” shall include, but are not limited to, those persons, groups, property owners or other entities which are considered to be, or consider themselves to be affected by a change in land use or the intended results of a petition.

“Interior Lot” means a lot other than a corner lot or a through lot.

“Inverter” A device that converts the Direct Current (DC) electricity produced by a solar photovoltaic system is converted to useable alternating current (AC).

“Junk Automobile” means, but is not limited to: a motor cycle, motor scooter, motor vehicle, motor craft, semi-trailer, recreational vehicle, or any parts or segments of said objects that have been unlicensed and/or unregistered in the State of Indiana for a period of time exceeding Ninety (90) days or that are not immediately operational.

“Junk, Trash, Debris” means any and all waste materials, which may include but is not limited to: garbage, litter, refuse, and any material that has been discarded, cast aside, or thrown away as useless; paper and paper products; wooden materials that are not in good usable condition or that are not kept in an orderly fashion; scrap metal or pieces or parts of steel, iron, tin, zinc, copper, aluminum, or any alloy thereof whether covered with porcelain, plastic, rubber, or any other material and whether intact or in parts; chemicals, solvents, oil, and petroleum products; storage tanks and drums; abandoned, discarded, and/or unused objects or equipment, including but not limited to: household appliances, mobile homes, trailers, campers, furniture, and cans, containers, storage tanks and drums; inoperable or invalidly plated vehicles, including but not limited to: automobiles, farm equipment or machinery that has no historic value, motorcycles, scooters and mopeds, go-karts, boats, jet skis, ATVs, and bicycles; vehicle parts and accessories, including but not limited to tires, rims, and any other portion or parts of any motor vehicle detached from the vehicle as a whole; inoperable lawn and garden equipment; household fixtures and interior furniture; all building materials when construction is not in progress; and any substances or materials that might pose a threat to public health, safety, and/or welfare.

“Junk Yard” means a place, usually outdoors, where waste, used property or discarded property other than organic matter is accumulated or stored and is or may be salvaged for re-use or resale, either as a whole or in parts or any land or building used for abandonment, storage, keeping, collecting or baling of paper, cardboard, rags, scrap metal, vehicles, other scrap or discarded materials.

“Jurisdiction” means any area over which a unit of government exercises power and authority.

“Kennel” means a premise or portion thereof operated commercially or principally for the purpose of boarding, housing, breeding, training, letting for hire, buying or selling of dogs, cats, or other domestic animals and fowl primarily in return for remuneration.

“Landfill” means a facility designed and used for the disposal of solid wastes in an appropriate manner that minimizes potential environmental degradation. Hazardous, toxic, or radioactive waste disposal is not permitted in a landfill.

“Landlocked” means a parcel of real property which has no ingress or egress access (entry or exit) to a public street, alley, or easement and cannot be reached except by crossing another’s property. A landlocked parcel is eligible for an easement right in the property from which it was derived.

“Landmark” means a structure or landscape feature which by its architectural or historic merit or impact is worthy of special recognition and preservation.

“Landscaping” means the improvement of a lot with grass, shrubs, trees, ornamentals and other vegetation which may include but not be limited to walks, flowerbeds, fountains, lighting, timbers, decorative fencing, stone, mulch, and the maintenance thereof. (157)

“Lease” means to rent, to permit the possession of, or to grant the right of possession or use of a lot, parcel, tract, land or group of lots, parcels, or tracts for compensation.

“Legal Description” means a property description recognized by law that defines the boundaries by reference to government surveys, coordinate systems, or recorded maps and is sufficient to locate property without oral testimony.

“Limited Access Highway” means any roadway that is divided, operates at a high service level, consists of limited access, carries region-wide traffic and is generally classified as part of the interstate system.

“Livestock” means domesticated /non-domesticated animals or fowl raised in an agricultural setting to produce commodities, provide recreation, offer companionship, including, but not limited to: Alpaca, Bison, Buffalo, Camel, Cattle, Chicken, Deer, Donkey, Duck, Geese, Goat, Horse, Llama, Mule, Pig, Pony, Sheep.

“Living Area, Ground Floor Minimum” means the sum or average, where designated, of the livable horizontal areas on the ground level of a residential building measured from the interior faces of the exterior walls, exclusive of attached garages and communal facilities such as multi-family laundry facilities or common rooms. The minimum for a specific residential structure shall be dependent on the zoning of the dwelling and the number of stories within the residential structure.

“Loading Space / Off Street” means space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space. Off-street loading spaces shall be located totally outside of any street or alley right-of-way. An off-street space, located on the same lot with a building or group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise, materials or goods.

“Local Street” means a street designed primarily to provide access to abutting properties.

“Location Map” means an ortho-photography map with drawings showing the relationship of the proposed structures and current structures, setbacks, and other nearby developments or landmarks and community facilities and services in order to better locate and orient the area and structures in question.

“Lot” means a parcel which is part of a recorded subdivision properly recorded and accessible to a public street or an approved private street. It may be a lot separately described in a deed or plat which is recorded in the office of the County Recorder, or it may include parts of or a combination of lots and parcels when adjacent to one another and used as one. A cadastral or unrecorded lot shall not be considered as a lot for the purpose of this Ordinance.

“Lot Area” The total horizontal area within the boundary lines of a lot, excluding the horizontal area of such lot covered by water, or marsh or between the rim of the banks of a river or watercourse, provided that only the lot area lying within the zone in which a proposed use is permitted may be used in calculating the minimum lot area, under the provisions of this Ordinance, for such permitting use.

“Lot Coverage” means the percentage of the lot area that is covered by structures and may also include total percentage of impervious coverage.

“Lot Line” means the property lines defining the legal boundary of a lot. Lot lines may be designated as front, side or rear lot lines.

“Lot of Record” means a lot which is a part of a subdivision or plat recorded in the office of the County Recorder, or a parcel or lot described by metes and bounds, a description of which has been so recorded.

“Lot Owners Association” means an incorporated non-profit organization operating under recorded land agreements through which each lot owner is automatically a member and each lot is automatically subject to a proportionate share of the expenses for the organization’s activities, such as maintaining common property.

“Lot Width” means the distance measured between the side lot lines as measured on the building lot line.

“Maintenance Guarantee” means any security which may be required and accepted by the Board of County Commissioners to assure that necessary improvements will function as required for a specific period of time.

“Manufactured Home” means a dwelling unit which was fabricated to the specifications of Department of Housing and Urban Development (HUD) after June 15, 1976 in an off-site manufacturing facility. A unit that is a detached portable structure, designed on a permanent chassis and is transportable in one or more sections for installation or assembly at the building site, is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure, is more than forty nine (49) feet in length, contains 840 or more square feet of living space, is designed for use as a year-round single family residential dwelling, and is installed in conformance with Indiana One & Two Family Dwelling Code. The designation of a manufactured home does not include recreational vehicles, mobile homes or modular homes. The term does not include any self-propelled recreational vehicle.

“Manufactured Home Park” means an area of land, being licensed and registered, having required improvements and utilities, on which Three (3) or more mobile homes/manufactured homes are regularly occupied, with or without charge, including any structure, enclosure, street, equipment, park community area, used or intended for use incidental to the harboring or occupancy of mobile homes or manufactured homes in the park.

“Manufacturing” means the process of making, assembling, adding improvements to, or fabricating raw materials by hand, machinery or the combination thereof into finished or semi-finished parts or products.

“Manure” means any animal or fowl solid or liquid excreta, any bedding, animal housing or transportation unit wash water, clean-up water, excess drinking water, process water, litter, silage leachate, rain water, snow melt, or run-off that has been in contact with or contaminated by such excreta.

“Map Amendment” means a change to an effective NFIP map that results in the exclusion from the SFHA of an individual structure or a legally described parcel of land that has been inadvertently included in the SFHA (i.e., no alterations of topography have occurred since the date of the first NFIP map that showed the structure or parcel to be within the SFHA).

“Market Value” means the building value, excluding the land (as agreed to between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal, replacement cost depreciated by age of building (actual cash value), or adjusted assessed values.

“Megawatt” (MW) Equal to 1000 Kilowatts, or 1,000,000 Watts a measure of the use of electrical power.

“Megawatt-hour” (MWh): A unit of energy equivalent to one Megawatt (1 MW) of power

expended for 1 hour of time.

“Meteorological Tower” means a structure which is erected primarily to measure wind volume and speed, solar energy or other renewable energy resources in order to determine suitability for renewable energy production resources, or for the collection of other weather related data. Does not include equipment used by INDOT, airports, or other similar applications to monitor weather.

“Metes and Bounds” means a description of land prepared by a state-registered land surveyor providing measured distances and courses from known or established points on the surface of the earth.

“Mineral Extraction” means mining, crushing, screening, blending, quarrying, pumping, washing, stockpiling, loading, conveying, distribution, or the sale of or removal of earth materials.

“Mitigation” means sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. The purpose of mitigation is to protect people and structures, and to minimize the cost of disaster response and recovery.

“Mobile Home” means a dwelling unit which was fabricated and certified to factory standards on or prior to June 15, 1976, in an off-site manufacturing facility. A unit that is a detached portable structure designed on a permanent chassis and is transportable in one or more sections for installation or assembly at the building site, was designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure, is more than forty nine (49) feet in length, contains 840 or more square feet of living space, was designed for use as a year-round single family residential dwelling, and was installed in conformance with Indiana One & Two Family Dwelling Code. The designation of a mobile home does not include recreational vehicles, manufactured homes or modular homes. The designation of a mobile home does not include recreational vehicles, manufactured homes or modular homes. The term does not include any self-propelled recreational vehicle.

“Model Home” means a residential structure or series of structures built with the purpose of displaying the craftsmanship of the builder/developer of that unit. The unit primarily serves as a marketing tool to sell future, similar units on other lots of a development.

“Modular Home” means a dwelling which is fabricated either in whole or in sections at a factory to the minimum standards of the “Uniform Building Code” (UBC), is transportable in sections to the building site for final assembly, is designed to be used as a dwelling, contains Eight Hundred Forty (840) or more square feet of ground floor living space, and is designed for placement on a permanent foundation or basement walls. Such sections, parts or modules are not constructed on a permanent chassis. This type of unit is considered equivalent to any dwelling which requires substantial assembly on site.

“Modification” means a specific change or lessening of the regulations established by this Ordinance that may be granted by the Plan Commission for a specific development in response to:

- A. Unique site characteristics or development patterns that justify relief from the otherwise generally applicable regulations.
- B. An alternative development proposal deemed by the Plan Commission to meet the intent and spirit of this Ordinance and representing a creative and desirable application of different standards.

“Monument” means a permanent physical structure which marks the location of a corner or other survey point.

“Mound/Berm” means a man-made, formed, earth mound of definite height and width, a landscape feature used for screening in which earth is piled up in irregular, round or oblong shapes. Particularly, mounds do not have consistent crest elevations, but are irregular in form and overlapping such to emulate a more natural landscape feature. Mounds in combination with other landscape material are used to block or partially block visibility from one side to the other or to provide a transition between uses of differing intensity or to screen uses from sight.

“National Electric Code” (NEC): Sets standards and best practices for wiring and electrical systems.

“Nature Preserve” means an area in which plants, animals, or topographic features are protected in their current, natural condition.

“Net Metering” A billing arrangement that allows customers with grid-connected solar electricity systems to receive credit for any excess electricity generated on-site and provided to the utility grid.

“Nonconforming Structure” means any structure or part of a structure legally existing at the time of enactment of this Ordinance or any of its amendments, or any structure for which a Variance has been granted subsequent to enactment of this Ordinance, which does not conform to the provisions of this Ordinance or future amendments by regulations of the district in which said use is located.

“Nonconforming Use” means any use or arrangement of land or structures lawfully existing at the time this Ordinance was passed, or any of its amendments, or any use or arrangement of land, or any of its structures for which a Variance has been granted subsequent to enactment of this Ordinance that would be regulated or restricted under the terms of this Ordinance or future amendments by regulations of the district in which said use is located.

“Noxious Weed” means plant species that have been designated by county, State or nationally agricultural authority as one that is injurious to agricultural or horticultural crops, natural habitats or humans or livestock. Typically, plants that grow aggressively, multiply rapidly without natural controls and adversely affect native habitats, croplands, or are injurious to humans, native fauna and livestock, through contact or ingestion causing injury to living organisms by chemical reaction, or are capable of causing detrimental effects upon the physical or economic well-being of individuals.

“Nuisance” means operations, activities, or general use of land which is injurious to health, well-being, is indecent, annoying, obnoxious, unpleasant, offensive to the senses, or an obstruction to the use of property so as to interfere with the comfortable enjoyment of life or property.

“Obstruction” includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, canalization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation, or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction or velocity of the flow of water; or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

“Occupancy” means the residing of an individual overnight in a dwelling unit; or the installation, storage or use of equipment, merchandise or machinery on the premises or in any public, commercial or industrial building, or the continuing use of land, building, or structures. A change in occupancy may or may not include a change of tenants or proprietors.

“Off-Grid Solar Photovoltaic Systems with battery back-up” Solar photovoltaic electricity systems designed to operate independently from the local utility grid and provide electricity to a home, building, boat, RV (or remote agricultural pumps, gates, traffic signs, etc.). These systems typically require a battery bank to store the solar electricity for use during nighttime or cloudy weather (and/or another back-up generation). Typical system components include: PV panels, battery bank, a charge controller, inverter(s), required disconnects, and associated electrical safety gear.

“Ordinance” means this Zoning Ordinance, including any amendments thereto.

“Organic Fertilizer” means any fertilizer material derived from either plant or animal products or manures containing one (1) or more nutrients that are essential for plant growth.

“Orthophotography” means an aerial photograph or image geometrically corrected such that the scale is uniform. Often referred to as “ortho” GIS use.

“Outbuilding” means a separate structure which would be considered as an accessory structure that is not physically connected to the principal building.

“Parcel” means a part or portion of land, under common ownership, which is contiguous, having a legal description formally set forth in a recorded conveyance together with the boundaries making possible its identification and thereof creating a separate description for the purpose of sale, lease and transfer of ownership or separate use.

“Parcel of Record” means a contiguous area of land which has a legal description for which a conveyance has been recorded in the office of the Wabash County Recorder before the effective date of this Ordinance or subsequent amendment thereto.

“Parent Tract” means all land which is contiguous and under common ownership from which a new lot or parcel is being taken as recorded in the office of the Wabash County Recorder at the time of adoption of this Ordinance or subsequent amendment thereto.

“Park, Public” means an area of public land specifically defined or set aside for use by the general public in both active or passive recreational uses; and includes all landscaping, facilities and apparatus, playing fields, utilities, and structures that are consistent with the general purposes of public park land, and whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park.

“Parking Lot” means a parcel of land devoted to parking spaces for Four (4) or more motor vehicles in which compensation may or may not be collected, or otherwise, having an all-weather surface, enclosed or un-enclosed, connected to a street and providing satisfactory ingress and egress for customers.

“Passive Solar” Techniques, design, and materials designed to take advantage of the sun's position throughout the year (and the local climate) to heat, cool, and light a building with the sun. Passive solar incorporates the following elements strategically to maximize the

solar potential of any home or building (namely, maximizing solar heat gain in winter months and minimizing solar heat gain in summer months to reduce heating/cooling demand; and maximizing the use of daylighting to reduce demand for electricity for lighting): strategic design and architecture, building materials, east-west and building lot orientation, windows, landscaping, awnings, ventilation.

“Paved” means a durable surface for parking, driving, riding or similar activities that utilizes blacktop, asphalt, concrete or other similar substance, including bituminous penetration. Crushed gravel, stone, rock, dirt, sand, or grass is not considered as paved.

“Performance Guarantee” means an agreement by a developer with the County for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the developer’s agreement.

“Permanent Foundation” means a structural system for transposing loads from a structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil.

“Person” means but is not limited to: a natural person, firm, company, partnership, organization, corporation, LLC, association, trust, estate, organization, legal representative, agent, employee, unit of government, or any other entity that acts as a unit, including all members of any group.

“Petitioner” means any person who formally makes a request before the Plan Commission or Board of Zoning Appeals consistent with the processes and requirements of this Ordinance.

“PV-Direct Systems” The simplest of solar photovoltaic electric systems with the fewest components (no battery back-up and not interconnected with the utility) designed to only provide electricity when the sun is shining. Typical system components include: PV panels, required electrical safety gear, and wiring.

“Plan Commission” means the public agency in the county empowered to prepare the comprehensive plan, zoning regulations, subdivision regulations, special regulations, and corridor or special area studies. The planning commission is responsible for evaluating proposed land use changes and their conformance with any applicable plans or regulations as well as reviewing subdivisions, zoning permits, site plan review and other applications outlined within the Zoning or Subdivision Ordinance and is authorized to administer and enforce this Ordinance or other ordinances related thereto. Within this Ordinance the term Plan Commission shall refer to the agency as a whole and may include the staff, director and board members.

“Planned Development” means a large-scale unified development meeting the requirements for zoning approval under the provisions of this Ordinance. Generally, a planned development consists of a parcel or parcels of land, controlled by a single landowner, to be developed as a single entity which does not correspond in size of lots, bulk, type of buildings, density, lot coverage, and required open space to the regulations established in any district of this Ordinance. This may result in more attractive and affordable development than conventional developments would allow. Clustered housing (dwellings built in innovative lot arrangements around common open space) and zero lot line housing (dwellings built immediately adjacent to lot lines) are possible as part of planned developments.

“Plat” means a drawing, map, graphic representation, or chart that shows a division of land, layout for subdivision, or re-plat of such a tract of land and is intended to be filed for recording.

“Plat, Final” means the final map of all or a portion of a subdivision or development plan that contains all information or detail required by law and by these regulations. Prepared after the completion of construction, by the engineer of record, in such a manner as to accurately identify and depict the location of all on site improvements, and is presented to the proper review authority for final approval. Recorded drawings may also be referred to as “as built” drawings.

“Plat, Preliminary” means an initial map of a subdivision of land or development plan that is presented to the proper review authority for preliminary review and approval is granted to an applicant by the Plan Commission after having determined, in a public hearing, that the proposed development complies with the standards prescribed in these regulations as defined by Indiana Code 36-7-4-702 as amended. The Preliminary Plat must be completed and approved before the Secondary Plat approval process can be initiated.

“Plat, Secondary” means the second reviewable plat document in recordable form in which approval is granted to an applicant by the Plan Commission after having determined that the proposed development complies with the standards prescribed in these regulations as defined by Indiana Code 36-7-4-710 as amended and that all required documentation has been submitted and approved. A Secondary Plat shall substantially conform to the preceding Preliminary Plat, or section thereof. The Secondary Plat and plans are not subject to public notices and public hearings. This approval authorizes the applicant to record the plat.

“Platted Area” means any platted lot or group of lots as displayed and recorded in the plat books / records maintained by the Wabash County Recorder’s Office.

“Point of Intersection” means the point at which two street lines abutting a corner lot intersect or if the two street lines meet in a curve then it is the point at which the production of the two lot lines abutting the two streets intersect.

“Pool” means any structure placed or constructed above and/or below ground, is at least Twenty-Four (24) inches deep, has a top water surface area greater than One Hundred (100) square feet and when filled with water may be used for swimming, wading, recreation.

“Pond” means any inland body of water that in its natural state has a surface area of Two Hundred (200) square feet or more with a depth no less than Four (4) feet, or a body of water artificially formed or increased resulting in a surface area of Two Hundred (200) square feet or more with a depth no less than Four (4) feet. For setback purposes the setback boundary of a pond, lake, or earthen structure, shall be measured to the toe of the slope of the bank of the pond, or to the high-water level of the pond, whichever is closer.

“Pond, Detention / Retention” means a pond designed to be used as a means to detain or temporarily hold storm water as part of a storm water drainage system. A detention pond is generally dry and typically does not detain storm water for longer than Twenty Four to Seventy Two (24-72) hours after a storm event. Detention Pond construction must receive County Drainage Board approval. . A retention pond generally retains storm water to some normal water level but may also temporarily detain additional amounts of storm water above the normal water level. Retention Pond construction must receive County Drainage Board approval.

“Porch” means a roofed, open gallery, or portico attached to the exterior of a structure commonly open to the weather in part.

“Pre-Application Permit (CFO)” means a certificate of intention to construct, reconstruct, alter, enlarge, or move, a building, structure, lagoon, pit, holding tank, or use land in accordance with the requirements of this Ordinance and all relevant laws, rules and regulations of the United States and the State of Indiana, and the National Pollutant Discharge Elimination System.

“Premise” means a parcel of land including any structures thereon.

“Primary Road” means a thoroughfare within the county designated as a Primary Road do to having a higher volume of traffic regularly traveling on it. (see Thoroughfare Map).

“Primary Structure” means a structure in which the principal use of the lot on which it is located is conducted, including a structure that is attached to such a structure in a substantial way. With respect to residential uses it means the main dwelling.

“Primary Use” means the predominant use of any lot or parcel or as determined by the primary structure.

“Prime Farmland” Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, oilseed crops and is also available for these uses. This land cannot be urban built-up land or water. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields or crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

“Private Garage” means a garage whose principal use is to house motor vehicles for the accommodation of related dwelling units or related business establishments.

“Private School” means a school other than a public school.

“Process Waste Liquid” means liquid to be handled as manure that is generated by a CFO/CAFO including excess drinking water, clean-up water, contaminated livestock truck or trailer wash water, milking parlor wash water, milk house wash water, egg wash water, silage leachate, or any run off that threatens water quality standards.

“Professional Office” means an office used by members of a recognized profession such as architects, artist, dentist, engineers, lawyers, musicians, physicians, pharmacist, surgeons, realtors, insurance agents, brokers, educational, religious, government, or any similar type professional.

“Property Line” means the surveyed points which define the legal boundary of a lot, tract or parcel. Property lines may be designated as front, side, or rear property lines.

“Public Building” means any structure, edifice, or building, regardless of location held, used, or controlled for public purposes by any department or branch of government, without reference to the ownership of the building or of the real estate upon which it is situated.

“Public Camp” means an area of land used or designed to be used to accommodate Two (2) or more camping parties, including dorms, cabins, tents, campers, or other camping outfits, and associated amenities, does not include a travel trailer park or recreational vehicle park.

“Public Improvements” means any storm drainage facility, street, highway, parkway, sidewalk, pedestrian-way, tree lawn, off-street parking area, lot improvement, utility, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

“Public Notice” means the act of notifying all interested parties to any proposed action concerning the business of the administration and enforcement of this Ordinance.

“Public Street” means a street established for or dedicated to the public use.

“Public Utility” means any person, firm, or corporation duly authorized to furnish, under public regulation, to the public, electricity, gas, telephone, fiber optics, transportation, water, or sewage systems. Or every corporation, company, partnership, limited liability company, individual, association of individuals, their leases, trustees, or receivers appointed by a court, that may own, operate, manage, or control any plant or equipment within the State for the conveyance of telephone messages, or production, transmission, delivery, or furnishing of heat, light, water, power, or collection, treatment, purification, and disposal in a sanitary manner of liquid and solid waste, sewage, and industrial waste.

“Public Way” means a publicly dedicated area in which a public entity or the general public have the legal right-of passage regardless of improvements to the dedicated area. Public ways include, but are not limited to, an alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel viaduct, walk, or bicycle path.

“Racking” Solar energy systems are attached securely and anchored to structural sections of the roof-mounted or pole-mounted systems. Specially designed metal plates called flashings prevent leaks and are placed under shingles and over bolts to create a water-tight seal.

“Rear Lot Line” means the lot line that is opposite the front lot line and farthest from it for interior lots and corner lots. For a triangular or other irregularly-shaped lot it means the line, at least Ten (10) feet long, parallel to the front lot line, and wholly within the lot that is farthest from the front lot line.

“Rear Yard” means a yard that extends across the full width of a lot and is bounded on the rear by the rear lot line, and the depth of which is the least distance between the rear lot line, and the rear of the principal structure.

“Record” means the written documentation of the actions and expressions of a public body, such as the Plan Commission or Board of Zoning Appeals.

“Recreational Development, Commercial” means structures and or land used for recreational activities in which tickets are sold or fees are collected from the general public for participation in the activities offered.

“Recreational Development, Private” means a private recreational facility for which a membership charge may be made and which is open only to bona fide members and their guest. The development may not be open to members of the general public.

“Recreational Development, Public” means a development in which recreational activities are available to any member of the public who wishes to use the recreational development for its intended purposes and no direct fee is collected for such use.

“Recreational Vehicle” means a wheeled, tracked or propulsion vehicle designed for personal recreational use, and pleasure, but not for permanent habitation or primary transportation. Recreational vehicles include, but are not limited to motor homes, jet skis, boats, dune buggies, stock cars, three wheelers, four wheelers, s, golf carts, utility vehicles, snowmobiles, and motorcycles that are not street legal.

“Redevelopment” means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereon.

“Registered Land Surveyor” means a person properly licensed and registered or through reciprocity permitted to practice in the State of Indiana.

“Register Professional Engineer” means a person properly licensed and registered or through reciprocity permitted to practice in the State of Indiana.

“Re-plat” means a change in a recorded subdivision plat or development plat if such change affects any street layout or area reserved thereon for public use or any lot line or easement, or if it affects any map or plan legally recorded.

“Reservoir” means a pond, lake, tank or basin, natural or man-made, used for the storage, regulation and control of water.

“Residential Area” shall mean and refer to any parcel of real estate or lot in a platted area intended to be used for residential purposes whether zone residential or otherwise.

“Residential District” refers to zoned districts designated as Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Lake One (RL1), and Residential Lake Two (RL2) districts.

“Resort” means a tourist establishment that provides accommodation throughout all or part of the year and that has facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or other recreational purposes.

“Responsible Party” means an individual or group of people that are legally responsible or liable for a decision or action and therefore liable for the outcome.

“Right-of-Way” means a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or is occupied by transportation facilities, public utilities, or other special public uses. Rights-of-way intended for any use involving maintenance by a public agency shall be dedicated to the public use by the maker of the plat on which such right-of-way is established.

“Roadside Stand” means a removable, temporary structure, not permanently affixed to the ground, used or intended to be used solely by the owner or the tenant of a property on which it is located for the sale of seasonable agricultural products in which a portion of the products are produced on the premises. The structure is to be removed and stored behind the front building line of the property at the conclusion of the seasonal sales. No roadside stand shall be more than Five Hundred (500) square feet in ground area and there shall not be more than One (1) roadside stand on any One (1) premise.

“Roof, Flat” means a roof, not pitched and the surface of which is parallel to the ground.

“Roof, Gabled” means a ridged roof forming a gable at both ends of the building.

“Roof, Mansard” means a roof with Two (2) slopes on each of Four (4) sides, the lower, steeper than the upper.

“Roof-Mount System” (aka rooftop mounted, building mounted) A solar energy system consisting of solar panels are installed directly on the roof of a home, commercial building, and/or an accessory structure, such as a garage, pergola, and/or shed. Solar panels are mounted and secured using racking systems specifically designed to minimize the impact on the roof and prevent any leaks or structural damage. Roof-mount systems can be mounted flush with the roof or tilted toward the sun at an angle.

“Rotor Diameter” means the diameter of the circle (arc) defined by the moving rotor blades.

“Rummage Sale” means the sale of used or new articles, not to exceed Seven (7) consecutive days, and no more than to (2) sales per property owner, in any one (1) year period. Includes garage, porch, yard, and other designated sales.

“Salvage Yard” means a place where one (1) or more of the following occur:

- A. Land or buildings on which motorized vehicles and/or vehicle parts are collected, disassembled, assembled and resold.
- B. A place where second hand goods including but not limited to waste paper, bottles, tires, clothing, rags, bones, bicycles, steel, old metal, other scrap material or salvage are bought, sold, exchanged, baled, packed, disassembled, handled for further use, or collected to be sorted.
- C. A place where used lumber and used building materials are collected, stored, and offered for sale, resale or exchange.

“Sanitary Dumping Station” means a sewage inlet with cover surrounded by a concrete apron which is used for the disposal of recreational vehicle holding tank waste.

“Satellite Manure Storage Structure” “SMSS” means a building, lagoon, pad, pit, pond, tank or storage system that is not located at a livestock or poultry facility and is designed for use in part or in whole for the storage of manure, as defined in this ordinance, in volumes exceeding one million (1,000,000) gallons of manure or five thousand (5,000) cubic yards of manure per IC 13-11-2-196.2 as amended.

“Screening” means the method by which a view of one site from another adjacent site is shielded, concealed, or hidden.

“Secondary Road” means a thoroughfare in the county designated as a road which has a lower volume of traffic regularly traveling on it. (see Thoroughfare Map).

“Section Corner” means a corner established as part of the United States Public Land Survey System used for horizontal control in describing land.

“Sensitive Area” means a site where conditions pose a specific water quality threat to one (1) or more of the following:

- A. Public water supply wells, wellhead protection areas, drinking water supply wells.
- B. Identified wetlands, habitat of endangered species, natural areas including parks, natural preserves, historic sites, and public lands.

“Septic System, Private” means a septic tank, filtration field and subsurface drainage, if required, which are located on an individual parcel.

“Setback” a distance, usually in feet, designated by the Zoning Ordinance defining the limits of a yard in which no structure may be located except as may be excluded in this Ordinance.

“Sewer, Public” means any system, other than an individual septic tank, tile field, mound system or similar disposal method, which is operated by a municipality, governmental agency, or public utility for collection, treatment, and disposal of wastes under the policies of the State of Indiana.

“Shooting Range” means a permanently located and improved area designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, archery and other similar sport shooting, in an indoor or outdoor environment. The area may be publicly or privately owned and operated for profit or not for profit. “Shooting range” does not include any area for the exclusive use of air guns.

“Shopping Center” means a group of continuous retail stores, originally planned and developed as a single unit, having a total ground floor building area of not less than Fifty Thousand (50,000) square feet, with immediate adjoining off street parking facilities.

“Side Lot Line” means a lot boundary other than a front or rear lot line.

“Side Yard” means a yard, between the principal building and the adjacent side lot line, which extends from the front yard, or street right-of-way where there is no front yard, to the rear yard, and the width of which is the least distance between the side lot line and the adjacent side of the structure.

“Sign” means any name, identification, description, display, or illustration which is affixed to, painted, or represented directly or indirectly upon a building, structure, or piece of land, and which directs attention to an object, product, place, activity, person, institution, organization, or business. Types of signs include but are not limited to a ground sign, mural sign, off-premise sign, on premise sign, portable sign, temporary sign, building mounted sign, free-standing sign, canopy sign, projecting sign, monument style sign, illuminated sign, pole sign, wall sign, awning sign, and electronic sign.

“Site Plan” means a plan presented by the applicant along with other associated materials showing accurately and with complete dimensions:

- A. The boundaries of the site, the location of all current and proposed structures, uses and principal site development features with all utilities and applicable easements identified.
- B. Setbacks from lot lines, structure heights, floor areas, percent of impervious lot Coverage.
- C. Septic tank /leach field, tile fields, proposed interior vehicular and pedestrian access.

- D. Any special or particular use for a specific parcel of land.
- E. The plan shall be prepared in accordance with the rules and regulations of the appropriate jurisdiction, and submitted to the Wabash County Plan Commission or other designated body or authority for review or approval. The plan shall illustrate the proposed development or alterations of the site.

“Sketch Plan” means a rough diagram of a proposed development site with sufficient accuracy to be used for the purpose of discussion for classification of subdivision type or development type and the application process requirements based on the classification.

“Skirting” means a weather resistant material which, when placed between the outside exterior lower extremity of a mobile home and extended to the ground, encloses the entire undercarriage of a mobile/manufactured home to aid in protecting the home’s underside from adverse weather as well as providing a cosmetically pleasing appearance to the structure.

“Slope” means the degree of deviation of a surface from horizontal, expressed in percentage or degrees.

“Solar Access” means the ability to receive sunlight, for any solar energy device, across property lines without obstruction from another property.

“Solar Array” Multiple solar panels combined together to create one system.

“Solar Collector” A solar PV cell, panel, or array, or solar thermal collector device, that relies upon solar radiation as an energy source for the generation electricity or transfer of stored heat.

“Solar Easement” An easement recorded pursuant to Chapter IC 32-23-4, obtained for the purpose of insuring exposure of a solar energy device or a passive solar energy system to the direct rays of the sun. Solar Easements are further described and regulated in subsections 19-6-2-9 & 19-7-6-6 Solar easements are to follow the state requirements of recording (IC32-23-2-5).

“Solar Energy System” SES Solar Energy System ("SES") means the components and subsystems required to convert solar energy into electric or thermal energy suitable for use; the area of the system includes all the land inside the perimeter of the system, which extends to any fencing, buffer and landscaping. The term applies, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A regulated SES fits into one of two system types: Commercial (C-SES) or Noncommercial (NC-SES) (as hereinafter defined). For purposes of this ordinance an SES does not include concentrated solar thermal systems and such systems are not permitted.

“Solar Energy System, Commercial” (C-SES): means a utility-scale commercial facility that converts sunlight into electricity with the primary purpose of wholesale or retail sales of generated electricity. A Concentrated Solar Thermal (CST) is not permitted or considered a C-SES for the purposes of this Ordinance.

“Solar Energy System, Noncommercial” (NC-SES): include any photovoltaic, solar thermal, or solar hot water devices that are accessory to, and incorporated into the development of an

authorized use of the property, and which are designed for the purpose of reducing or meeting on-site energy needs.

“Solar Glare” The potential for solar panels to reflect sunlight, with intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

“Solar Photovoltaic (Solar PV) System” Solar systems consisting of photovoltaic cells, made with semiconducting materials, that produce electricity (in the form of direct current (DC)) when they are exposed to sunlight. A typical PV system consist of PV panels (or modules) that combine to form an array; other system components may include racks and hardware, wiring for electrical connections, power conditioning equipment, such as an inverter and/or batteries.

“Solar Photovoltaic Systems, Hybrid” (aka grid-tied PV with battery back-up): Solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage, while also utilizing a battery back-up in the event of a power outage. This is the only system that provides the ability to have power when the utility grid is down. Typical system components include: PV panels, inverter(s), and required electrical safety gear, battery bank, and a charge controller.

“Solar Panel” (or module): A device for the direct conversion of sunlight into useable solar energy (including electricity or heat).

“Solar Thermal System” (aka Solar Hot Water or Solar Heating Systems): A solar energy system that directly heats water or other liquid using sunlight. Consist of a series of tubes that concentrate light to heat either water or a heat-transfer fluid (such as food- grade propylene glycol, a non-toxic substance) in one of two types of collectors (flat- plate collectors and evacuated tube collectors). The heated liquid is used for such purposes as space heating and cooling, domestic hot water, and heating pool water.

“Solid Waste” 40 CFR 261.2. A solid waste is any discarded material that is not excluded under 40 CFR 261.4(a), or that is not excluded by a variance granted under 40 CFR 260.30 and 260.31 or that is not excluded by a non-waste determination under 40 CFR 260.30 and 260.34. A discarded material is any material which is: abandoned by being disposed of, or burned or incinerated, or accumulated, stored, or treated (but not recycled) before or in lieu of being abandoned by being disposed of, burned or incinerated, or sham recycled, which is recycling that is not legitimate recycling. Solid waste is the useless and unwanted products in the solid state, semi-solid state, liquid state, or gaseous state, derived from the activities of and discarded by society. It is produced either by product of production process or arise from the domestic or commercial sector when objects or materials are discarded after use. However, the term solid waste shall not include manures or crop residues returned to the soil at the point of generation as fertilizers or soil conditioners as part of a total farm operation.

“Solid Waste Disposal Facility” means any facility that is suitable for solid waste disposal and is constructed and approved under IC 36-9-30 and 329 IAC rule as amended.

“Sound Level Meter” means an electronic instrument that includes a microphone, output meter and amplifier, and measures sound pressure levels. (167)

“Special Exception” means uses that, because of potential incompatibility and negative impact on the immediate neighborhood, require a greater degree of scrutiny and review of site characteristics and impacts to determine their suitability in a given location. A Special Exception use may be designated as being permitted within a district provided it complies with all of the development standards of that district and satisfies the criteria, which the Board of Zoning Appeals utilizes when reviewing the application for Special Exception approval during an advertised public hearing.

“Stable, Riding, Commercial” means a structure and/or land use along with the necessary associated amenities for which equines are kept for the purpose of sale, hire to the public, breeding, boarding, training, recreational and therapeutic riding.

“Stable, Private” means a structure, or portion thereof and/or land use in which equine are kept for the private use of the property owner or tenant, but not for hire, remuneration, or sale.

“Staging” means the temporary placement of fertilizer material (manure) in a pile at the site in which it is to be applied for field application. Staging shall comply with 355 IAC 8 as amended from time to time.

“Street” means a right-of-way that is established by a recorded plat to provide the principal means of access to abutting property.

“Street, Private” means a recorded public way for vehicular traffic that is maintained by the owners of property which use the street. In order for a private street to be considered for dedication and acceptance by the county the private street must meet or exceed the construction specifications for county roads as specified at the time of construction.

“Structure” means anything constructed or erected that requires location on or in the ground, or attachment to something having a location on or in the ground.

“Sub-divider” means a person who has interest in land, or causes it, directly or indirectly to be subdivided as defined herein, or directly sells, leases, or develops or offers to sell, lease, or develop, or advertise to sell, lease, or develop, any interest, lot, parcel, site, or unit in a subdivision, or engages in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel, site, or unit in a subdivision, or is directly or indirectly controlled by or under direct or indirect common control with any of the foregoing.

“Subdivision” means the division of a lot, tract or parcel of land into Two (2) or more lots, tracts, parcels or other divisions of land for sale, development, lease or use.

“Subdivision, Administrative” means any division of land which:

- A. Is a division of land into lots, tracts, or parcels creating no more than Two (2) parcels including the parent parcel,
- B. Does not require the addition or extension of public ways, public utilities, public places, or storm water control,
- C. Is exempt from many of the provisions of the Wabash County Subdivision Control Ordinance, and

- D. Requires application review and approval by the plan commission administrator only, as outlined in Chapter 8, Section 16 of this Ordinance.

“Subdivision, Major” means any division of land which:

- A. Is any division of land into lots, tracts, or parcels creating Two (2) or more parcels in addition to the parent parcel,
- B. Any segment of the division results in the addition or extension of public ways, public utilities, public places, or storm water control,
- C. Must follow the major subdivision procedures as outlined in Chapter 8, Section 14 of this Ordinance, and
- D. Requires application review and approval of the primary and secondary plat by the plan commission board as outlined in this Ordinance.

“Subdivision, Minor” means any division of land which:

- A. Is a division of land into lots, tracts, or parcels creating Two (2) parcels or less in addition to the parent parcel,
- B. Is located along an existing public or private street or private drive, and
- C. Does not require the addition or extension of public ways, public utilities, public places, or storm water control.

“Substantial Damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to it’s before damaged condition would equal or exceed fifty-one percent (51%) of the market value of the structure before the damage occurred.

“Substantial Modification” means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds Fifty One percent (51%) of the market value of the structure before the "start of construction" of the improvement. This term includes structures that incurred "substantial damage" regardless of the actual repair work performed. The term does not include improvements of structures to correct existing violations of state or local health, sanitary, or safety code requirements or any alteration of a "historic structure", provided that the alteration will not preclude the structures continued designation as a "historic structure".

“Substantial Property Interest” means any right in real property that may be affected in a substantial way by actions authorized by this Ordinance, including but not limited to a fee interest, a life estate interest, a future interest, a present possessory interest, or an equitable interest of a contract purchaser as defined at IC 36-7-9-2 as amended.

“Substation” means an electrical facility which connects with the electrical grid system of an electric utility grid or a WECS and is designed to increase the power output in order to adequately supply area power demand or for inter-connection with transmission lines.

“Surety” means any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Wabash County Commissioners. All bonds shall be approved by the County Commissioners whenever a bond is required.

“Surface Water” means the water on the earth’s surface exposed to the atmosphere as rivers, lakes, streams, ponds and ocean.

“Switching Station” means an electrical facility in the system similar to a substation but not necessarily increasing the voltage produced by a power source or a turbine going into the grid.

“Technical Review” means a process prior to Development Plan approval in which detailed technical information pertaining to all applicable local building, fire and County Codes are presented to and reviewed by the County for conformance.

“Telecommunications Tower” means any structure that is designed and constructed primarily for the purpose of supporting One (1) or more antennas. The term includes radio and television transmission towers, microwave towers, cellular telephone and wireless communication towers, alternative tower structures and the like.

“Temporary Structure” – means a structure having no foundation or footings that is removed from the site location when the designated time period, activity, or use for which the temporary structure was permitted has ceased.

“Temporary Use” means a use that is established for a limited, fixed period of time with the intent to discontinue such use upon the expiration of the time period, or expiration of the use whichever emanates first.

“Thoroughfare Plan” means the official plan, now and hereafter adopted, which includes a street plan, sets forth the location, alignment, dimensions, identification, and classification of existing and proposed streets, and other thoroughfares, as found in the Wabash County Comprehensive Plan, (see Thoroughfare Map, Chapter 9).

“Through Lot” means a lot fronting on Two (2) parallel or approximately parallel streets. This includes lots fronting on both a street and a watercourse or lake. In the case of a through lot, the area at each end of the lot between the setback line and the middle of the street shall be treated as if it were part of the front yard.

“Topography” means the configuration of the earth’s surface, including the relative relief, elevations, and position of land features.

“Total Height” means the distance from the tip of the rotor blade at its highest point to the top of the surface of a tower’s foundation.

“Tourist Home” means a tourist structure in which not more than Four (4) guest rooms are used to provide or offer overnight accommodations to transient guest for compensation.

“Tower” means a structure situated on a site that is intended for supporting antennas used for transmitting or receiving television, radio, telephone communications, or for dispatch communications.

“Tower Height” means the total height from the foundation to the top of the tower structure or the total height from the foundation to the top of the tower structure for a wind turbine exclusive of the nacelle and rotor blades.

“Town” means the Town of Lafontaine, Lagro, and Roann as may be applicable, which are under the jurisdiction of this Ordinance.

“Tract” means a unit, or contiguous units, of land under single ownership.

“Travel Trailer” means a wheeled structure or other portable structure registered with the BMV, forty-nine (49) feet or less in length that is designed to move on the highway and designed for personal recreational use, pleasure, or travel but not for permanent habitation. Travel trailers include but are not limited to an RV, motor home, camper, Winnebago, caravan, van, tin can. May not be used as a temporary dwelling.

“Travel Trailer Park” means an area of land on which Two (2) or more travel trailers are regularly accommodated with or without charge, including any structure, fixture, or equipment that is used or intended to be used in connection with providing that accommodation.

“Truck Stop” means a paved area with access to major roads and highways which may also include fuel pumps, overnight accommodations, truck service and repair garage, truck washing facilities, restaurant, office space for brokers, and shops for the sale of truck or truck related items, all designed to serve the Twenty Four (24) hour needs of over-the-road trucks and truckers.

“Use” means the specific purpose, for which land or a building is designated, arranged, intended or for which it is or may be occupied or maintained.

“Vacant” means any useable structure that is abandoned, not in use, or not occupied.

“Vacation” means the termination of interest in a plat, an easement, or a right-of-way or other public dedication.

“Variance, Development Standards” means a specific approval granted by the Board of Zoning Appeals in the manner prescribed by this Ordinance, to deviate from the development standards (such as height, bulk, area) that the Ordinance otherwise prescribes.

“Variance, Use” means a specific approval granted by a Board of Zoning Appeals in the manner prescribed by this Ordinance, of a use other than that prescribed in this Ordinance to deviate from what the ordinance otherwise prescribes.

“Veterinary Clinic” means a facility where the primary use is for a licensed veterinarian and supervised staff to care for, diagnose and treat sick, ailing, infirm or injured animals, fowl and those in need of medical or surgical attention. Boarding is permitted during recovery periods.

“Vibration” means the oscillatory motion transmitted through the ground.

“Vicinity Map” means a drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed development or use to other nearby developments or landmarks and community facilities and service within the general area in order to better locate and orient the area in question.

“Violation” means any act or existence of an act of violating this Ordinance, or non-compliance with an approval, substantiated during an enforcement official inspection or investigation, witness testimonial, or other evidence.

“Violator” means the owner, possessor, tenant, occupant, legal representative, or manager of a property who is in violation or is subject to an alleged violation of this Ordinance.

“Vision of Clearance” means a triangular space at the street corner of a corner lot or at the intersection of driveways and alleys with streets or at the intersection of alleys with alleys, or at the intersection of streets with streets, or roads with roads which must be kept free from any kind of obstruction as further specified in this Ordinance.

“Visual Barrier” is landscaping in height and density that will provide a visual barrier to camouflage visual contact with solar arrays, CFOs and the associated equipment. Barrier may be a variation of landscape trees, landscape shrubs and landscape mounds as selected by the land owner under the supervision and guidance of a certified professional landscape designer.

“Waiver” Waiver Agreement - An agreement to modify a standard required in this Ordinance which is entered into by and between the landowner burdened by lessening the standard required by the Ordinance and the landowner requesting the modification of the standard required by this Ordinance. An agreement to modify a standard required by this Ordinance, or "waiver agreement", is permissible only when a waiver of such standard is specifically authorized by this Ordinance. In order to be valid, a "waiver agreement" must be in writing, specifically state that the document is a waiver agreement, briefly describe the standard or requirement which is being modified, briefly describe the standard agreed upon by the parties to the waiver agreement, be executed in a manner free from coercion or duress, be executed by both parties to the waiver agreement, be subject to the approval of the PC Director, and filed with the PC office.

“Watts” (W): A measure of the use of electrical power (power (Watts) = voltage (volts) X current (Amps)).

“WECS- Commercial” means all necessary devices including but not limited to the blades, rotor, nacelle, generator, WECS tower, electrical components, WECS foundation, transformer, and electrical cabling from the WECS tower, the substation, switching stations, meteorological towers, communications facilities, and other required facilities and equipment, as customarily related to the WECS project, that together convert wind energy into electricity and most of that electricity is delivered to a public utility's transmission lines.

“WECS-Non-Commercial” means all necessary devices, including but is not limited to the blades, rotor, nacelle, generator, WECS tower, electrical components, WECS foundation, transformer, electrical cabling from the WECS Tower, the substation(s), switching stations, meteorological towers, communication facilities, and other required facilities and equipment, as customarily related to a WECS Project that together convert wind energy into electricity and most of that electricity is not delivered to a public utility's transmission lines, but rather is consumed privately, and wholly within that property described in the application on which the WECS project is to be located.

“Weeds and Other Rank Vegetation” means any and all plant, grass, brush, vegetation life, that, when left uncut, produce an excessive growth and may harbor vermin, insects, disease that can be harmful to the health or well-being of citizens. This term does not include shade trees, ornamental shrubs, fruit trees,

domesticated berry bushes and vines, wetlands, storm water best management practice areas, cover crops and domestic grains and plantings that are appropriately maintained.

“Well, Private” means a structure created in the ground by digging, driving, drilling, or boring to reach underground aquifers in which the water is generally drawn, by pump, through a vertical pipe column, to the surface and enters a storage unit or the well may function on a demand basis providing water to an individual dwelling and all associated needs for that private entity.

“Well, Public” means a public water system as an entity that provides water for all of a communities needs through one or more wells connect to treatment facilities, pumps, and a plumbing infrastructure of pipes which delivers water directly to the intended source, and when used with reference to a lot, a system of underground piping and related storage, pumping and treatment facilities, operated by a public authority for public use, and to which such lot has access to make connection thereto.

“Wetland” means land that has a predominance of hydric soils which:

- A. are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions, and
- B. under normal circumstances support a prevalence of such vegetation.

“Wind Energy Conservation System” means a wind driven machine that converts wind energy into electrical power for the primary purpose of resale, on site or off-site use.

“Winery” means an establishment which is primarily engaged in one (1) or more of the following:

- A. Growing grapes and manufacturing wines and brandies.
- B. Manufacturing wines and brandies from grapes and other fruits grown elsewhere.
- C. Blending wines and brandies.
- D. Bottling wines and brandies.

In addition, a winery may:

- A. Include offices, reception area, indoor tasting rooms, outdoor tasting patio and/or deck, and a sales room where wine made or bottled on premise and wine related items produced or manufactured elsewhere may be sold.
- B. Provide tours, and hold private and public events.

Unless located in a zone that also permits eating and drinking places as a primary use, a winery may only serve food prepared by an off-premises caterer and may not include a restaurant. Wineries are also subject to all Federal and Indiana statutes and rules governing these activities. Growing grapes without manufacturing wine is a vineyard and is classified in SIC 0172, a part of Agricultural Production - Crops. Distribution of wine and brandy without bottling is classified in SIC 5182, a part of Wholesale Trade – Nondurable Goods.

“Yard” means a space on the same lot with a principal structure that is open and unobstructed by structures except as otherwise authorized by this Ordinance.

“Zoning District” means a mapped area to which different land use controls are imposed. These controls specify the allowed uses of land and buildings, the density of such uses, the maximum height and minimum setbacks for any proposed structures, and other matters as specified in this Ordinance.

“Zoning Map” means the maps displayed in paper form and on the Geographical Information System which are a part of this Zoning Ordinance and delineate the boundaries of the zoned districts and any amendments thereto of the jurisdictional area of the Wabash County Plan Commission.

“Zoning Ordinance” means this Ordinance, including any amendments thereto.

“Zoning Regulations” means the minimum land use requirements for each zoning district, adopted for the promotion of public health, safety, morals and general welfare. Whenever the requirements of these regulations conflict with the requirement of any other lawfully adopted rules, regulations, ordinances, orders or resolutions, the most restrictive, or that imposing the higher standards shall govern.

Chapter 2
Zoning Districts

- 2.1 Districts
- 2.2 Official Zoning Map
- 2.3 Effect of Vacation on Zoning District

Chapter 2 Zoning Districts

2.1. DISTRICTS. For the purpose of this Ordinance, the following Zoning Districts are established:

2.1.1. Agriculture 1 District (“A1”). An area that contains the County’s most productive farmland; generally flat with little slope, few wooded areas, little or no urbanization present or likely to occur; primary use is the growing of crops and/or raising of livestock.

2.1.2. Agriculture 2 District (“A2”). An area that contains farmland that generally is not as productive as that in an A1 District.

2.1.3. Flood Plain District (“FP”). An area subject to flooding which may result in the loss of life and/or damage to property; established by FEMA and the Indiana Department of Natural Resources, Division of Water, Floodplain Management Section, with the intent of providing guidelines for communities to aid in protecting public health, safety, general welfare, and minimize public and private loss due to flood conditions in specific areas.

2.1.4. Forest, Recreation, Conservation, District (“FRC”). An area that includes extensive forests and lands which are primarily in State or Federal ownership. “Recreation” includes areas with parks and other areas where organized public recreational activities are held.

2.1.5. Residential 1 District (“R1”). An area designated for low density residential dwellings.

2.1.6. Residential 2 District (“R2”). An area designated for single and two family dwellings.

2.1.7. Residential 3 District (“R3”). An area designated for single family, two family, and multi-family dwellings.

2.1.8. Residential Lake 1 District (“RL1”). An area designated for lakefront and non-water front development for both seasonal and year round living along the water bodies; density is insufficient to require central sewage.

2.1.9. Residential Lake 2 District (“RL2”). An area designated for lakefront and non-water front development for both seasonal and year round living along the water bodies; density is sufficient to require central sewage.

2.1.10. General Business District (“GB”). An area designated for Businesses.

2.1.11. Industrial District (“I”). An area designated for the development and expansion of manufacturing and wholesale business establishments which are clean, quiet and free from hazardous or objectionable elements and generate a low impact traffic flow; such business establishments shall be encouraged to establish operations in an appropriate Industrial or Business Park.

2.2 OFFICIAL ZONING MAP. All Zoning Districts are shown on the Zoning Map, which Map is incorporated herein by reference.

2.3. EFFECT OF VACATION ON ZONING DISTRICT. Whenever any street, alley, public way, railroad right-of-way, waterway, or other similar area is vacated by proper authority, the Zoning Districts adjoining each side of the area vacated shall be extended automatically to the center of the vacated

area. In the event of a partial vacation, the adjoining zoning district, or zoning district nearest the portion vacated, shall be extended automatically to include all of the vacated area.

Chapter 3 **Authorized Uses**

- 3.1 Permitted Uses
- 3.2 Special Exceptions
- 3.3 Unauthorized Uses
- 3.4 Unlisted Uses
- 3.5 Accessory Use
- 3.6 Chart of Designated Use
- 3.7 Factor Point System
- 3.8 Variances
- 3.9 Nonconforming Buildings, Structures, Lots, or Uses
- 3.10 Nonconforming Lots of Record
- 3.11 Nonconforming Miscellaneous
- 3.12 Nonconforming Agricultural Use
- 3.13 Travel Trailer Residency
- 3.14 Repairs and Maintenance
- 3.15 Avoidance of Undue Hardship

Chapter 3

Authorized Uses in Established Zoning Districts

3.1. PERMITTED USES. Permitted Uses are those designated by the letter “P” on the Chart of Designated Uses contained in Section 3.6 of this Chapter. Even though a Use is a Permitted Use, an Improvement Location Permit must be obtained pursuant to Chapter 4 of this Ordinance.

3.2. SPECIAL EXCEPTIONS. A proposed Use which is not a Permitted Use may be allowed as a Special Exception if designated by the letter “S” on the Chart of Designated Uses contained in Section 3.6 of this Chapter, and granted by the Board of Zoning Appeals following the procedures set forth in Chapter 4 of this Ordinance. Even though a Use may be allowed as a Special Exception, an Improvement Location Permit must be obtained pursuant to Chapter 4 of this Ordinance.

3.3. UNAUTHORIZED USES. Unauthorized uses are those designated by the letter “X” on the Chart of Designated Uses contained in Section 3.6 of this Chapter.

3.4. UNLISTED USES. The absence of a proposed Use being shown precisely on the Chart of Designated Uses contained in Section 3.6 of this Chapter does not prohibit one from seeking a Special Exception. Proponents of proposed Uses that are not precisely shown as Permitted Uses nor listed as a Special Exception on the Chart may nevertheless seek a Special Exception by identifying with a Use on the Chart most closely identified with the proposed Use.

3.5. ACCESSORY USES. Accessory Uses and structures shall be incidental to, subordinate to, and commonly associated with, the operation of the principal use of the property, are permitted in all Zoning Districts in accordance with this Ordinance, and shall be operated and maintained under the same ownership as the principal use, subject to the following:

3.5.1. Except for A-1, A-2, and Industrial Districts in which the use is clearly for agricultural purposes, accessory uses shall be clearly subordinate in height, area, bulk, extent, and purpose to the principal use served. Accessory structures shall not contain a dwelling, habitable room or rooms except as allowed in Section 7.6 of Chapter 7 of this Ordinance.

3.5.2. An accessory Use shall be operated and maintained on the same parcel as the primary Use. When a platted lot or other lot described by deed as a single parcel is interrupted by a right-of-way, the principal building and accessory building may be on contiguous parcels, provided that the parcel would be contiguous if the right-of-way were disregarded. Such parcels may not be sold separately unless the parcel with the accessory Use is sold to another contiguous parcel owner containing a primary structure in which case the accessory Use must meet the requirements of this Ordinance.

3.5.3. Accessory uses, buildings, and structures shall comply with all development standards of the applicable zoning district unless a Variance is granted by the Board of Zoning Appeals.

3.5.4. By way of example only, the following are typical accessory uses: private garage, carport, canopy, mini barn, storage shed, portable shed, pole building, fence, private greenhouse, porch enclosure, pavilion, cabanas, gazebo, swimming pool, pool house, hot tub room, sauna room, recyclable collection station, green energy apparatus, outdoor merchandise display in a business zone, and signage.

3.5.5. Migrant housing facilities may be permitted as accessory uses in conjunction with an agricultural operation provided the facilities are not occupied more than four (4) months in any one calendar year and that the facilities conform to all applicable County and State requirements.

3.6 CHART OF DESIGNATED USES.

USE IDENTIFICATION

P = USE PERMITTED IN DESIGNATED ZONE

P* = PERMITTED RESIDENCE/BUSINESS DETERMINED BY POINT SYSTEM

P** = REVIEW BY PC BOARD REQUIRED

S = USE PERMITTED ONLY BY SPECIAL EXCEPTION IN DESIGNATED ZONE

X = USE NOT PERMITTED IN THIS CATEGORY FOR THE DESIGNATED ZONE

Z = ONLY IN A MANUFACTURED HOME PARK

PRIMARY USE LISTING	DESIGNATION OF USES											1
	BY DISTRICT											
	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I	
AGRICULTURE USES	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I	
AG BIO ENTERPRISE /ETHANOL PLANT	S	S	X	X	X	X	X	X	X	X	S	S
AGRIBUSINESS	S	S	X	X	X	X	X	X	X	S	S	
COMMERCIAL FISH, WORM, FUR, APIARIES,AND OTHER SPECIALTY FARMS	S	S	X	S	X	X	X	X	X	X	S	
CFO EXISTING EXPANSION	P	P	X	X	X	X	X	X	X	X	X	X
CFO NEW SITE	P	P	X	X	X	X	X	X	X	X	X	X
CROPLAND	P	P	P	P	P	X	X	P	X	X	P	
FARM IMP SALES / SERV	S	S	X	X	X	X	X	X	X	P	X	
FEEDMILL	S	S	X	X	X	X	X	X	X	X	S	
FERTILIZER SALES, SERVICE, DIST. NON LIVESTOCK WASTE	S	S	X	X	X	X	X	X	X	S	S	
FOREST / WOODLAND	P	P	P	P	P	X	X	X	X	X	P	
GRAIN HANDLING, COMMERCIAL	S	S	X	X	X	X	X	X	X	X	S	
GREENHOUSE, COMMERCIAL	S	S	X	X	X	X	X	X	X	X	S	
LIVESTOCK	P	P	X	X	X	X	X	X	X	X	X	X
LIVESTOCK BOARDING	S	S	X	X	X	X	X	X	X	X	X	X
LIVESTOCK PRODUCT SUPPLY / SALES	S	S	X	X	X	X	X	X	X	P	X	
LOCKER PLANT PROCESSING	S	S	X	X	X	X	X	X	X	S	S	
ORCHARDS	P	P	X	P	X	X	X	X	X	X	X	X
PASTURE LAND	P	P	P	P	X	X	X	X	X	X	X	X
PLANT NURSERY	S	S	X	X	X	X	X	X	X	X	S	
PROCESSING OF AGRICULTURE GOODS FROM ANY LOCATION	S	S	X	X	X	X	X	X	X	X	S	
PROCESSING OF AGRICULTURE GOODS PRODUCED ON SITE	S	S	X	X	X	X	X	X	X	X	S	
RIDING STABLE / TRAILS, COMM.	S	S	S	S	X	X	X	X	X	X	X	X
RIDING STABLE, PRIVATE	P	P	X	X	X	X	X	X	X	X	X	X
STOCKYARD / SALE BARN	S	S	X	X	X	X	X	X	X	X	S	
TEST/ RERSEARCH PLOTS	P	P	P	X	X	X	X	X	X	X	P	
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	S	S	S	X	X	S	X	S	S	
BUSINESS USES / RETAIL	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I	
ANTIQUE SHOP	X	X	X	X	X	X	X	X	X	P	X	
APPAREL CLOTHING STORE	X	X	X	X	X	X	X	X	X	P	X	
APPLIANCE SALES / SERV	X	X	X	X	X	X	X	X	X	P	X	
ATV / CYCLE SALES /SERV	X	S	X	X	X	X	X	X	X	P	X	
AUTO SALES / SERV	X	X	X	X	X	X	X	X	X	P	X	
BAIT AND TACKLE	X	X	X	S	X	X	X	S	X	P	X	
BAKERY	X	X	X	X	X	X	X	X	X	P	X	
BICYCLE SALES / SERV.	X	X	X	X	X	X	X	X	X	P	X	
BILLBOARD, COMMERCIAL	S	S	X	X	X	X	X	X	X	S	S	
BOAT SALES / SERV	X	X	X	S	X	X	X	X	X	P	X	
CAFÉ / DINER	X	X	X	S	S	X	X	S	X	P	X	
COMPUTER SALES / SERV	X	X	X	X	X	X	X	X	X	P	X	
CONVENIENCE STORE	X	X	X	X	S	X	X	S	X	P	X	
DISH SALES / SERV	X	X	X	X	X	X	X	X	X	P	X	
DRUG STORE	X	X	X	X	X	X	X	X	X	P	X	
ELECTRONICS SALES / SERV	X	X	X	X	X	X	X	X	X	P	X	
MARKET	X	S	X	S	S	X	X	S	S	S	X	
GENERAL SHOP	X	X	X	X	X	X	X	X	X	P	X	
FURNITURE STORE	X	X	X	X	X	X	X	X	X	P	X	

PRIMARY USE LISTING	DESIGNATION OF USES											2
	BY DISTRICT											
BUSINESS USES / RETAIL CONT	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I	
GAS STATION	X	S	X	X	X	X	X	X	X	P	X	
GIFT / CARD SHOP	X	X	X	X	X	X	X	X	X	P	X	
GROCERY	X	X	X	X	X	X	X	X	X	P	X	
HARDWARE STORE	X	X	X	X	X	X	X	X	X	P	X	
HEAVY MACHINERY SALES	X	S	X	X	X	X	X	X	X	S	S	
HOME FURNISHINGS	X	X	X	X	X	X	X	X	X	P	X	
INDUSTRIAL SUPPLIES	X	X	X	X	X	X	X	X	X	P	P	
JEWELRY STORE	X	X	X	X	X	X	X	X	X	P	X	
JUNK YARD	X	S	X	X	X	X	X	X	X	X	X	
LUMBER / BLDG SUPPLIES / HOME IMPROVEMENT SUPPLIES	X	S	X	X	X	X	X	X	X	P	S	
MARINA SUPPLY, SALES, SERVICE	X	X	X	S	X	X	X	S	X	P	X	
MUSIC STORE	X	X	X	X	X	X	X	X	X	P	X	
NEWS, BOOK, MAGAZINE STORE	X	X	X	X	X	X	X	X	X	P	X	
OFFICE SUPPLY SALES / SERV	X	X	X	X	X	X	X	X	X	P	X	
OUTDOOR SIGN SALES	X	X	X	X	X	X	X	X	X	P	X	
PET STORE	X	X	X	X	X	X	X	X	X	P	X	
PHOTO STUDIO	X	X	X	X	X	X	X	X	X	P	X	
PRINT SHOP	X	X	X	X	X	X	X	X	X	P	X	
RESTURANT	X	X	X	S	S	X	X	S	X	P	X	
ROADSIDE STAND SEASONAL	P	P	X	X	X	X	X	X	X	P	X	
RUMMAGE SALES	P	P	X	X	P	P	P	P	P	P	X	
RV SALES / SERVICE	X	S	X	X	X	X	X	X	X	P	X	
SHOPPING CENTER / MALL	X	X	X	X	X	X	X	X	X	P	X	
SPORTING GOODS	X	X	X	X	X	X	X	X	X	P	X	
THRIFT / SECOND HAND STORE	X	X	X	X	X	X	X	X	X	P	X	
TOBACCO STORE	X	X	X	X	X	X	X	X	X	P	X	
TRUCK STOP	X	S	X	X	X	X	X	X	X	X	S	
VARIETY STORE	X	X	X	X	X	X	X	X	X	P	X	
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	X	S	S	X	X	S	S	S	S	
BUSINESS USES / SERVICE	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I	
ACCOUNTING / TAX PREP	X	X	X	X	X	X	X	X	X	P	X	
AIRPORT	X	S	X	X	X	X	X	X	X	X	X	
ANIMAL DAY CARE	S	S	X	X	X	X	X	X	X	P	X	
AUTOMOBILE REPAIR SHOP	X	X	X	X	X	X	X	X	X	P	P	
BANK / CREDIT UNION	X	X	X	X	X	X	X	X	X	P	X	
BARBER SHOP	X	X	X	X	X	X	X	X	X	P	X	
BED & BREAKFAST/ TOURIST HOME	S	S	X	S	S	X	X	S	X	P	X	
CATERER	X	X	X	X	X	X	X	X	X	P	X	
CEMETARY / CREMATORIUM	X	S	X	X	X	X	X	X	X	X	X	
CHURCH	X	S	X	X	S	S	X	S	X	P	X	
COMMUNICATION TOWERS	S	S	X	S	X	X	X	X	X	S	S	
COMMUNITY CENTER	X	X	X	X	S	S	X	S	S	P	X	
COMPOSTING CENTER	X	S	X	X	X	X	X	X	X	X	S	
CONTRACTOR, OFFICE / YARD	S	P	X	X	X	X	X	X	X	P	X	
DENTIST / DOCTOR / EYE	X	X	X	X	X	X	X	X	X	P	X	
DRESSMAKER	X	X	X	X	X	X	X	X	X	P	X	

LISTING	DESIGNATION OF USES										3
	BY DISTRICT										
	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	
BUSINESS USES / SERVICE CONT.											
DRY CLEAN SHOP	X	X	X	X	X	X	X	X	X	P	X
EXTERMINATOR	X	X	X	X	X	X	X	X	X	P	X
HEALTH / FITNESS SPA / CENTER	X	X	X	X	X	X	X	X	X	P	X
HOSPITAL / CLINIC	X	X	X	X	X	X	X	X	X	S	X
HOTEL / MOTEL	X	X	X	X	X	X	X	X	X	S	X
INSURANCE CO.	X	X	X	X	X	X	X	X	X	P	X
INTERIOR DECORATOR	X	X	X	X	X	X	X	X	X	P	X
JOB SERVICES	X	X	X	X	X	X	X	X	X	P	X
KENNEL / PET BOARDING / TRAINING	S	S	X	X	X	X	X	X	X	X	X
LANDFILL	X	S	X	X	X	X	X	X	X	X	X
LANDSCAPE BUSINESS	S	S	X	X	X	X	X	X	X	S	S
LAUNDRY MAT	X	X	X	X	X	X	X	X	X	P	X
LEGAL SERVICES	X	X	X	X	X	X	X	X	X	P	X
MACHINE SHOP / TOOL & DIE	X	S	X	X	X	X	X	X	X	S	S
MORTUARY / FUNERAL HOME	X	S	X	X	S	X	X	X	X	P	X
NAIL GALLERY	X	X	X	X	X	X	X	X	X	P	X
PET GROOMER	X	X	X	X	X	X	X	X	X	P	X
PRISON	X	X	X	X	X	X	X	X	X	X	X
RADIO / TV STATION	X	X	X	X	X	X	X	X	X	P	X
REAL ESTATE SALES	X	S	X	X	P	X	X	X	X	P	X
RECYCLE CENTER	X	S	X	X	X	X	X	X	X	S	S
REPAIR SHOP	S	S	X	X	S	X	X	S	X	S	S
SALON, BEAUTY PARLOR	X	X	X	X	X	X	X	X	X	P	X
STORAGE FACILITIES / UNITS	X	X	X	X	X	X	X	X	X	P	X
TRAVEL AGENCY	X	X	X	X	X	X	X	X	X	P	X
UPHOLSTERY SHOP	X	X	X	X	X	X	X	X	X	P	X
VEHICLE REPAIR	X	X	X	X	X	X	X	X	X	P	X
VETERINARY CLINIC	S	S	X	X	X	X	X	X	X	P	X
WAREHOUSING	X	S	X	X	X	X	X	X	X	P	S
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	X	S	S	S	X	S	S	S	S
BUSINESS USES / OTHER	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I
HOME OCCUPATION TYPE I	P**	P**	X	X	P**	X	X	P**	X	P**	X
HOME OCCUPATION TYPE II	S	S	X	X	S	X	X	S	X	P	X
HOME PROF BUSINESS / OFFICE	S	S	X	X	S	X	X	S	X	P	X
INDUSTRIAL USES	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I
BOTTLE GAS STORAGE AND DIST	X	S	X	X	X	X	X	X	X	X	S
BREWERY	X	X	X	X	X	X	X	X	X	S	S
CONCRETE/ASPHALT PLANT	X	X	X	X	X	X	X	X	X	X	S
FREIGHT TERMINAL	X	S	X	X	X	X	X	X	X	X	S
GAS STORAGE DIST TERMINAL	X	X	X	X	X	X	X	X	X	X	S
INDUSTRIAL PARK	X	S	X	X	X	X	X	X	X	X	S
INDUSTRY, GENERAL	X	X	X	X	X	X	X	X	X	X	S
INDUSTRY, LIGHT	X	X	X	X	X	X	X	X	X	X	S
LIQUOR STOCK PROCESSING PLANT	X	S	X	X	X	X	X	X	X	X	S
MINERAL EXTRACTION	S	S	S	X	X	X	X	X	X	X	X

PRIMARY USE LISTING	DESIGNATION OF USES										
	BY DISTRICT										
INDUSTRIAL USES CONTINUED	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I
SALVAGE YARD	X	S	X	X	X	X	X	X	X	X	S
SAWMILL	X	S	X	X	X	X	X	X	X	X	S
WAREHOUSING	X	X	X	X	X	X	X	X	X	S	S
WINERY	S	S	X	X	X	X	X	X	X	S	S
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	S	X	X	X	X	X	X	X	S
EDUCATION	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I
BUSINESS SCHOOL	X	S	X	X	S	S	X	X	X	S	X
COLLEGE / UNIVERSITY	X	S	X	X	S	S	X	X	X	S	X
DAYCARE CENTER	S	S	X	X	S	S	X	X	X	S	X
FRAT, SORO, COOP	X	S	X	X	S	P	P	X	X	X	X
NURSERY SCHOOL	X	S	X	X	S	S	X	X	X	S	X
SCHOOL, K-12, PRIVATE SCHOOL	X	S	X	X	S	S	X	X	X	S	X
SECONDARY SCHOOLS	X	S	X	X	S	S	X	X	X	S	X
TECHNICAL INSTITUTE	X	S	X	X	S	S	X	X	X	S	X
TRADE SCHOOL	X	S	X	X	S	S	X	X	X	S	X
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	X	S	S	S	S	X	X	S	X
NATURAL RESOURCES	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I
COMMERCIAL FACILITY FOR RAISING / BREEDING NON-FARM FOWL, ANIMALS	X	S	X	S	X	X	X	X	X	X	X
NATURE PRESERVE	X	S	X	S	X	X	X	X	X	X	X
WILDLIFE PRESERVE	X	S	X	S	X	X	X	X	X	X	X
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	X	S	X	S	X	X	X	X	X	X	X
RECREATION / ENTERTAINMENT	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I
BOWLING ALLEY	X	X	X	X	X	X	X	X	X	P	X
CAMPGROUND	X	S	X	S	X	X	X	S	S	X	X
CYCLE / ATV RIDING TRACK	X	S	X	X	X	X	X	X	X	X	X
DANCE / GYMNASTICS	X	S	X	X	S	X	X	X	X	P	X
GOLF COURSE	X	S	X	S	X	X	X	S	X	X	X
LAKE, POND, EARTHEN STRUCTURE 100 SQ FT OR GREATER	S	S	S	S	S	X	X	X	X	S	S
MUSEUM	X	X	X	S	X	X	X	X	X	S	X
NIGHT CLUB / BAR / TAVERN / SPIRITS	X	X	X	X	X	X	X	X	X	S	X
PRIVATE CLUB	X	S	X	S	X	X	X	S	X	S	X
PUBLIC LODGE	X	S	X	S	X	X	X	S	X	S	X
REC. DEV./CAMP, COMMERCIAL	X	S	S	S	X	X	X	S	S	S	X
REC. DEV./CAMP, PRIVATE	X	S	S	S	X	X	X	S	S	S	X
REC. DEV./CAMP, PUBLIC	X	S	S	S	X	X	X	S	S	S	X
SHOOTING RANGE / IN / OUT	X	S	X	S	X	X	X	X	X	X	X
SPORTS COMPLEX	X	S	X	S	X	X	X	X	X	X	X
THEATRE / INDOOR	X	X	X	X	X	X	X	X	X	P	X
THEATRE / OUTDOOR	X	S	X	S	X	X	X	X	X	S	X
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	S	S	S	S	S	S	S	S	X

PRIMARY USE LISTING	DESIGNATION OF USES										
	BY DISTRICT										
	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I
RESIDENTIAL USES											
APARTMENT RENTALS	X	X	X	X	X	P	P	X	X	P	X
ASSTD LIV. FAC./ NURSING HOME	X	X	X	X	X	S	S	X	S	X	X
CABIN / COTTAGE	S	S	X	P	P	X	X	P	P	X	X
CHILDRENS HOME	X	X	X	X	X	S	S	X	X	X	X
DWELLING, MULTI FAMILY	X	X	X	X	X	X	P	X	P	X	X
DWELLING, SINGLE FAMILY	P*	P	X	S	P	P	P	P	P	P	X
DWELLING, TWO FAMILY	X	X	X	X	X	P	P	X	P	P	X
FARM RESIDENT DWELLING	P	P	X	X	X	X	X	X	X	X	X
FARM WORKER DWELLING	P	P	X	X	X	X	X	X	X	X	X
GROUP HOME / HALFWAY HOUSE	X	X	X	X	X	S	S	X	X	X	X
LODGING HOUSE	X	X	X	S	X	S	S	X	S	X	X
MANUFACTURED HOME PERMANENT	Z	Z	X	X	S	S	X	S	S	X	X
MANUFACTURED HOME ACCESSORY	S	S	X	S	S	X	X	S	X	X	X
MANUFACTURED HOME TEMPORARY	S	S	X	S	S	X	X	S	X	X	X
MANUFACTURED HOME PARK	X	S	X	X	S	S	S	X	S	X	X
MOBILE HOME	X	X	X	X	X	X	X	X	X	X	X
MODEL HOME	S	S	X	S	S	S	S	S	S	S	X
RETIREMENT CENTER	X	X	X	X	X	S	S	X	S	X	X
SUB DIVISION, MINOR	X	S	X	X	S	P	P	S	P	X	X
SUBDIVISION, MAJOR	X	S	X	X	S	S	S	S	S	X	X
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	X	S	S	S	S	S	S	S	X
UTILITY USES	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I
WECS, COMMERCIAL	X	S	X	S	X	X	X	X	X	X	S
WECS, NON COMMERCIAL	P	P	X	P	P	X	X	P	X	P	P
SOLAR UNIT, COMMERCIAL	X	S	X	S	X	X	X	X	X	X	S
SOLAR UNIT, PRIVATE	P	P	X	P	P	P	X	P	P	P	P
PIPELINE SUBSTATION	S	S	X	S	X	X	X	X	X	X	S
PUBLIC WELLS	S	S	X	S	S	X	X	X	X	X	X
SEWAGE TREATMENT, COMMERCIAL	X	S	X	X	X	X	X	X	X	X	S
UTILITY SUB STATION	S	S	X	S	S	X	X	X	X	S	S
UTILITY TRANSMISSION LINES	S	S	S	S	S	X	X	X	X	S	S
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	S	S	S	X	X	S	S	S	S

3.7. FACTOR POINT SYSTEM. Every parcel located in an A1 District selected as a potential site for construction of a residential structure or a non-agriculture related business structure shall be evaluated for use as a residential or non-agriculture related business site using the "Factor Based Point System," to wit:

3.7.1. This point system is based on the Land Evaluation and Site Assessment (LESA) program guidelines and shall be the guideline for issuing permits for residential or business structures in Ag 1 District. The evaluation shall be completed under the guidelines of the Wabash County Plan Commission Point Factor Evaluation Instructions, as may be amended from time to time.

3.7.2. A residential structure or non-agriculture related business structure may be approved in the A1 Zone when the proposed parcel attains a calculated point total of 15 points or greater.

3.8. VARIANCES. Variances from this Ordinance may be granted by the Board of Zoning Appeals following the procedures set forth in Chapter 4 of this Ordinance.

3.9. NONCONFORMING BUILDINGS, STRUCTURES, LOTS AND USES. Upon adoption of this Ordinance, some buildings, structures, lots, and uses may no longer conform to the regulations of the Zoning District in which they are located. The following are applicable to such buildings, structures, lots and uses:

3.9.1. **Illegal Nonconforming.** A building, structure, lot, or use, without an approved Improvement Location Permit or approval from the BZA or Plan Commission, is considered Illegal Nonconforming. An Illegal Nonconforming property shall be subject to actions and penalties allowed by this Ordinance and all other applicable County ordinances and shall be altered to conform to all applicable standards and regulations of this Ordinance. Illegal nonconforming results from the act or omission of the owner, tenant, or property manager, as applicable.

3.9.2. **Legal Nonconforming.** Legal Nonconforming differs from Illegal Nonconforming because nonconformance results from the enactment of the new Zoning Ordinance or a change to the Zoning Ordinance, i.e., the previously conforming building, structure, parcel, lot or use has not changed, but due to the enactment of a new Zoning Ordinance or an Amendment to the Zoning Ordinance, the building, structure, parcel, lot, or use no longer conforms to the Ordinance. When this situation occurs, the building, structure, parcel, lot, or use is deemed Legal Nonconforming or another term commonly used is "grandfathered."

3.9.3. **Nonconforming Buildings, Structures, and Uses of Land.** Any continuously occupied, lawfully established structure, building, or use of land prior to the effective date of this Ordinance, or its subsequent amendments, that no longer complies with this Ordinance shall be deemed a Legal Nonconforming Building, Structure, or Use of Land. A Legal Nonconforming structure or use of land no longer meets one or more of the following development standards of this Ordinance (1) Front, Side or Rear Yard Setbacks, (2) Maximum Lot Coverage, (3) Minimum Ground Floor Living Area, (4) Structure Height, (5) Buffer Yard, (6) Parking, (7) Use, (8) Accessory Structures, or (9) any other provision of this Ordinance that is applicable to the structure.

3.9.4. A Legal Nonconforming structure, or use of land may continue only if it remains the same or fits within the following:

3.9.4.1. A Legal Nonconforming building, structure, or use of land may be enlarged, altered, provided it does not increase the breach of the development standards for which the nonconformity exists, and does not create an additional nonconformity,

3.9.4.2. A Legally Established Nonconforming Single Family or Two Family Dwelling may be enlarged or extended one (1) time along a legally established nonconforming side yard provided that the lineal footage of such enlargement or extension does not exceed Fifty percent (50%) of the lineal footage of the original dimension of the Single Family or Two Family Dwelling along that side yard setback, provided such enlargement or extension does not interfere with a Vision of Clearance area or encroach into any Right-of-Way, easement, or property line,

3.9.4.3. Any legal nonconforming building or structure which is damaged or destroyed by more than fifty one percent (51%) (Considered as Substantial Damage) of its fair market value shall thereafter conform to the regulations of the district in which it is located. The above stated fifty one percent (51%) of the fair market value does not include any damage or destruction that is self-imposed,

3.9.4.4. Primary residential structures and churches are exempt from the fifty one percent (51%) rule. However, if a residential structure or church is rebuilt, such must comply with this Ordinance.

3.9.4.5. A Legally Established Nonconforming Use shall be permitted to increase the breach of the nonconforming development standards when such increase is required to comply with applicable Federal, State or Local regulations (i.e., minor enlargements to accommodate ADA Accessibility Guidelines or current Building Codes),

3.9.4.6. If a building or structure is moved for any reason, for any distance, it shall thereafter conform to this Ordinance.

3.10. NONCONFORMING LOTS OF RECORD.

3.10.1. All legally established and recorded parcels or lots, prior to the effective date of this Ordinance, or its subsequent amendments, that no longer meet one (1) of the parcel or lot standards listed below shall be deemed a Legal Nonconforming Lot of Record (1) Parcel or Lot Area, (2) Parcel or Lot Width, (3) Parcel or Lot Depth, (4) Parcel or Lot Frontage, or (5) any other provision of this Ordinance that is applicable to Parcels or Lots.

3.10.2. Legal Nonconforming Parcels or Lots of Record may be built upon only by complying with this Ordinance.

3.10.3. Parcels of record, or parcels individually held, prior to the passage of Wabash County Onsite Sewer System Ordinance #2012-85-18, effective 12/17/2012, which are used for single family dwellings and have an individual septic system which has been approved by the Wabash County Health Department, may be smaller than the one and one half (1 ½) acre parcel size prescribed in this Ordinance and will not be classified as Nonconforming parcels for being less than one and one half (1 ½) acres, provided (1) said parcel was not previously nonconforming due to parcel size, and (2) the Wabash County Health Department issues or has issued a septic permit or a septic approval for a residential single family dwelling.

3.11. NONCONFORMING, MISCELLANEOUS

3.11.1. A nonconforming structure may be enlarged, increased, expanded, extended, reconstructed, moved or structurally altered provided the changes create a structure, use, or combination thereof that conforms to the standards of the zoning district and this Ordinance.

3.11.2 No new structure shall be constructed in connection with an existing legal nonconforming use of land, until such time that the existing structure conforms to this Ordinance.

3.11.3. Any legal nonconforming use of a structure may be extended throughout any part of a building which was clearly arranged or designed for such use by the effective date of this Ordinance or its subsequent amendments, in accordance with this Ordinance.

3.11.4. If no structural alterations are made, a legal nonconforming use of a structure, or structure and land in combination, may be changed to another legal nonconforming use, provided that the zoning administrator shall make specific findings that the proposed use is equally appropriate or more appropriate to the district than the existing legal nonconforming use. With the exception that, if the new use requires more parking or loading area than the previous use, such new use will comply with the parking requirements set by this Ordinance unless a Variance from developmental standards is granted by the Board of Zoning Appeals.

3.11.5. If a legal nonconforming use is discontinued or abandoned for two (2) years, except when government action impedes access to the premises, any subsequent use of such land, structure or combination thereof shall conform to the provisions of this Ordinance.

3.11.6. When a legal nonconforming use is superseded by a permitted use, it shall thereafter conform to regulations of the district, and may not thereafter be resumed.

3.11.7. Where a legal nonconforming use applies to a structure and land in combination, removal or destruction of the structure shall eliminate both the nonconforming use of the structure and the land. Destruction shall be considered as damage of seventy five percent (75%) or more of its fair market value at the time of destruction.

3.11.8. When a mobile home/manufactured home is legally nonconforming due to the size and/or type of structure, it may only be replaced by a structure that conforms to the zoning of the district. When the structure is another manufactured home, the home shall meet the standards established in Chapter 5 7 of this Ordinance.

3.12. NON-CONFORMING AGRICULTURAL USE. As used in this section, "Agricultural Nonconforming Use" means the agricultural use of land that is not permitted under the most recent Comprehensive Plan or Zoning Ordinance, including any amendments, for the area where the land is located. An agricultural use of land that constitutes an agricultural nonconforming use may be changed to another agricultural use of land without losing nonconforming use status.

3.13. TRAVEL TRAILER RESIDENCY. No person shall reside in a travel trailer or motor home for more than seven (7) days during any ninety (90) day period. However, this provision shall not apply to a person residing in a travel trailer or motor home in a campground licensed by the State of Indiana, or an approved county campground, or when permitted under Chapter 7, Section 7.6.

3.14. REPAIRS AND MAINTENANCE. The following apply to legal nonconforming structures or buildings, and legal nonconforming uses of structures, or structures and land in combination:

3.14.1. Work may be done for ordinary repairs or replacement of walls, heating, fixtures, wiring, or plumbing; under the condition that the cubic content existing when the structure became nonconforming shall not be increased.

3.14.2 If a structure or portion of a structure were to become unsafe or condemned due to lack of repairs or maintenance, and is declared by an authorized official to be unsafe or condemned due to physical condition, Chapter 20 of this Ordinance shall apply.

3.14.3. If a building or structure becomes unsafe or unlawful due to physical condition and is razed, the new building or structure shall be built in accordance with this Ordinance.

3.14.4. Nothing herein shall be deemed as preventing the strengthening, repairing, or restoring, to a safe condition, any building or structure or part thereof declared to be unsafe by any official charged with protecting public safety, when said official issues such order.

3.15. DEADLINES TO COMMENCE AND COMPLETE CONSTRUCTION. Construction must be completed within twelve (12) months after issuance of an Improvement Location Permit, absent an exemption granted by the Board of Zoning Appeals.

Chapter 4
Permits, Special Exceptions and Variances

- 4.1. Improvement Location Permits
- 4.2. Application for an Improvement Location Permit
- 4.3. Additional Application Requirements for an Improvement Location Permit in an Agricultural Zone
- 4.4. Additional Application Requirements for an Improvement Location Permit for Industrial Uses
- 4.5. Application for Subdivisions
- 4.6. Application for Planned Developments
- 4.7. Application for CFO/CAFO
- 4.8. Application for Wind Energy Conversion System
- 4.9. Application for Rezoning or to Vacate
- 4.10. General Provisions Related to Improvement Location Permits
- 4.11. Special Exceptions
- 4.12. Variance from Development Standards
- 4.13. Variance of Use
- 4.14. Application for Special Exceptions
- 4.15. Certificates of Occupancy
- 4.16. Fees

Chapter 4
Permits, Special Exceptions and Variances

4.1. IMPROVEMENT LOCATION PERMITS. No structure, improvement, or use of land, may be altered, changed, placed, erected or located on in Wabash County without first obtaining an Improvement Location Permit from the Director. No such Permit shall be issued until the Director is satisfied that the proposed structure, improvement, or use of land complies with the provisions of this Ordinance and Indiana law, unless a written order is received from the Board of Zoning Appeals, Plan Commission, or a court of competent jurisdiction.

4.2. APPLICATION FOR AN IMPROVEMENT LOCATION PERMIT. Applications for Improvement Location Permits shall include:

- 4.2.1. Name, address, and phone number of the Applicant,
- 4.2.2. Verification of Property Owner by Assessor data, Deed, or Survey,
- 4.2.3. Verification that all property taxes are paid current,
- 4.2.4. Septic permit, including dimensional and location information,
- 4.2.5. Site plan drawing including boundaries, setbacks, roads, existing structures, proposed structures, driveway location, well location, and parcel size,
- 4.2.6. Structure drawing and specifications,
- 4.2.7. Name, address, phone number of contractor,
- 4.2.8. Address of site which improvements are to be made,
- 4.2.9. E-911 address established when necessary,
- 4.2.10. Parcel ID number,
- 4.2.11. Township Name,
- 4.2.12. Section, Township, Range,
- 4.2.13. Parcel Zoning verification,
- 4.2.14. Flood Plain and Wetland verification,
- 4.2.15. Flowage Easement verification,
- 4.2.16. Verification of drainage plan,
- 4.2.17. Any easements identified,
- 4.2.18. CFO siting verification.

4.3. ADDITIONAL APPLICATION REQUIREMENTS FOR AN IMPROVEMENT LOCATION PERMIT IN AN AGRICULTURAL ZONE. To promote awareness, wakefulness, cognizance, comprehension, safety, morals, convenience, general welfare, and plan for future development for anyone who is purchasing land to potentially construct a residential dwelling or business in an Agriculture 1 or Agriculture 2 District, or is purchasing an existing residential structure or business located in an Agriculture 1 or Agriculture 2 District, the purchaser shall, as part of the permit application process, read the following document., and initial the document verifying that the document was provided to them and that they have read it:

Notice of Agricultural Activity

To: All Applicants applying for the transfer of land in an area of Wabash County, Indiana, that is zoned Agriculture 1 or Agriculture 2.

This notice is given to you because of your application for the transfer of land in an area of Wabash County that is zoned Agriculture 1 or Agriculture 2.

The purpose of this notice is to assure that you are aware that all agricultural operations are allowed in the area, and expansion of such operations is possible.

Agricultural activity may include, but is not limited to, grazing of livestock, confined feeding of livestock, application of animal manure to land, application of fertilizer, pesticides and herbicides to fields and crops, harvesting of crops, creation of dust during field operations and noise from livestock and machinery operations at all hours.

Under the guidelines of this Zoning Ordinance, single family dwellings or businesses may be permitted uses in an Agricultural District. While such is discouraged in order to preserve farm land, it is not completely restricted. However, people who choose to buy or develop a residence or business in these areas must understand that agricultural operations will be occurring nearby.

Indiana has a "RIGHT TO FARM" law that protects farm operations from unwarranted nuisance suits by neighbors who choose to buy or develop a residence or business in an Agricultural District. Farm operations do not constitute a nuisance so long as they are not negligently maintained, do not endanger human health and do not cause bodily injury to third parties.

By signing this notice form you verify that you have received it, read it and understand it. You are not giving up the right to seek redress for negligence by individuals associated with a farm operation or by residents of the area.

MY SIGNATURE (INITIALS) CERTIFIES THAT I HAVE RECEIVED THIS NOTICE, I HAVE READ IT AND I UNDERSTAND IT.

4.4. ADDITIONAL APPLICATION REQUIREMENTS FOR AN IMPROVEMENT LOCATION FOR INDUSTRIAL USES. If an application for an ILP relates to a light or general industrial use, it must be accompanied by a Certificate of Compliance, subscribed by a Registered Professional Engineer of the State of Indiana, stating that the use will meet the performance standards established in Chapter 6, Section 6.3 of this Ordinance.

4.5. APPLICATION FOR SUBDIVISIONS. The process to obtain an ILP for the creation or expansion of a Subdivision is contained in Chapter 17 of this Ordinance.

4.6. APPLICATION FOR PLANNED DEVELOPMENTS. The process to obtain an ILP for a Planned Development is contained in Chapter 16 of this Ordinance.

4.7. APPLICATION FOR CFO/CAFO. The process to obtain an ILP for the creation or expansion of a CFO/CAFO is contained in Chapter 11 of this Ordinance.

4.8. APPLICATION FOR WIND ENERGY CONVERSION SYSTEM. The process to obtain an ILP for the creation or expansion of a WECS is contained in Chapter 12 of this Ordinance.

4.9. APPLICATION TO REZONE OR TO VACATE. The process for rezoning land and vacating a plat is governed by Indiana Code.

4.10. GENERAL PROVISIONS RELATED TO IMPROVEMENT LOCATION PERMITS. Construction must be completed within twelve (12) months from the issue date of the ILP. The Director may issue extensions upon a showing that the failure to commence or complete construction as required was beyond the control of the applicant.

4.11. SPECIAL EXCEPTIONS. The Board of Zoning Appeals, upon appeal, shall have the power to authorize Special Exceptions if the following requirements are met:

4.11.1. The Exception is listed as such in Section 3.6 of this Ordinance,

4.11.2. The Exception will not be detrimental to or endanger the public health, safety, or welfare,

4.11.3. The Exception will not substantially diminish or impair property values within the neighborhood, and

4.11.4. The Exception will not impede the normal and orderly development and improvement of the neighborhood.

4.12. VARIANCE FROM DEVELOPMENTAL STANDARDS. The Board of Zoning Appeals, upon appeal, shall have the power to authorize a Variance from Developmental Standards, and to attach any conditions to the Variances it deems necessary to assure compliance with the purposes of this Ordinance if it is shown:

4.12.1. The Variance will not be injurious to the public health, safety, morals, and general welfare of the community,

4.12.2. The use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner,

4.12.3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property, and

4.12.4. The Variance will not interfere substantially with the County's Comprehensive Plan.

4.13. VARIANCE OF USE. The Board of Zoning Appeals, upon appeal, shall have the power to authorize a Variance of Use, and to attach any conditions to the Variances it deems necessary to assure compliance with the purposes of this Ordinance if it is shown:

4.13.1. The Variance will not be injurious to the public health, safety, morals, and general welfare of the community.

4.13.2. The use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner.

4.13.3. The need for the Variance arises from some condition peculiar to the property involved.

4.13.4. The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property for which the Variance is sought.

4.13.5. The Variance will not interfere substantially with the County's Comprehensive Plan.

A Variance of Use does not follow the land, but expires when the applicant ceases to occupy the land or ceases to do business for which the Variance was approved.

4.14. APPLICATIONS FOR SPECIAL EXCEPTIONS AND VARIANCES. Application for a Special Exception of a Variance shall include but not limited to:

- 4.14.1. Name, address, and phone number of Applicant,
- 4.14.2. Verification of property Owner by Assessor data, deed, or survey,
- 4.14.3. Verification that all property taxes are current for deeded owner,
- 4.14.4. Septic approval, when required, including dimensional and location information,
- 4.14.5. Site Plan Drawing including boundaries, setbacks, roads, existing structures, proposed structures, driveway location, well location, and parcel size.
- 4.14.6. Structure drawings and specifications,
- 4.14.7. Name, address, phone no. of contractor,
- 4.14.8. Legal description and address of site on which improvements are to be constructed, including E-911 address, if any,
- 4.14.9. Zoning Verification,
- 4.14.10. Flood Plain verification,
- 4.14.11. Flowage Easement verification,
- 4.14.12. Verification of location of certified drains,
- 4.14.13. Easements affecting the site, and
- 4.14.14. Identification of all deeded owners within Two Hundred Fifty (250) feet of said parcel for which application is being requested.

The application shall also include the following when requested by the Director:

- 4.14.15. Written approval for construction from any developer or homeowners' association having jurisdiction over the site and structure per covenants and restrictions,
- 4.14.16. Written approval for construction from any agency, commission, board, or other department of the State of Indiana having jurisdiction over the proposed structure prior to issuance of the ILP, and
- 4.14.17. Written approval for the proposed water and sewage facilities from the Wabash County Health Department, and when applicable, and written approval of the driveway from the Wabash County Highway Department.

4.15. CERTIFICATE OF OCCUPANCY. The Plan Commission does not employ the services of a Certified Inspector and therefore cannot attest to the quality of work or verify Building Codes have been met. The issuance of a Certificate of Occupancy, when requested by the Applicant, shall include the following disclaimer: "In the issuance of this Certificate of Occupancy no representation is made

concerning the fitness, habitability or condition of any building or structure located on the premises. Note that Wabash County does not employ the services of a building inspector. Any such inspection that is desired shall be at your own request and expense.”

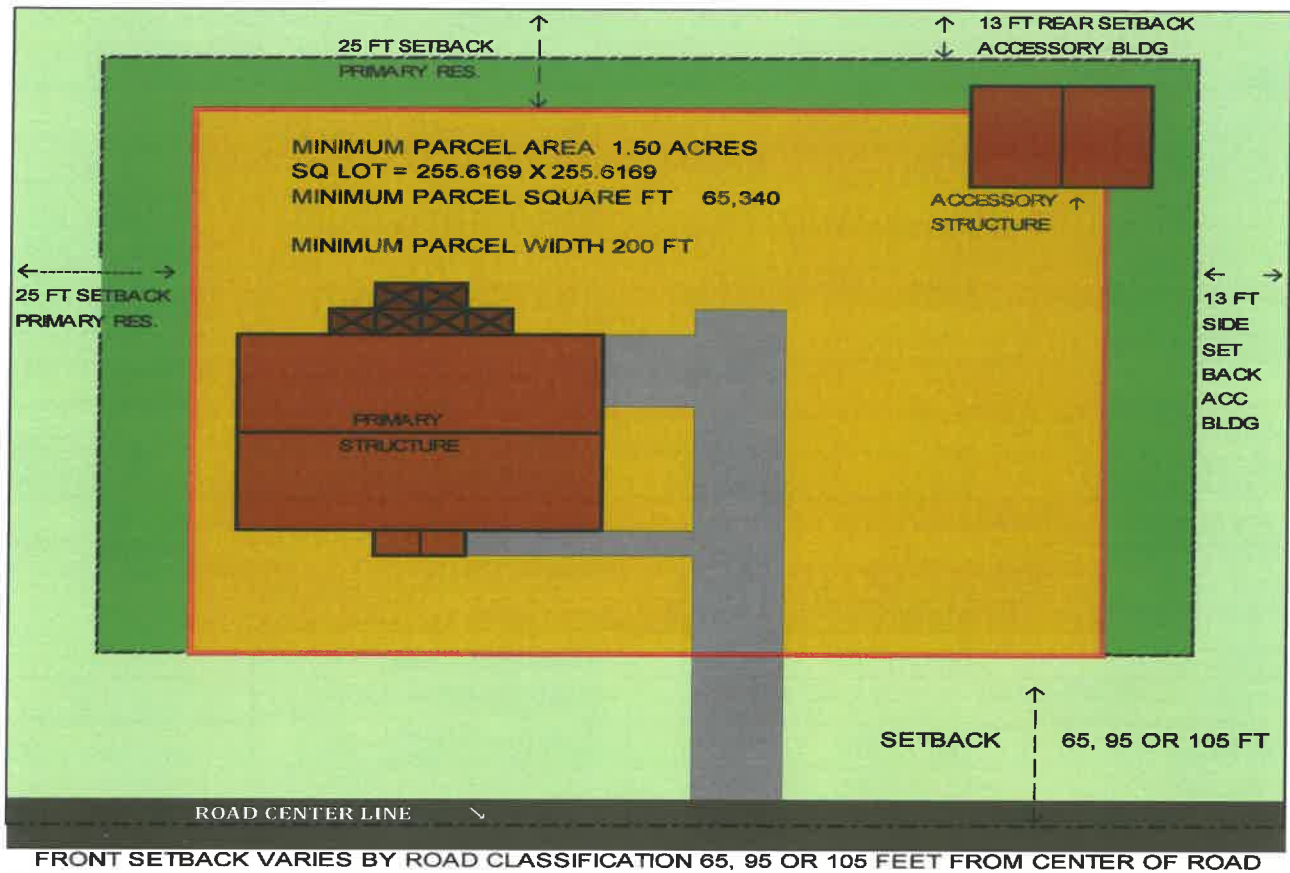
4.16. FEES. The Wabash County Plan Commission shall establish a schedule of fees, charges, and expenses that are required and said schedule shall be posted in the Planning Department. Until all applicable fees, charges and expenses have been paid in full, no action shall be taken on any application or appeal.

Chapter 5 **Development Standards**

The development standards set forth in this Chapter are applicable to all Improvements within the jurisdiction of the Plan Commission and the Board of Zoning Appeals.

- 5.1. Agriculture 1 District w/ Private Septic and Well; designated “A1”
- 5.2. Agriculture 2 District w/ Private Septic and Well; designated “A2”
- 5.3. Agriculture 2 District w/ Public Sewer; designated “A2”
- 5.4. Floodplain District w/ Private Septic and Well; designated “FP”
- 5.5. Forest Recreation Conservation District w/ Private Septic and Well designated “FRC”
- 5.6. Residential 1 District Single Family w/ Private Septic and Well; designated “R1”
- 5.7. Residential 1 District Single Family w/ Public Sewer; designated “R1”
- 5.8. Residential 2 District One and Two Family w/ Public Sewer; designated “R2”
- 5.9. Residential 3 District One or Multi –Family w/ Public Sewer; designated “R3”
- 5.10. Residential Lake 1 District, Lake Front Property, Single Family w/ Private Septic; designated “RL1”
- 5.10A. Residential Lake 1 District, Non-Lake Front Property, Single Family w/ Private Septic, designated “RL1”
- 5.11. Residential Lake 2 District, Lake Front Property, Single or Multi Family w/Public Sewer (7,200 Min Sq. Ft Lot); designated “RL2”
- 5.11A. Residential Lake 2 District, Non-Lake Front Property, Single or Multi Family w/Public Sewer (7,200 Min Sq. Ft Lot); designated “RL2”
- 5.12. General Business District / w Private Septic; designated “GB”
- 5.13. General Business District /w Public Sewer; designated “GB”
- 5.14. Industrial District w/ Public Sewer; designated “ID”

5.1 Agriculture 1 District (A1); Single Family Residence; Private Septic



Development Standards

Minimum Lot Area
Per Residential Unit
*1 ½ Acres

Minimum Lot Width
*200 Feet

Maximum Total Lot Coverage
*Structures 25% or 16,335 Sq. Ft
*Impervious 35% or 22,869 Sq. Ft

Water Utility
*Private Well

Sanitary Utility
*Private Septic

Maximum Residential
Structures
*One (1)

Minimum Front Yard Setback
*105 Feet State Road
*95 Feet Primary Co. Road
*65 Feet Secondary Co. Road

Minimum Side & Rear Yard
Setback Residential Structure
*25 Feet Side and Rear

Minimum Side & Rear Yard
Setback Accessory Structure
*13 Feet Side and Rear

Minimum Aggregate Distance
Residential Structures
*50 Feet

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION 5.1				AGRICULTURE 1 DISTRICT A1			SPEC 65,34 ^c	
MINIMUM LOT SIZE				W SEWER	N/A	MINIMUM ROOF PITCH	RES STRU	5/12
				W/O SEWER	1.5 A		ACC STRU	5/12
MINIMUM LOT WIDTH				200 FT		CORNER LOT VISION ENFORCED		YES
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		50 FT		NOT TO BE INCLUDED IN PARCEL ACREAGE		MINIMUM GRND FLR LIVING AREA (PER UNIT)		SINGLE FAM 840 SQ FT 2 FAMILY N/A MULTI FAM N/A
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		10 FT		MINIMUM TOTAL LIVING AREA (PER UNIT)		SINGLE FAM 840 SQ FT 2 FAMILY N/A MULTI FAM N/A		
MIN SIDE YD SETBACK		RES STRU	25 FT	ACC STRU		13 FT		MAXIMUM LOT COVERAGE STRUCTURES
MIN REAR YD SETBACK		RES STRU	25 FT	ACC STRU		13 FT		25%
FRONT YARD SET BACK	ST RD	RES STRU	105 FT	MAXIMUM LOT COVERAGE IMPERVIOUS		35%		
	ST RD	ACC STRU	105 FT	MAXIMUM LOT COVERAGE AG STRUCTURES		N/A		
	PRI CO RD	RES STRU	95 FT	MIN REAR YARD SETBACK WITH ALLEY		RES	N/A	
	PRI CO RD	ACC STRU	95 FT	ACC		N/A		
	SEC CO RD	RES STRU	65 FT	MIN SIDE YARD SETBACK WITH ALLEY		RES	N/A	
	SEC CO RD	ACC STRU	65 FT	ACC		N/A		
MAXIMUM STRUCTURE HEIGHT		RES STRU	36FT	ACC STRU		36FT		
		AG STRU		N/A		SEPTIC		PRIVATE
MIN AGGREGATE DISTANCE SIDE & REAR YARD		RES STRU	50 FT	ACC STRU		26 FT		SIGNS
		RES TO ACC		38 FT		LANDSCAPE REQUIREMENTS		YES
WELL		PRIVATE		TEMPORARY USE PERMITTED		YES		FENCING PERMITTED
SIGNS		BY PERMIT		LANDSCAPE REQUIREMENTS		YES		FENCING PERMITTED
TEMPORARY USE PERMITTED		YES		FENCING PERMITTED		YES		

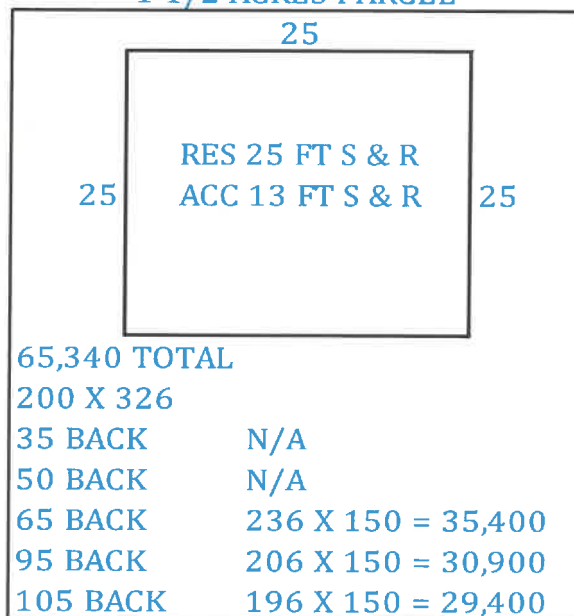
SECTION 5.1 AGRICULTURE 1 DISTRICT (A1)
SINGLE FAMILY RESIDENCE PRIVATE SEPTIC

LOT DIM. 326.7 X 200 65,340 255.6169

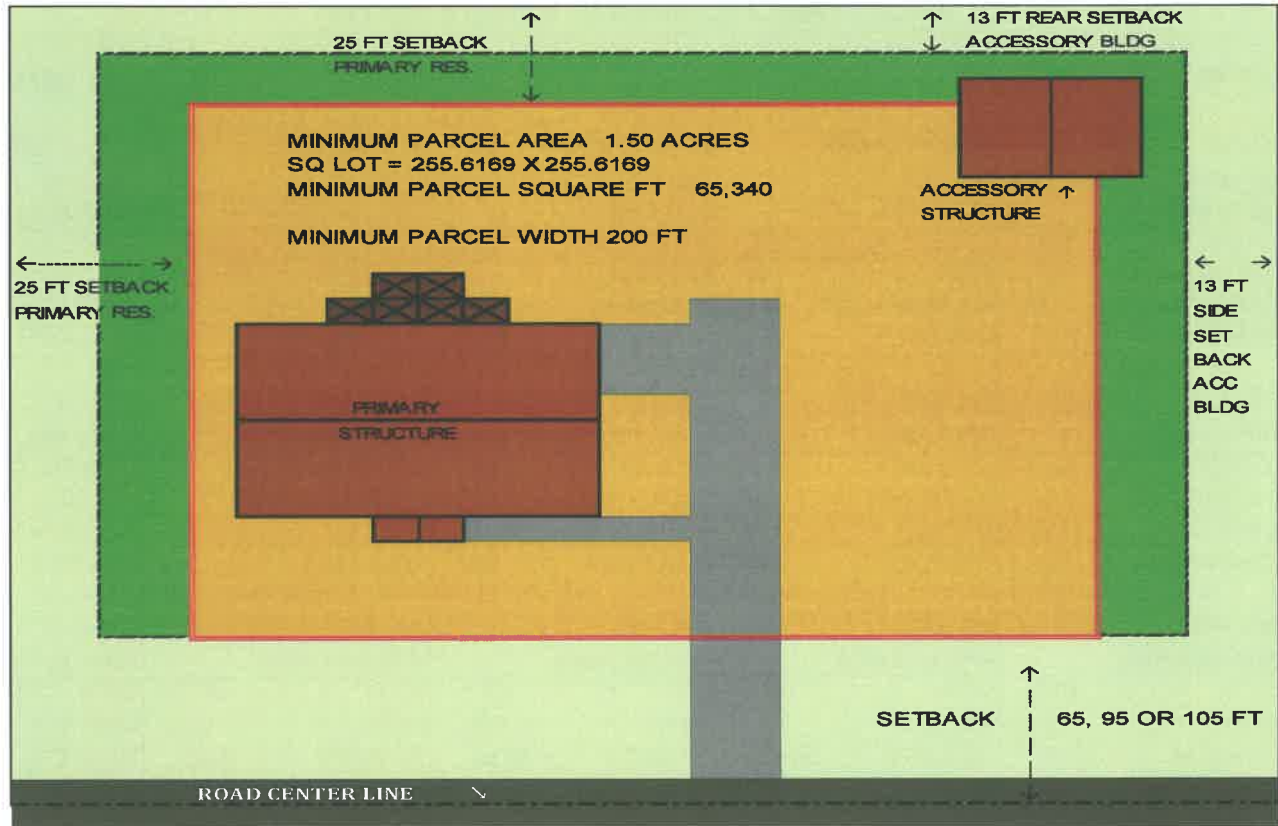
105 FOOT SETBACK	95 FOOT SET BACK	65 FOOT SETBACK	50 FOOT SETBACK	35 FOOT SETBACK
RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.
DEPTH AREA	DEPTH AREA	DEPTH AREA	DEPTH AREA	DEPTH AREA
LOT DEPTH = 326.7	LOT DEPTH = 326.7	LOT DEPTH = 326.7	LOT DEPTH = 326.7	LOT DEPTH = 326.7
F SETBACK = 105	F SETBACK = 95	F SETBACK = 65	F SETBACK = 50	F SETBACK = 35
R SETBACK = 25	R SETBACK = 25	R SETBACK = 25	R SETBACK = 25	R SETBACK = 25
REMAINDER = 196.7	REMAINDER = 206.7	REMAINDER = 236.7	REMAINDER = 251.7	REMAINDER = 266.7
RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.
WIDTH AREA	WIDTH AREA	WIDTH AREA	WIDTH AREA	WIDTH AREA
LOT WIDTH = 200	LOT WIDTH = 200	LOT WIDTH = 200	LOT WIDTH = 200	LOT WIDTH = 200
S SETBACK = 25	S SETBACK = 25	S SETBACK = 25	S SETBACK = 25	S SETBACK = 25
S SETBACK = 25	S SETBACK = 25	S SETBACK = 25	S SETBACK = 25	S SETBACK = 25
REMAINDER = 150	REMAINDER = 150	REMAINDER = 150	REMAINDER = 150	REMAINDER = 150
RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.
AVAILABLE AREA	AVAILABLE AREA	AVAILABLE AREA	AVAILABLE AREA	AVAILABLE AREA
DEPTH = 196.7	DEPTH = 206.7	DEPTH = 236.7	DEPTH = 251.7	DEPTH = 266.7
WIDTH = 150	WIDTH = 150	WIDTH = 150	WIDTH = 150	WIDTH = 150
TOT SQ FT = 65,340	TOT SQ FT = 65,340	TOT SQ FT = 65,340	TOT SQ FT = 65,340	TOT SQ FT = 65,340
AVAIL SQ FT = 29,505	AVAIL SQ FT = 31,005	AVAIL SQ FT = 35,505	AVAIL SQ FT = 37,755	AVAIL SQ FT = 40,005
MAX COVERAGE OF AVAILABLE SQ FTT				
25% COVER 7,376	25% COVER 7,751	25% COVER 8,876	25% COVER 9,439	25% COVER 10,001
30% COVER 8,852	30% COVER 9,302	30% COVER 10,652	30% COVER 11,327	30% COVER 12,002
40% COVER 11,802	40% COVER 12,402	40% COVER 14,202	40% COVER 15,102	40% COVER 16,002
50% COVER 14,753	50% COVER 15,503	50% COVER 17,753	50% COVER 18,878	50% COVER 20,003
60% COVER 17,703	60% COVER 18,603	60% COVER 21,303	60% COVER 22,653	60% COVER 24,003
75% COVER 22,129	75% COVER 23,254	75% COVER 26,629	75% COVER 28,316	75% COVER 30,004

ABOVE DATA IN ORANGE INDICATES UNLIKELY SCENREIOS, BUT STILL LISTED.

1 1/2 ACRES PARCEL



5.2 Agriculture 2 District (A2); Single Family Residence; Private Septic



FRONT SETBACK VARIES BY ROAD CLASSIFICATION 65, 95 OR 105 FEET FROM CENTER OF ROAD

Development Standards

Minimum Lot Area
 Per Residential Unit
 *1 ½ Acres

Minimum Lot Width
 *200 Feet

Maximum Total Lot Coverage
 *Structure 25% or 16,335 Sq. Ft
 *Impervious 35% or 22,869 Sq. Ft

Water Utility
 *Private Well

Sanitary Utility
 *Private Septic

Maximum Residential
 Structures
 *One (1)

Minimum Front Yard Setback
 *105 Feet State Road
 *95 Feet Primary Co. Road
 *65 Feet Secondary Co. Road

Minimum Side & Rear Yard
 Setback Residential Structure
 *25 Feet Side and Rear

Minimum Side & Rear Yard
 Setback Accessory Structure
 *13 Feet Side and Rear

Minimum Aggregate Distance
 Residential Structures
 *50 Feet

Minimum Aggregate Distance
 Accessory Structures
 *26 Feet

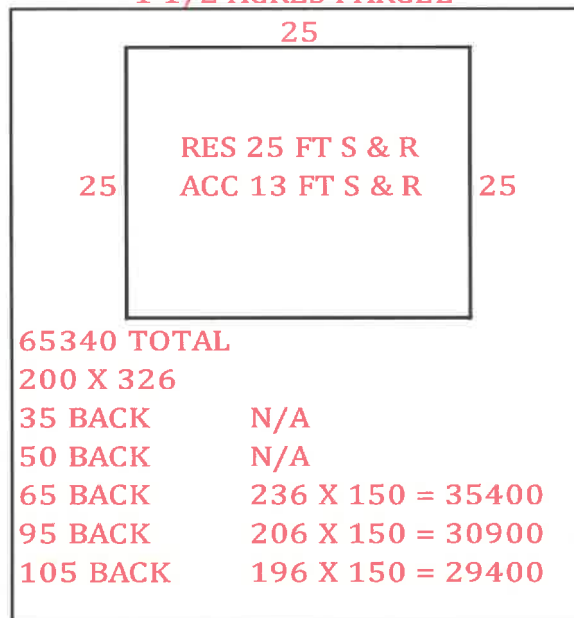
SECTION 5.2				AGRICULTURE 2 DISTRICT (A2) SINGLE FAMILY RESIDENCE / PRIVATE SEPTIC		SPEC 65,340	
MINIMUM LOT SIZE		W SEWER	N/A	MINIMUM ROOF PITCH		RES STRU	5/12
		W/O SEWER	1.5 A			ACC STRU	5/12
MINIMUM LOT WIDTH			200 FT		CORNER LOT VISION ENFORCED		YES
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		50 FT		MINIMUM GRND FLR LIVING AREA (PER UNIT)		SINGLE FAM	840 SQ FT
		NOT TO BE INCLUDED IN PARCEL ACREAGE				2 FAMILY	N/A
						MULTI FAM	N/A
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		10 FT		MINIMUM TOTAL LIVING AREA (PER UNIT)		SINGLE FAM	840 SQ FT
						2 FAMILY	N/A
						MULTI FAM	N/A
MIN SIDE YD SETBACK		RES STRU	25 FT	MAXIMUM LOT COVERAGE STRUCTURES		25%	
		ACC STRU	13 FT				
MIN REAR YD SETBACK		RES STRU	25 FT	MAXIMUM LOT COVERAGE IMPERVIOUS		35%	
		ACC STRU	13 FT				
FRONT YARD SET BACK	ST RD	RES STRU	105 FT	MAXIMUM LOT COVERAGE AG STRUCTURES		N/A	
	ST RD	ACC STRU	105 FT				
	PRI CO RD	RES STRU	95 FT				
	PRI CO RD	ACC STRU	95 FT				
	SEC CO RD	RES STRU	65 FT				
	SEC CO RD	ACC STRU	65 FT				
MAXIMUM STRUCTURE HEIGHT		RES STRU	36FT	MIN REAR YARD SETBACK TO ALLEY		RES	N/A
		ACC STRU	36 FT			ACC	N/A
		AG STRU	N/A				
MIN AGGREGATE DISTANCE SIDE & REAR YARD		RES STRU	50 FT	MIN SIDE YARD SETBACK TO ALLEY		RES	N/A
		ACC STRU	26 FT			ACC	N/A
		RES TO ACC	38 FT				
WELL			PRIVATE		SEPTIC		
					PRIVATE		
SIGNS			BY PERMIT		LANDSCAPE REQUIREMENTS		
					YES		
TEMPORARY USE PERMITTED			YES		FENCING PERMITTED		
					YES		

SECTION 5.2 AGRICULTURE 2 DISTRICT (A2)
SINGLE FAMILY RESIDENCE PRIVATE SEPTIC

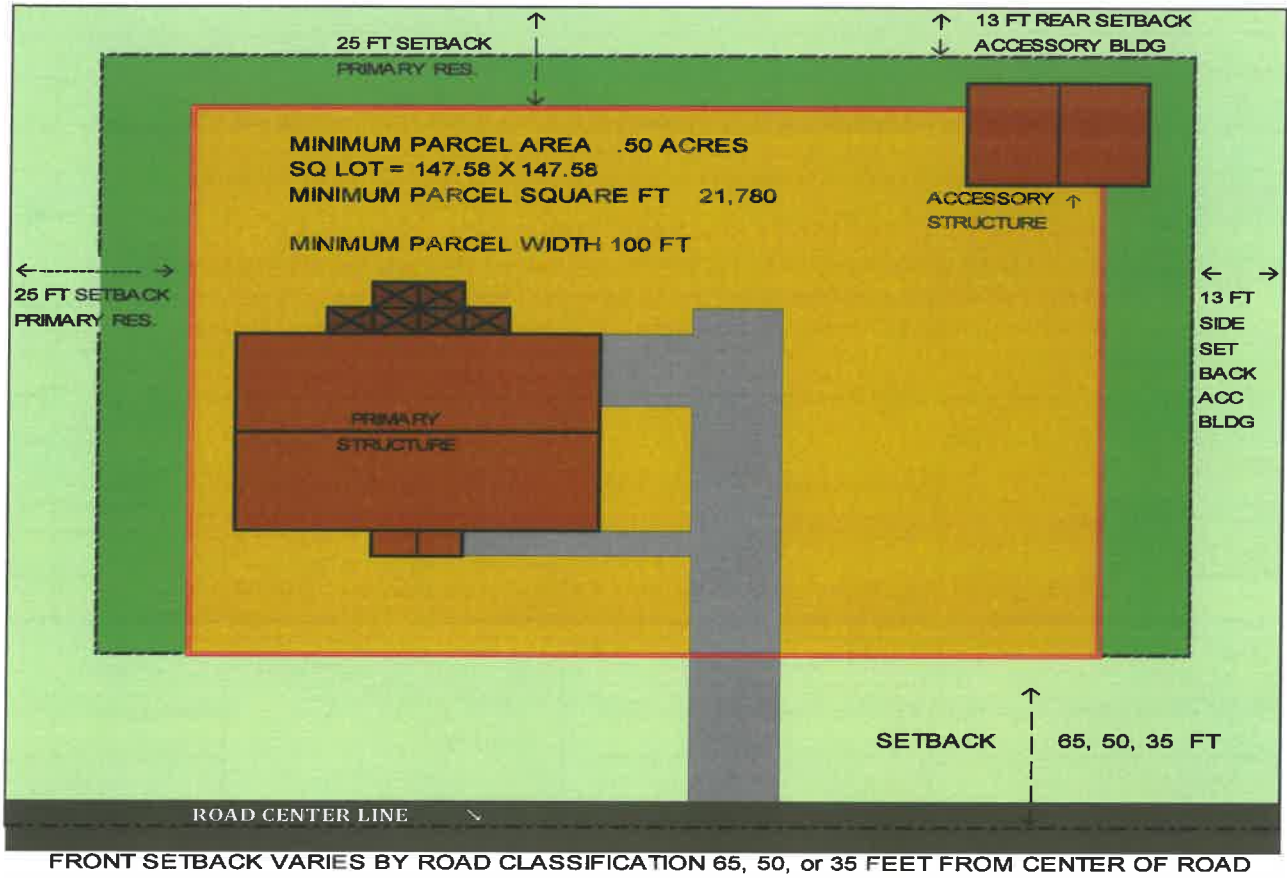
LOT DIM.	326.7 X 200	65,340		255.6169
105 FOOT SETBACK	95 FOOT SET BACK	65 FOOT SETBACK	50 FOOT SETBACK	35 FOOT SETBACK
RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA
LOT DEPTH = 326.7	LOT DEPTH = 326.7	LOT DEPTH = 326.7	LOT DEPTH = 326.7	LOT DEPTH = 326.7
F SETBACK = 105	F SETBACK = 95	F SETBACK = 65	F SETBACK = 50	F SETBACK = 35
R SETBACK = 25	R SETBACK = 25	R SETBACK = 25	R SETBACK = 25	R SETBACK = 25
REMAINDER = 196.7	REMAINDER = 206.7	REMAINDER = 236.7	REMAINDER = 251.7	REMAINDER = 266.7
RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA
LOT WIDTH = 200.0	LOT WIDTH = 200.0	LOT WIDTH = 200.0	LOT WIDTH = 200.0	LOT WIDTH = 200.0
S SETBACK = 25	S SETBACK = 25	S SETBACK = 25	S SETBACK = 25	S SETBACK = 25
S SETBACK = 25	S SETBACK = 25	S SETBACK = 25	S SETBACK = 25	S SETBACK = 25
REMAINDER = 150	REMAINDER = 150	REMAINDER = 150	REMAINDER = 150	REMAINDER = 150
RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA
DEPTH = 196.7	DEPTH = 206.7	DEPTH = 236.7	DEPTH = 251.7	DEPTH = 266.7
WIDTH = 150	WIDTH = 150.0	WIDTH = 150.0	WIDTH = 150.0	WIDTH = 150.0
TOT SQ FT = 65,340	TOT SQ FT = 65,340	TOT SQ FT = 65,340	TOT SQ FT = 65,340	TOT SQ FT = 65,340
AVAIL SQ FT = 29,505	AVAIL SQ FT = 31,005	AVAIL SQ FT = 35,505	AVAIL SQ FT = 37,755	AVAIL SQ FT = 40,000
MAX COVERAGE OF AVAILABLE SQ FTT				
25% COVER 7,376	25% COVER 7,751	25% COVER 8,876	25% COVER 9,439	25% COVER 10,001
30% COVER 8,852	30% COVER 9,302	30% COVER 10,652	30% COVER 11,327	30% COVER 12,002
40% COVER 11,802	40% COVER 12,402	40% COVER 14,202	40% COVER 15,102	40% COVER 16,002
50% COVER 14,753	50% COVER 15,503	50% COVER 17,753	50% COVER 18,878	50% COVER 20,003
60% COVER 17,703	60% COVER 18,603	60% COVER 21,303	60% COVER 22,653	60% COVER 24,003
75% COVER 22,129	75% COVER 23,254	75% COVER 26,629	75% COVER 28,316	75% COVER 30,004

ABOVE DATA IN ORANGE INDICATES UNLIKELY SCENREIOS, BUT STILL LISTED.

1 1/2 ACRES PARCEL



5.3 Agriculture 2 District (A2); Single Family Residence; Public Sewer



Development Standards

Minimum Lot Area
Per Residential Unit
*1/2 Acres

Minimum Lot Width
*100 Feet

Maximum Total Lot Coverage
*Structures 30% or 6,534 Sq. Ft
*Impervious 40% or 8,712 Sq. Ft

Water Utility
*Private / Public Well

Sanitary Utility
*Public Sewer

Maximum Residential
Structures*One (1)

Minimum Front Yard Setback
*105 Feet State Road
*95 Feet Primary Co. Road
*65 Feet Secondary Co. Road

Minimum Side & Rear Yard
Setback Residential Structure
*25 Feet Side and Rear

Minimum Side & Rear Yard
Setback Accessory Structure
*13 Feet Side and Rear

Minimum Aggregate Distance
Residential Structures
*50 Feet

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION 5.3			AGRICULTURE 2 DISTRICT (A2) SINGLE FAMILY RESIDENCE / PUBLIC SEWER			SPEC 21,78°	
MINIMUM LOT SIZE		W SEWER	50 A	MINIMUM ROOF PITCH		RES	5/12
		W/O SEWER	N/A			ACC	5/12
MINIMUM LOT WIDTH			100 FT	CORNER LOT VISION ENFORCED		YES	
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		50 FT NOT TO BE INCLUDED IN PARCEL ACREAGE		MINIMUM GRND FLR LIVING AREA (PER UNIT)		SINGLE FAM	840 SQ FT
						2FAMILY	N/A
						MULTI FAM	N/A
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		10 FT		MINIMUM TOTAL LIVING AREA (PER UNIT)		SINGLE FAM	840 SQ FT
						2FAMILY	N/A
						MULTI FAM	N/A
MIN SIDE YD SETBACK		RES STRU	25 FT	MAXIMUM LOT COVERAGE STRUCTURES		30%	
		ACC STRU	13 FT				
MIN REAR YD SETBACK		RES STRU	25 FT	MAXIMUM LOT COVERAGE IMPERVIOUS		40%	
		ACC STRU	13 FT				
FRONT YARD SET BACK	SEC CO RD	RES STRU	65 FT	MAXIMUM LOT COVERAGE AG STRUCTURES		N/A	
	SEC CO RD	ACC STRU	65 FT				
	FEEDER ST	RES STRU	50 FT				
	FEEDER ST	ACC STRU	50 FT				
	LOCAL ST	RES STRU	35 FT				
	LOCAL ST	ACC STRU	35 FT				
MAXIMUM STRUCTURE HEIGHT		RES STRU	36 FT	MIN REAR SETBACK TO ALLEY		RES	N/A
		ACC STRU	36 FT			ACC	N/A
		AG STRU	N/A				
MIN AGGREGATE DISTANCE SIDE & REAR YARD		RES STRU	50 FT	MIN SIDE SETBACK TO ALLEY		RES	N/A
		ACC STRU	26 FT			ACC	N/A
		RES TO ACC	38 FT				
WELL			PRIV/PUB	SEPTIC		PUIBLIC	
SIGNS			BY PERMIT	LANDSCAPE REQUIREMENTS		YES	
TEMPORARY USE PERMITTED			YES	FENCING PERMITTED		YES	

5.4 Floodplain District (FP); Private Septic or Public Sewer

PARCEL SPECIFICATIONS FOR ANY STRUCTURE TO BE BUILT IN A DESIGNATED FLOODPLAIN AREA MUST FOLLOW ALL THE REQUIREMENTS OF ZONING DISTRICT IN WHICH THE STRUCTURE IS TO BE BUILT.

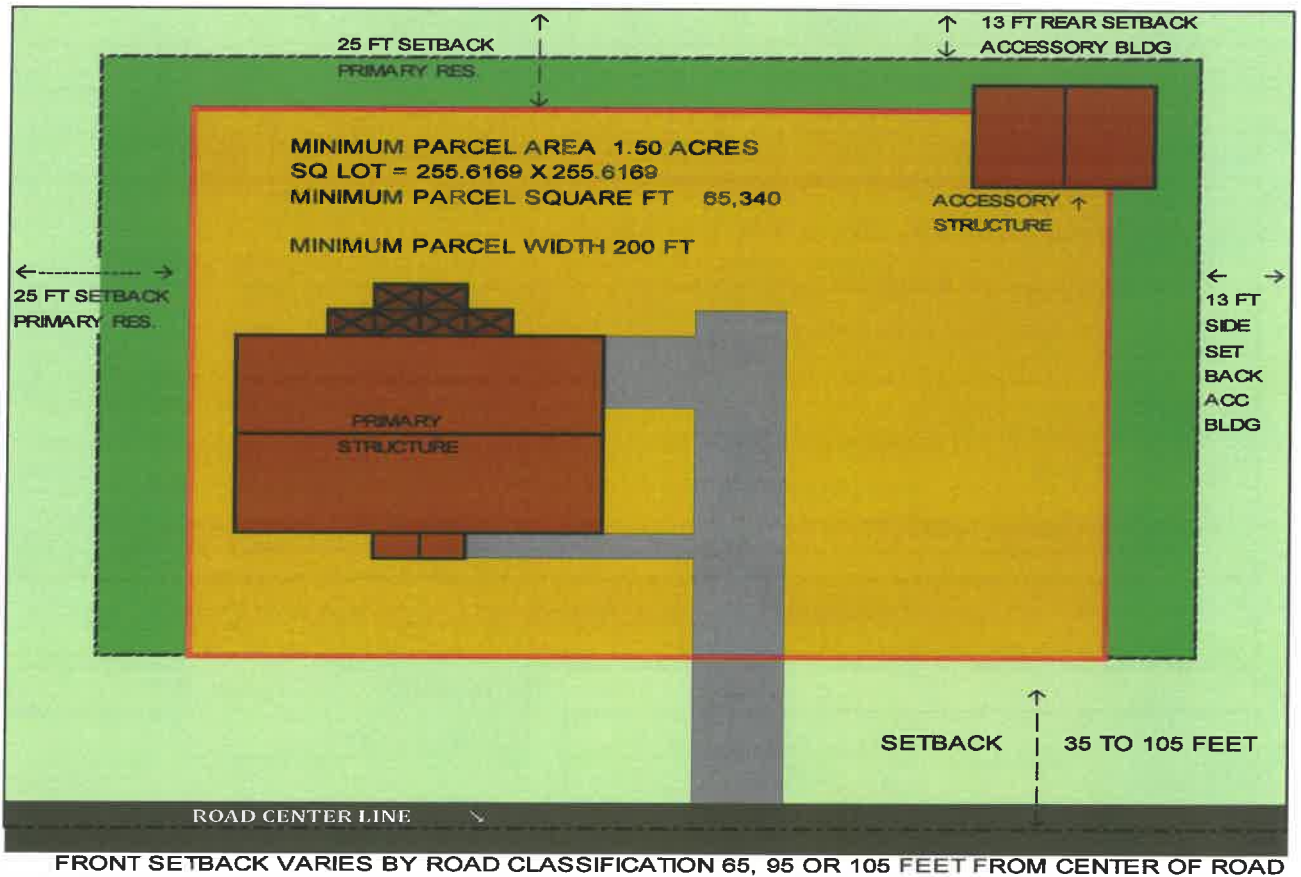
IN ADDITION

NO NEW STRUCTURE SHALL BE BUILT IN ANY FLOOD ZONE AREA WITHOUT APPROVAL FROM INDIANA DNR DIVISION OF WATER, FEMA, AND/OR THE DIVISION OF HOMELAND SECURITY AND THE

AND

ALL CURRENT STRUCTURES MUST COMPLY WITH THE CURRENT WABASH COUNTY FLOODPLAIN ORDINANCE.

**5.5 Forest, Recreation, Conservation District (FRC):
Single Family Residence; Private Septic**



Development Standards

Minimum Lot Area
Per Residential Unit
*1 ½ Acres

Minimum Lot Width
*200 Feet

Maximum Total Lot Coverage
*Structures 25% or 16,335 Sq. Ft
*Impervious 35% or 22,869 Sq. Ft

Water Utility
*Private Well

Sanitary Utility
*Private Septic

Maximum Residential
Structures
*One (1)

Minimum Front Yard Setback
*105 Feet State Road
*95 Feet Primary Co. Road
*65 Feet Secondary Co. Road

Minimum Side & Rear Yard
Setback Residential Structure
*25 Feet Side and Rear

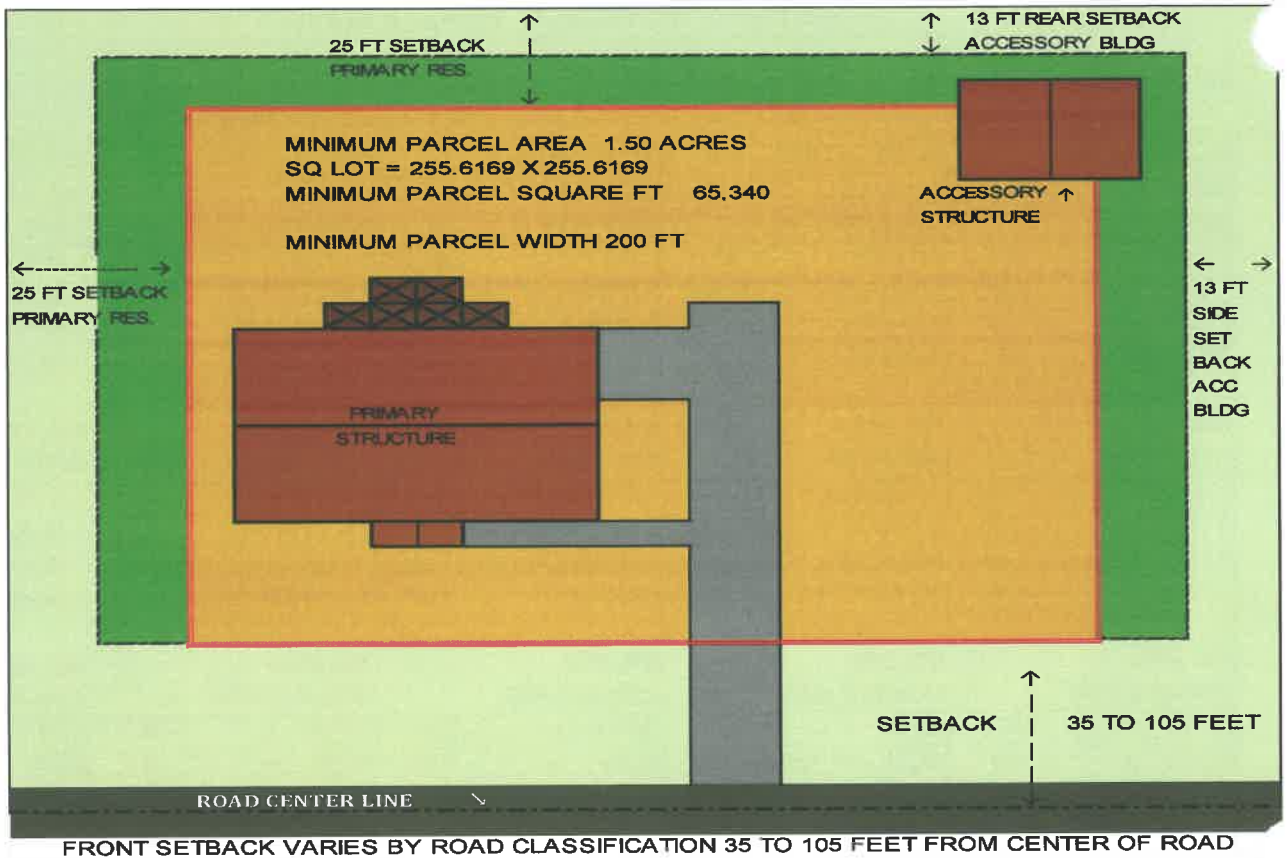
Minimum Side & Rear Yard
Setback Accessory Structure
*13 Feet Side and Rear

Minimum Aggregate Distance
Residential Structures
*50 Feet

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION 5.5 FOREST/RECREATION/CONSERVATION DISTRICT FRC				SPEC 65,34 ^o	
SINGLE FAMILY RESIDENCE / PRIVATE SEPTIC					
MINIMUM LOT SIZE	W SEWER	N/A	MINIMUM ROOF PITCH	RES	5/12
	W/O SEWER	1.5 A		ACC	5/12
MINIMUM LOT WIDTH	200 FT		CORNER LOT VISION ENFORCED		YES
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		50 FT	MINIMUM GRND FLR LIVING AREA (PER UNIT)	SINGLE FAM	840 SQFT
	NOT TO BE INCLUDED IN PARCEL ACREAGE			2 FAMILY	N/A
				MULTI FAM	N/A
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		10 FT	MINIMUM TOTAL LIVING AREA (PER UNIT)	SINGLE FAM	840 SQ FT
				2 FAMILY	N/A
				MULTI FAM	N/A
MIN SIDE YD SETBACK	RES STRU	25 FT	MAXIMUM LOT COVERAGE STRUCTURES		25%
	ACC STRU	13 FT			
MIN REAR YD SETBACK	RES STRU	25 FT	MAXIMUM LOT COVERAGE IMPERVIOUS		35%
	ACC STRU	13 FT			
FRONT YARD SET BACK	ST RD	RES STRU	105 FT	MAXIMUM LOT COVERAGE AG STRUCTURES	N/A
	ST RD	ACC STRU	105 FT		
	PRI CO RD	RES STRU	95 FT		
	PRI CO RD	ACC STRU	95 FT		
	SEC CO RD	RES STRU	65 FT		
	SEC CO RD	ACC STRU	65 FT		
MAXIMUM STRUCTURE HEIGHT	RES STRU	36 FT	MIN REAR SETBACK TO ALLEY	RES	N/A
	ACC STRU	36 FT		ACC	N/A
	AG STRU	N/A			
MIN AGGREGATE DISTANCE SIDE & REAR YARD	RES STRU	50 FT	MIN SIDE SETBACK TO ALLEY	RES	N/A
	ACC STRU	26 FT		ACC	N/A
	RES TO ACC	38 FT			
WELL	PRIVATE		SEPTIC	PRIVATE	
SIGNS	BY PERMIT		LANDSCAPE REQUIREMENTS	N/A	
TEMPORARY USE PERMITTED	YES		FENCING PERMITTED	YES	

5.6 Residential 1 District (R1); Single Family Residence: Private Septic



Development Standards

Minimum Lot Area
Per Residential Unit
*1 ½ Acres

Minimum Lot Width
*200 Feet

Maximum Total Lot Coverage
*25% Structure or 16,335 Sq. Ft
*35% Impervious or 22,869 Sq. Ft

Water Utility
*Private Well

Sanitary Utility
*Private Septic

Maximum Residential
Structures
*One (1)

Minimum Front Yard Setback
*95 Feet Primary Co Road
*65 Feet Secondary Co Road
*50 Feet Feeder Street
*35 Feet Local Street

Minimum Side & Rear Yard
Setback Residential Structure
*25 Feet Side and Rear

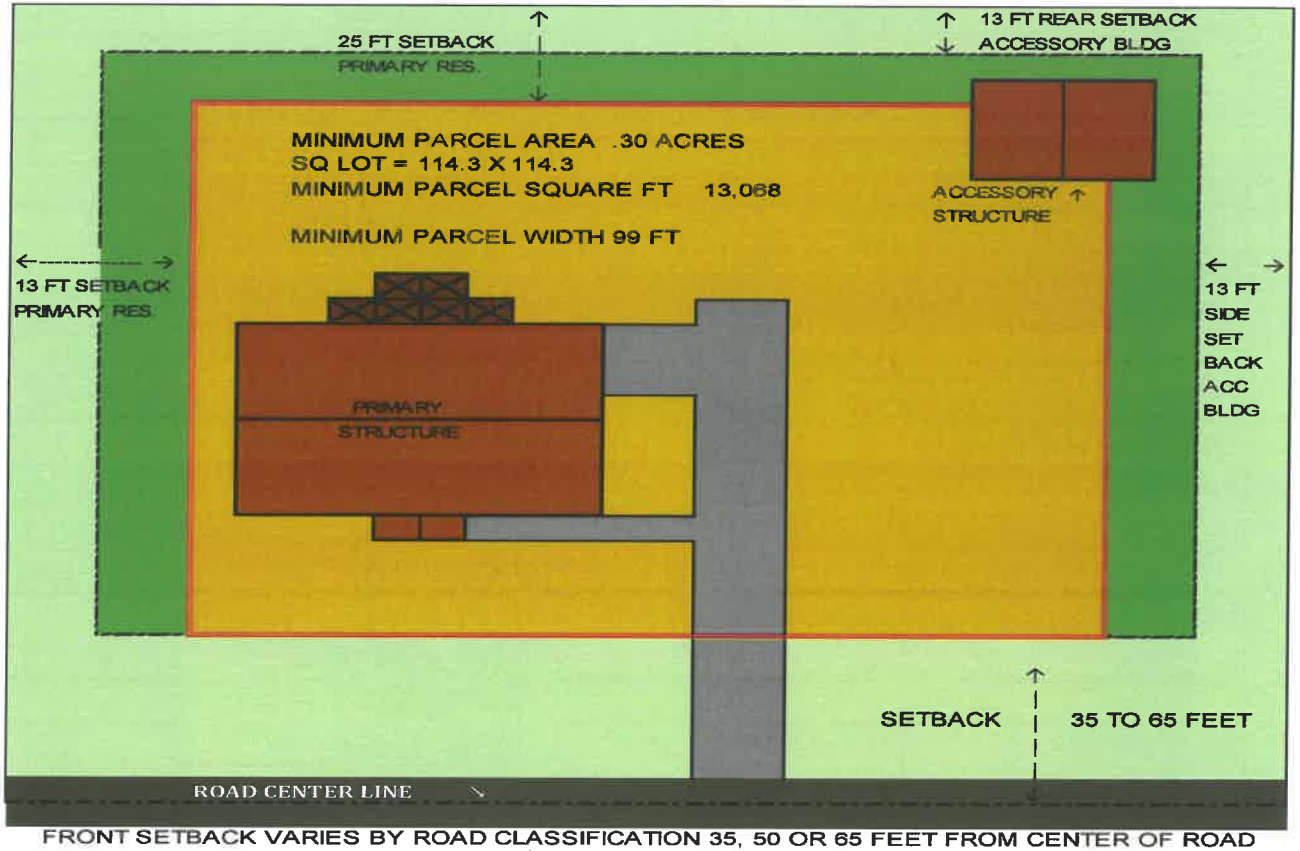
Minimum Side & Rear Yard
Setback Accessory Structure
*13 Feet Side and Rear

Minimum Aggregate Distance
Residential Structures
*50 Feet

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION 5.6			RESIDENTIAL 1 DISTRICT R1 SINGLE FAMILY RESIDENCE / PRIVATE SEPTIC			SPEC 65,340	
MINIMUM LOT SIZE		W SEWER	N/A	MINIMUM ROOF PITCH		RES	5/12
		W/O SEWER	1.5 A			ACC	5/12
MINIMUM LOT WIDTH			200 FT		CORNER LOT VISION ENFORCED		YES
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		50 FT		MINIMUM GRND FLR LIVING AREA (PER UNIT)		SINGLE FAM	840 SQFT
		NOT TO BE INCLUDED IN PARCEL ACREAGE				2 FAMILY	N/A
						MULTI FAM	N/A
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		10 FT		MINIMUM TOTAL LIVING AREA (PER UNIT)		SINGLE FAM	840 SQ FT
						2 FAMILY	N/A
						MULTI FAM	N/A
MIN SIDE YD SETBACK		RES STRU	25 FT	MAXIMUM LOT COVERAGE STRUCTURES			
		ACC STRU	13 FT			25%	
MIN REAR YD SETBACK		RES STRU	25 FT	MAXIMUM LOT COVERAGE IMPERVIOUS			
		ACC STRU	13 FT			35%	
FRONT	PRI CO RD	RES STRU	95 FT	MAXIMUM LOT COVERAGE AG STRUCTURES			
	PRI CO RD	ACC STRU	95 FT			N/A	
YARD	SEC CO RD	RES STRU	65 FT	MIN REAR SETBACK TO ALLEY		RES	N/A
	SEC CO RD	ACC STRU	65 FT			ACC	N/A
SETBACK	FEEDER ST	RES STRU	50 FT	MIN SIDE SETBACK TO ALLEY		RES	N/A
	FEEDER ST	ACC STRU	50 FT			ACC	N/A
	LOCAL ST	RES STRU	35 FT	SEPTIC		PRIVATE	
	LOCAL ST	ACC STRU	35 FT	LANDSCAPE REQUIREMENTS		YES	
MAXIMUM STRUCTURE HEIGHT		RES STRU	36 FT	FENCING PERMITTED		YES	
		ACC STRU	36 FT	TEMPORARY USE PERMITTED		YES	
		AG STRU	N/A				
MIN AGGREGATE DISTANCE SIDE & REAR YARD		RES STRU	50 FT				
		ACC STRU	26 FT				
		RES TO ACC	38 FT				
WELL			PRIVATE				
SIGNS			BY PERMIT				

5.7 Residential 1 District (R1); Single Family; Public Sewer



Development Standards

Minimum Lot Area
Per Residential Unit
*0.30 Acres

Minimum Lot Width
*99 Feet

Maximum Total Lot Coverage
*Structures 35% OR 5,082 Sq. Ft
* Impervious 45% or 6,534 Sq. Ft

Water Utility
*Public / Private Well

Sanitary Utility
*Public Sewer

Maximum Residential
Structures
*One (1)

Minimum Front Yard Setback
*65 Feet Secondary County Road
*50 Feet Feeder Street
*35 Feet Local Street

Minimum Side & Rear Yard
Setback Residential Structure
*13 Feet Side
*25 Feet Rear

Minimum Side & Rear Yard
Setback Accessory Structure
*13 Feet Side and Rear

Minimum Aggregate Distance
Residential Structures
*26 Feet Side
*50 Feet Rear

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION		RESIDENTIAL 1 DISTRICT R1		SPECIFICATIONS	
5.7		SINGLE FAMILY RESIDENCE / PUBLIC SEWER		13,000	
MINIMUM LOT SIZE	W SEWER	.30 A	MINIMUM ROOF PITCH	RES	5/12
	W/O SEWER	N/A		ACC	5/12
MINIMUM LOT WIDTH		99 FT		CORNER LOT VISION ENFORCED	
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		50 FT		MINIMUM GRND FLR LIVING AREA (PER UNIT)	
NOT TO BE INCLUDED IN PARCEL ACREAGE				SINGLE FAM	840 SQ FT
				2 FAMILY	N/A
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		10 FT		MULTI FAM	N/A
				MINIMUM TOTAL LIVING AREA (PER UNIT)	
MIN SIDE YD SETBACK		RES BLDG	13 FT	SINGLE FAM	840 SQ FT
		ACC BLDG	13 FT	2 FAMILY	N/A
MIN REAR YD SETBACK		RES BLDG	25 FT	MULTI FAM	N/A
		ACC BLDG	13 FT	MAXIMUM LOT COVERAGE STRUCTURES	
FRONT YARD SETBACK		PRI CO RD	RES STRU	N/A	MAXIMUM LOT COVERAGE IMPERVIOUS
		PRI CO RD	ACC STRU	N/A	
YARD SETBACK		SEC CO RD	RES STRU	65 FT	MAXIMUM LOT COVERAGE AG STRUCTURES
		SEC CO RD	ACC STRU	65 FT	
FEEDER ST		RES STRU	50 FT	MIN REAR SETBACK TO 12 FT ALLEY	
		ACC STRU	50 FT		
LOCAL ST		RES STRU	35 FT	RES	19 FT
		ACC STRU	35 FT	ACC	7 FT
MAXIMUM STRUCTURE HEIGHT		RES BLDG	36 FT	MIN SIDE SETBACK TO ALLEY	
		ACC BLDG	36 FT	RES	N/A
		AG BLDG	N/A	ACC	N/A
MIN AGGREGATE DISTANCE SIDE & REAR YARD		RES SIDE	26 FT	SEPTIC	
		RES REAR	50 FT	PUBLIC	
		ACC BLDG	26 FT	LANDSCAPE REQUIREMENTS	
WELL		PUBLIC		YES	
SIGNS		BY PERMIT		FENCING PERMITTED	
TEMPORARY USE PERMITTED		YES		YES	

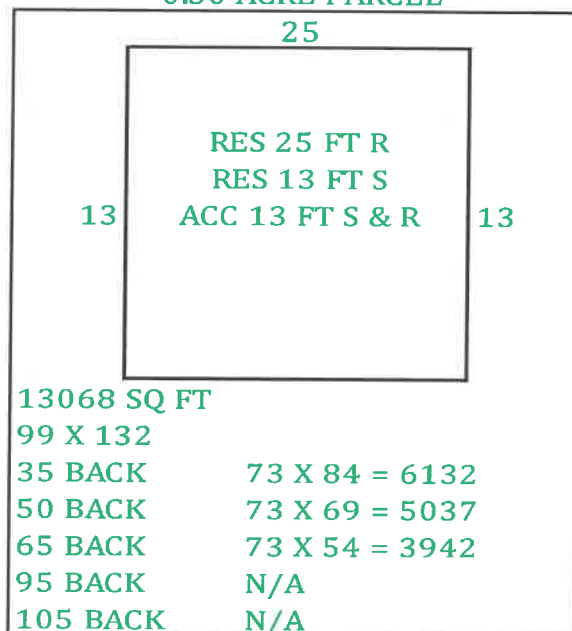
SECTION 5.7 RESIDENTIAL 1 DISTRICT (R1)
SINGLE FAMILY RESIDENCE PUBLIC SEWER

LOT DIM. 132 X 99 13,068 114.3154

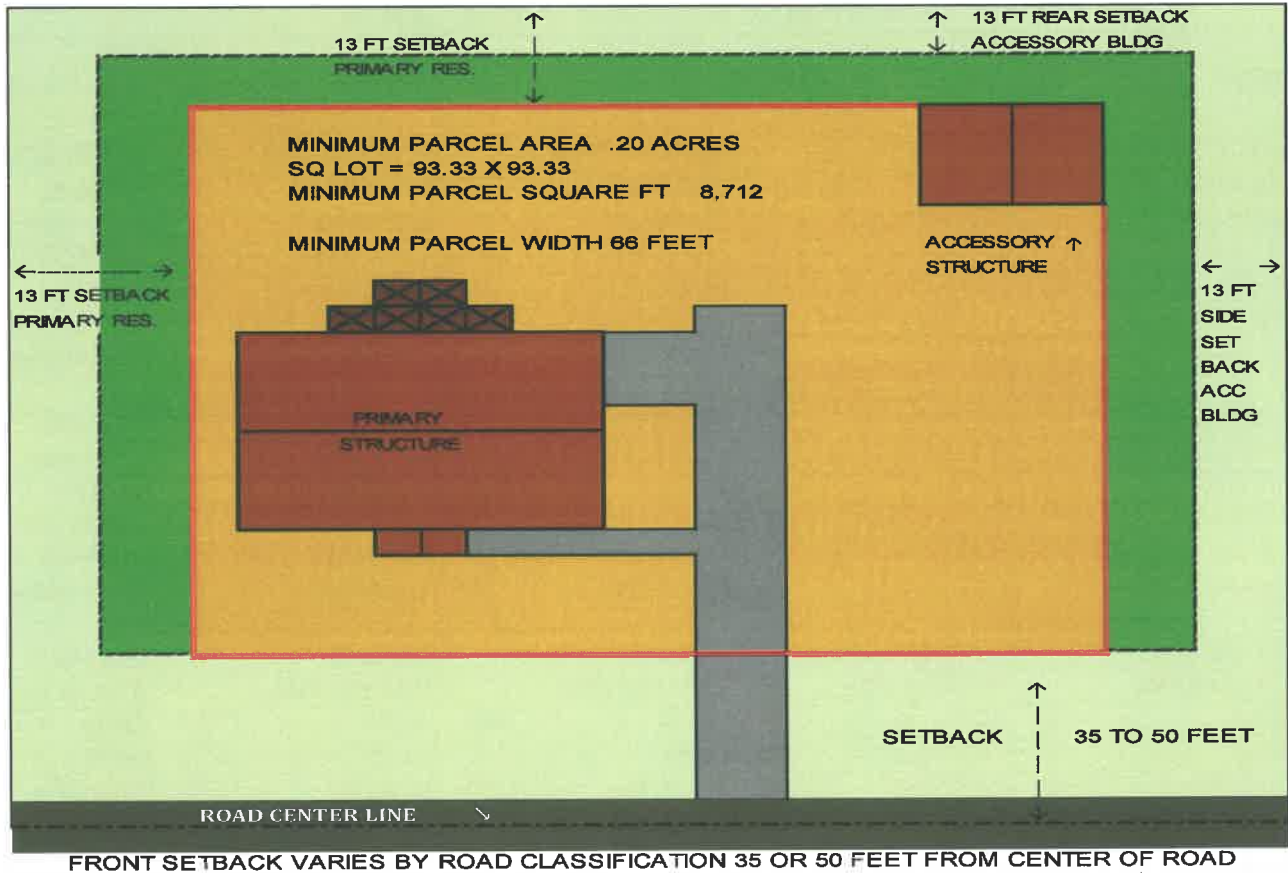
105 FOOT SETBACK	95 FOOT SET BACK	65 FOOT SETBACK	50 FOOT SETBACK	35 FOOT SETBACK
RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA
LOT DEPTH = 132.0	LOT DEPTH = 132.0	LOT DEPTH = 132.0	LOT DEPTH = 132.0	LOT DEPTH = 132.0
F SETBACK = 105	F SETBACK = 95	F SETBACK = 65	F SETBACK = 50	F SETBACK = 35
R SETBACK = 25	R SETBACK = 25	R SETBACK = 25	R SETBACK = 25	R SETBACK = 25
REMAINDER = 2.0	REMAINDER = 12	REMAINDER = 42	REMAINDER = 57	REMAINDER = 72
RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA
LOT WIDTH = 99.0	LOT WIDTH = 99.0	LOT WIDTH = 99.0	LOT WIDTH = 99.0	LOT WIDTH = 99.0
S SETBACK = 13	S SETBACK = 13	S SETBACK = 13	S SETBACK = 13	S SETBACK = 13
S SETBACK = 13	S SETBACK = 13	S SETBACK = 13	S SETBACK = 13	S SETBACK = 13
REMAINDER = 73	REMAINDER = 73	REMAINDER = 73	REMAINDER = 73	REMAINDER = 73
RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA
DEPTH = 2.0	DEPTH = 12.0	DEPTH = 42.0	DEPTH = 57.0	DEPTH = 72.0
WIDTH = 73	WIDTH = 73	WIDTH = 73	WIDTH = 73	WIDTH = 73
TOT SQ FT = 13,068	TOT SQ FT = 13,068	TOT SQ FT = 13,068	TOT SQ FT = 13,068	TOT SQ FT = 13,068
AVAIL SQ FT 146	AVAIL SQ FT 876	AVAIL SQ FT 3,066	AVAIL SQ FT 4,161	AVAIL SQ FT 5,256
MAX COVERAGE OF AVAILABLE SQ FTT				
25% COVER 37	25% COVER 219	25% COVER 767	25% COVER 1,040.3	25% COVER 1,314
30% COVER 44	30% COVER 263	30% COVER 920	30% COVER 1,248.3	30% COVER 1,577
40% COVER 58	40% COVER 350	40% COVER 1,226	40% COVER 1,664.4	40% COVER 2,102
50% COVER 73	50% COVER 438	50% COVER 1,533	50% COVER 2080.5	50% COVER 2,628
60% COVER 88	60% COVER 526	60% COVER 1,840	60% COVER 2496.6	60% COVER 3,154
75% COVER 110	75% COVER 657	75% COVER 2,300	75% COVER 3120.75	75% COVER 3,942

ABOVE DATA IN ORANGE INDICATES UNLIKELY SCENREIOS, BUT STILL LISTED.

0.30 ACRE PARCEL



5.8 Residential 2 District (R2); One or Two Family Residence; Public Sewer



Development Standards

Minimum Lot Area
Per Residential Unit
*0.20 Acres

Minimum Lot Width
*66 Feet

Maximum Total Lot Coverage
*35% Structure or 3,049 Sq. Ft
*45% Impervious or 3,920 Sq. Ft

Water Utility
*Public Well

Sanitary Utility
*Public Sewer

Maximum Residential
Structures
*Two (2)

Minimum Front Yard Setback
*50 Feet Local Road
*35 Feet Feeder Street

Minimum Side & Rear Yard
Setback Residential Structure
*13 Feet Side and Rear

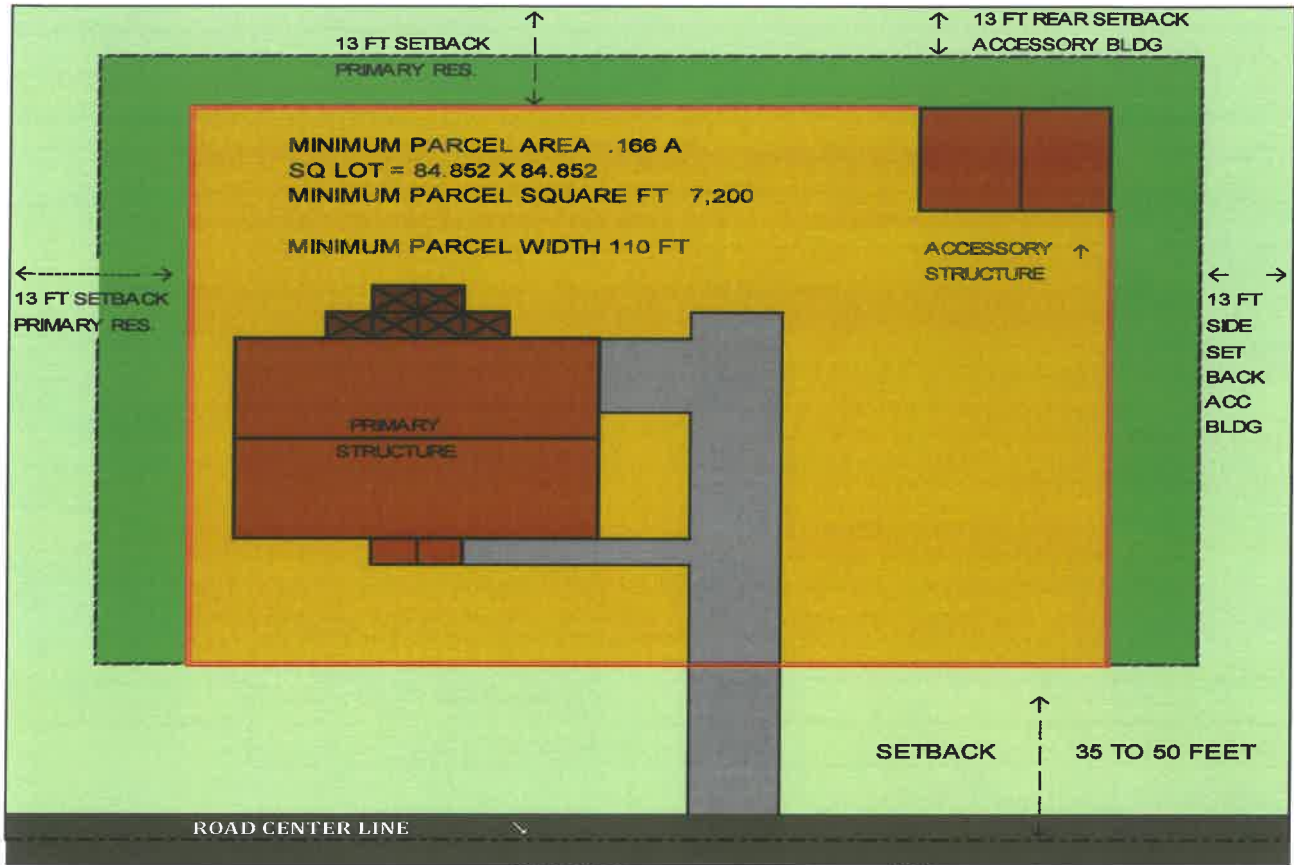
Minimum Side & Rear Yard
Setback Accessory Structure
*13 Feet Side and Rear

Minimum Aggregate Distance
Residential Structures
*26 Feet

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION 5.8				RESIDENTIAL 2 DISTRICT R2 ONE & TWO FAMILY RESIDENCE / PUBLIC SEWER			SPEC 8,712	
MINIMUM LOT SIZE		W SEWER	.20 A	MINIMUM ROOF PITCH		RES	5/12	
		W/O SEWER	N/A			ACC	5/12	
MINIMUM LOT WIDTH			66 FT	CORNER LOT VISION ENFORCED		YES		
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		N/A		MINIMUM GRND FLR LIVING AREA (PER UNIT)		SINGLE FAM	840 SQ FT	
		NOT TO BE INCLUDED IN PARCEL ACREAGE				2 FAMILY	800 SQ FT	
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		10 FT				MULTI FAM	N/A	
MIN SIDE YD SETBACK		RES BLDG	13 FT	MINIMUM TOTAL LIVING AREA (PER UNIT)		SINGLE FAM	840 SQ FT	
		ACC BLDG	13 FT			2 FAMILY	800 SQ FT	
MIN REAR YD SETBACK		RES BLDG	13 FT			MULTI FAM	N/A	
		ACC BLDG	13 FT					
FRONT YARD SETBACK	PRI CO RD	RES STRU	N/A	MAXIMUM LOT COVERAGE STRUCTURES				
	PRI CO RD	ACC STRU	N/A			35%		
	SEC CO RD	RES STRU	N/A					
	SEC CO RD	ACC STRU	N/A			45%		
SETBACK	FEEDER ST	RES STRU	50 FT	MAXIMUM LOT COVERAGE AG STRUCTURES				
	FEEDER ST	ACC STRU	50 FT			N/A		
	LOCAL ST	RES STRU	35 FT					
	LOCAL ST	ACC STRU	35 FT					
MAXIMUM STRUCTURE HEIGHT		RES BLDG	36 FT	MIN REAR SETBACK TO ALLEY		RES	7 FT	
		ACC BLDG	36 FT			ACC	7 FT	
		AG BLDG	N/A					
MIN AGGREGATE DISTANCE SIDE & REAR YARD		RES BLDG	26 FT	MIN SIDE SETBACK TO ALLEY		RES	N/A	
		ACC BLDG	26 FT			ACC	N/A	
WELL			PUBLIC	SEPTIC		PUBLIC		
SIGNS			BY PERMIT	LANDSCAPE REQUIREMENTS		YES		
TEMPORARY USE PERMITTED			YES	FENCING PERMITTED		YES		

5.9 Residential 3 District (R3); One, Two, Multi Family Residence; Public Sewer



FRONT SETBACK VARIES BY ROAD CLASSIFICATION 35 OR 50 FEET FROM CENTER OF ROAD

Development Standards

Minimum Lot Area
Per Residential Unit
*0.166 Acres

Minimum Lot Width
*60 Feet

Maximum Total Lot Coverage
*50% Structures or 3,600 Sq. Ft
*60% Impervious or 4,320 Sq. Ft

Water Utility
*Public Well

Sanitary Utility
*Public Sewer

Maximum Residential Structures
*Unlimited

Minimum Front Yard Setback
*35 Feet Local Street

Minimum Side & Rear Yard
Setback Residential Structure
*13 Feet Side and Rear

Minimum Side & Rear Yard
Setback Accessory Structure
*13 Feet Side and Rear

Minimum Aggregate Distance
Residential Structures
*26 Feet

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION 5.9				RESIDENTIAL 3 DISTRICT R3			SPEC 7,200	
ONE, TWO, MULTI FAMILY RESIDENCE / PUBLIC SEWER								
MINIMUM LOT SIZE	W SEWER		.166 A	MINIMUM ROOF PITCH	RES		5/12	
	W/O SEWER		N/A		ACC		5/12	
MINIMUM LOT WIDTH		60 FT		CORNER LOT VISION ENFORCED		YES		
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL			N/A	MINIMUM GRND FLR LIVING AREA (PER UNIT)	SINGLE FAM		840 SQ FT	
	NOT TO BE INCLUDED IN PARCEL ACREAGE				2 FAMILY		800 SQ FT	
					MULTI FAM		720 SQ FT	
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		N/A		MINIMUM TOTAL LIVING AREA (PER UNIT)	SINGLE FAM		840 SQ FT	
					2 FAMILY		800 SQ FT	
					MULTI FAM		720 SQ FT	
MIN SIDE YD SETBACK	RES BLDG		13FT	MAXIMUM LOT COVERAGE STRUCTURES				
	ACC BLDG		13 FT				50%	
MIN REAR YD SETBACK	RES BLDG		13 FT	MAXIMUM LOT COVERAGE IMPERVIOUS				
	ACC BLDG		13 FT				60%	
FRONT YARD SETBACK	PRI CO RD	RES STRU	N/A	MAXIMUM LOT COVERAGE AG STRUCTURES				
	PRI CO RD	ACC STRU	N/A				N/A	
	SEC CO RD	RES STRU	N/A	MIN REAR SETBACK TO ALLEY	RES		7 FT	
	SEC CO RD	ACC STRU	N/A		ACC		7 FT	
	FEEDER ST	RES STRU	50 FT					
	FEEDER ST	ACC STRU	50 FT					
	LOCAL ST	RES STRU	35 FT	MIN SIDE SETBACK TO ALLEY	RES		N/A	
	LOCAL ST	ACC STRU	35 FT		ACC		N/A	
MAXIMUM STRUCTURE HEIGHT	RES BLDG		36 FT	SEPTIC	PUBLIC			
	ACC BLDG		36 FT	LANDSCAPE REQUIREMENTS		YES		
	AG BLDG		N/A	FENCING PERMITTED		YES		
MIN AGGREGATE DISTANCE SIDE & REAR YARD	RES REAR		26 FT	TEMPORARY USE PERMITTED		NO		
	RES SIDE		26 FT					
	ACC BLDG		26 FT					
WELL		PUBLIC						
SIGNS		BY PERMIT						

SECTION 5.9 RESIDENTIAL 3 DISTRICT (R3)
ONE, TWO, MULTI FAMILY RESIDENCE PUBLIC SEWER

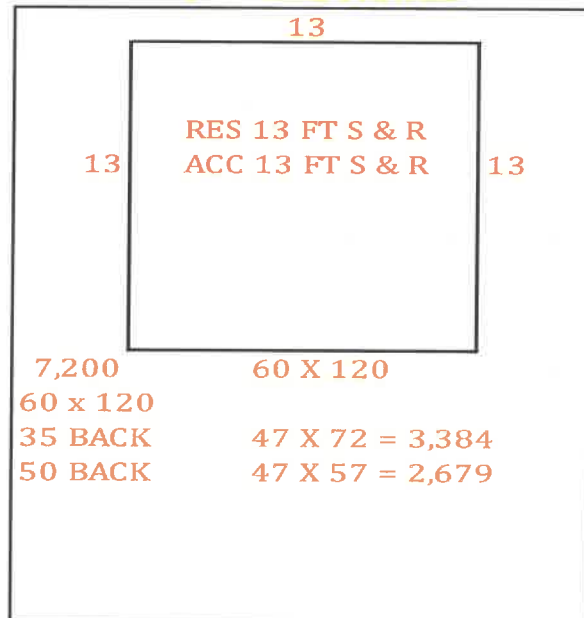
XXX

LOT DIM. 120 X 60 7,200 84.852

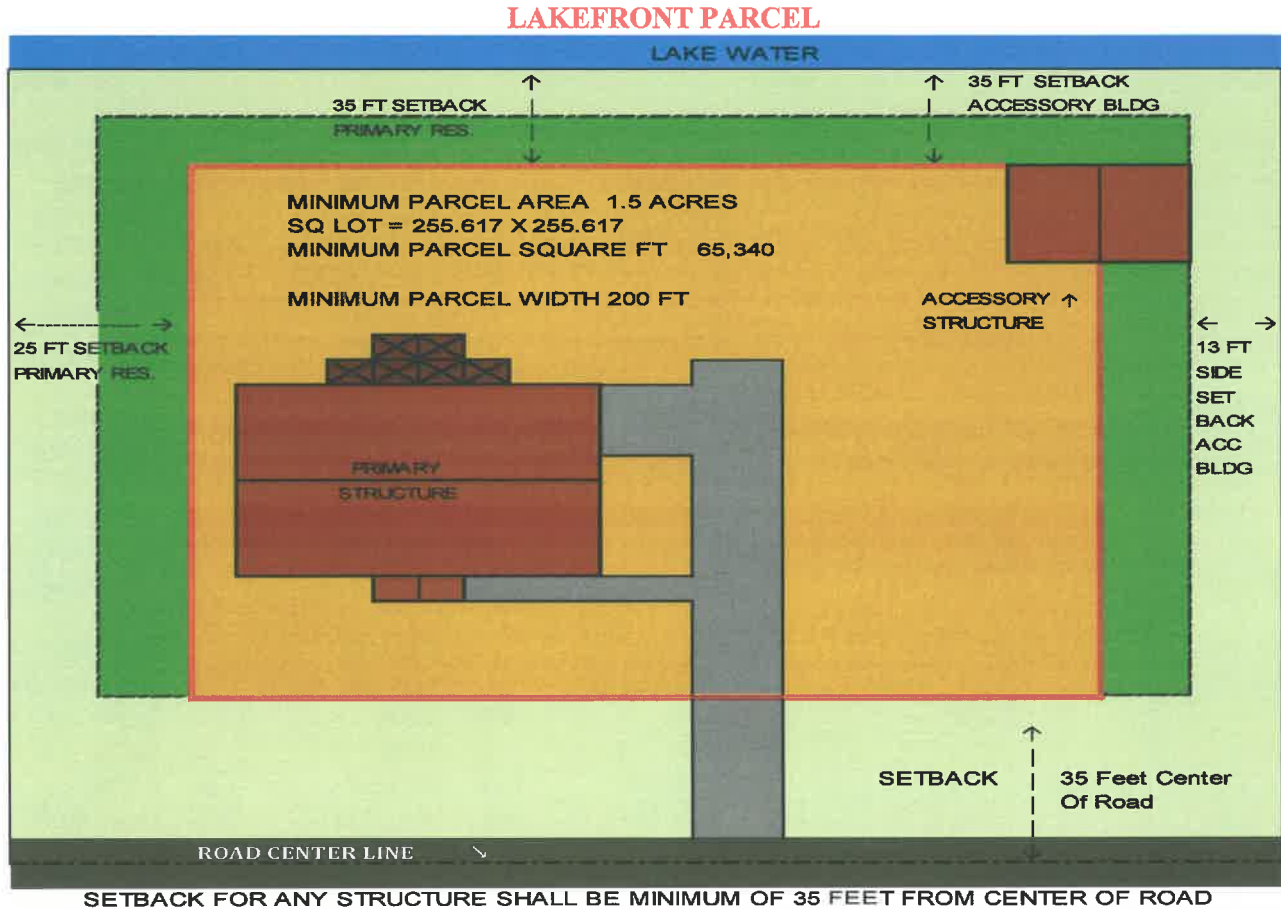
105 FOOT SETBACK		95 FOOT SET BACK		65 FOOT SETBACK		50 FOOT SETBACK		35 FOOT SETBACK	
RES. SPEC. DEPTH AREA		RES. SPEC. DEPTH AREA		RES. SPEC. DEPTH AREA		RES. SPEC. DEPTH AREA		RES. SPEC. DEPTH AREA	
LOT DEPTH =	120.0	LOT DEPTH =	120.0	LOT DEPTH =	120.0	LOT DEPTH =	120.0	LOT DEPTH =	120.0
F SETBACK =	105	F SETBACK =	95	F SETBACK =	65	F SETBACK =	50	F SETBACK =	35
R SETBACK =	13	R SETBACK =	13	R SETBACK =	13	R SETBACK =	13	R SETBACK =	13
REMAINDER =	2.0	REMAINDER =	12	REMAINDER =	42	REMAINDER =	57	REMAINDER =	72
RES. SPEC. WIDTH AREA		RES. SPEC. WIDTH AREA		RES. SPEC. WIDTH AREA		RES. SPEC. WIDTH AREA		RES. SPEC. WIDTH AREA	
LOT WIDTH =	60.0	LOT WIDTH =	60.0	LOT WIDTH =	60.0	LOT WIDTH =	60.0	LOT WIDTH =	60.0
S SETBACK =	13	S SETBACK =	13	S SETBACK =	13	S SETBACK =	13	S SETBACK =	13
S SETBACK =	13	S SETBACK =	13	S SETBACK =	13	S SETBACK =	13	S SETBACK =	13
REMAINDER =	34	REMAINDER =	34	REMAINDER =	34	REMAINDER =	34	REMAINDER =	34
RES. SPEC. AVAILABLE AREA		RES. SPEC. AVAILABLE AREA		RES. SPEC. AVAILABLE AREA		RES. SPEC. AVAILABLE AREA		RES. SPEC. AVAILABLE AREA	
DEPTH =	2.0	DEPTH =	12.0	DEPTH =	42.0	DEPTH =	57.0	DEPTH =	72.0
WIDTH =	34	WIDTH =	34	WIDTH =	34	WIDTH =	34	WIDTH =	34
TOT SQ FT =	7,200	TOT SQ FT =	7,200	TOT SQ FT =	7,200	TOT SQ FT =	7,200	TOT SQ FT =	7,200
AVAIL SQ FT	68	AVAIL SQ FT	408	AVAIL SQ FT	1,428	AVAIL SQ FT	1,938	AVAIL SQ FT	2,448
MAX COVERAGE OF AVAILABLE SQ FTT									
25% COVER	17	25% COVER	102	25% COVER	357	25% COVER	485	25% COVER	612
30% COVER	20	30% COVER	122	30% COVER	428	30% COVER	581	30% COVER	734
40% COVER	27	40% COVER	163	40% COVER	571	40% COVER	775	40% COVER	979
50% COVER	34	50% COVER	204	50% COVER	714	50% COVER	969	50% COVER	1,224
60% COVER	41	60% COVER	245	60% COVER	857	60% COVER	1,163	60% COVER	1,469
75% COVER	51	75% COVER	306	75% COVER	1,071	75% COVER	1,454	75% COVER	1,836

ABOVE DATA IN ORANGE INDICATES UNLIKELY SCENREIOS, BUT STILL LISTED.

0.166 ACRE PARCEL



5.10 Residential Lake 1 District (RL1); Single Family Residence; Private Septic



Development Standards Lakefront Parcel

Minimum Lot Area
Per Residential Unit
*1.5 Acres

Minimum Lot Width
*200 Feet

Maximum Total Lot Coverage
*25% Structures or 16,335. Ft
*35% Impervious or 22,869 Sq. Ft

Water Utility
*Private Well

Sanitary Utility
*Private Septic

Maximum Residential
Structures
*1 Single Family Dwelling

Minimum Front Yard Setback
Primary & Accessory Structure
*35 Feet

Minimum Rear Yard Setback
Primary & Accessory Structure
*35 Feet Rear

Minimum Side Yard Setback
*25 Feet Primary Structure
*13 Feet Accessory Structure

Minimum Aggregate Distance
Primary Structures
*50 Feet

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION		RESIDENTIAL LAKE 1 DISTRICT RL1			SPEC	
5.10		LAKEFRONT PARCEL			65,340	
MINIMUM LOT SIZE	W SEWER	N/A	MINIMUM ROOF PITCH	RES	5/12	
	W/O SEWER	1.5		ACC	5/12	
MINIMUM LOT WIDTH		200 FT		CORNER LOT VISION ENFORCED		YES
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		50 FT		MINIMUM GRND FLR LIVING AREA (PER UNIT)		SINGLE FAM 840 SQFT 2 FAMILY N/A MULTI FAM N/A
NOT TO BE INCLUDED IN PARCEL ACREAGE				MINIMUM TOTAL LIVING AREA (PER UNIT)		SINGLE FAM 840 SQ FT 2 FAMILY N/A MULTI FAM N/A
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		10 FT		MAXIMUM LOT COVERAGE STRUCTURES		25%
MIN SIDE YD SETBACK		RES BLDG 25 FT	MAXIMUM LOT COVERAGE IMPERVIOUS		35%	
ACC BLDG 13 FT				MAXIMUM LOT COVERAGE AG STRUCTURES		N/A
MIN REAR YD SETBACK		RES BLDG 35 FT	MIN REAR SETBACK TO ALLEY		RES N/A ACC N/A	
ACC BLDG 35 FT				MIN SIDE SETBACK TO ALLEY		RES N/A ACC N/A
FRONT	PRI CO RD	RES STRU	N/A	SEPTIC		PRIVATE
	PRI CO RD	ACC STRU	N/A	LANDSCAPE REQUIREMENTS		YES
YARD	SEC CO RD	RES STRU	N/A	FENCING PERMITTED		YES
	SEC CO RD	ACC STRU	N/A			
SETBACK	FEEDER ST	RES STRU	N/A	TEMPORARY USE PERMITTED		BY PERMIT
	FEEDER ST	ACC STRU	N/A			
	LOCAL ST	RES STRU	35 FT			
	LOCAL ST	ACC STRU	35 FT			
MAXIMUM STRUCTURE HEIGHT		RES BLDG 36 FT				
		ACC BLDG 36 FT				
		AG BLDG N/A				
MIN AGGREGATE DISTANCE SIDE YARD		RES BLDG 50 FT				
		ACC BLDG 26 FT				
		RES TO ACC 38 FT				
WELL		PRIVATE				
SIGNS		BY PERMIT				
TEMPORARY USE PERMITTED		BY PERMIT				

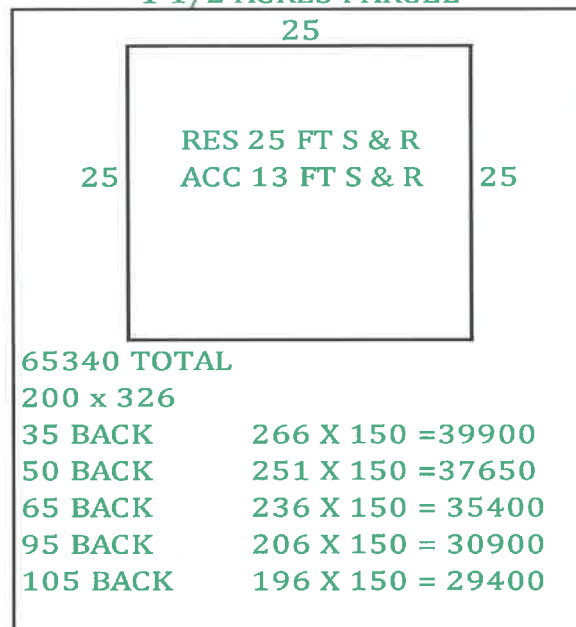
SECTION 5.10 RESIDENTIAL LAKE 1 (RL1)
LAKEFRONT SINGLE FAMILY RESIDENCE PRIVATE SEPTIC

LOT DIM. 328.7 X 200 65,340 255.6169

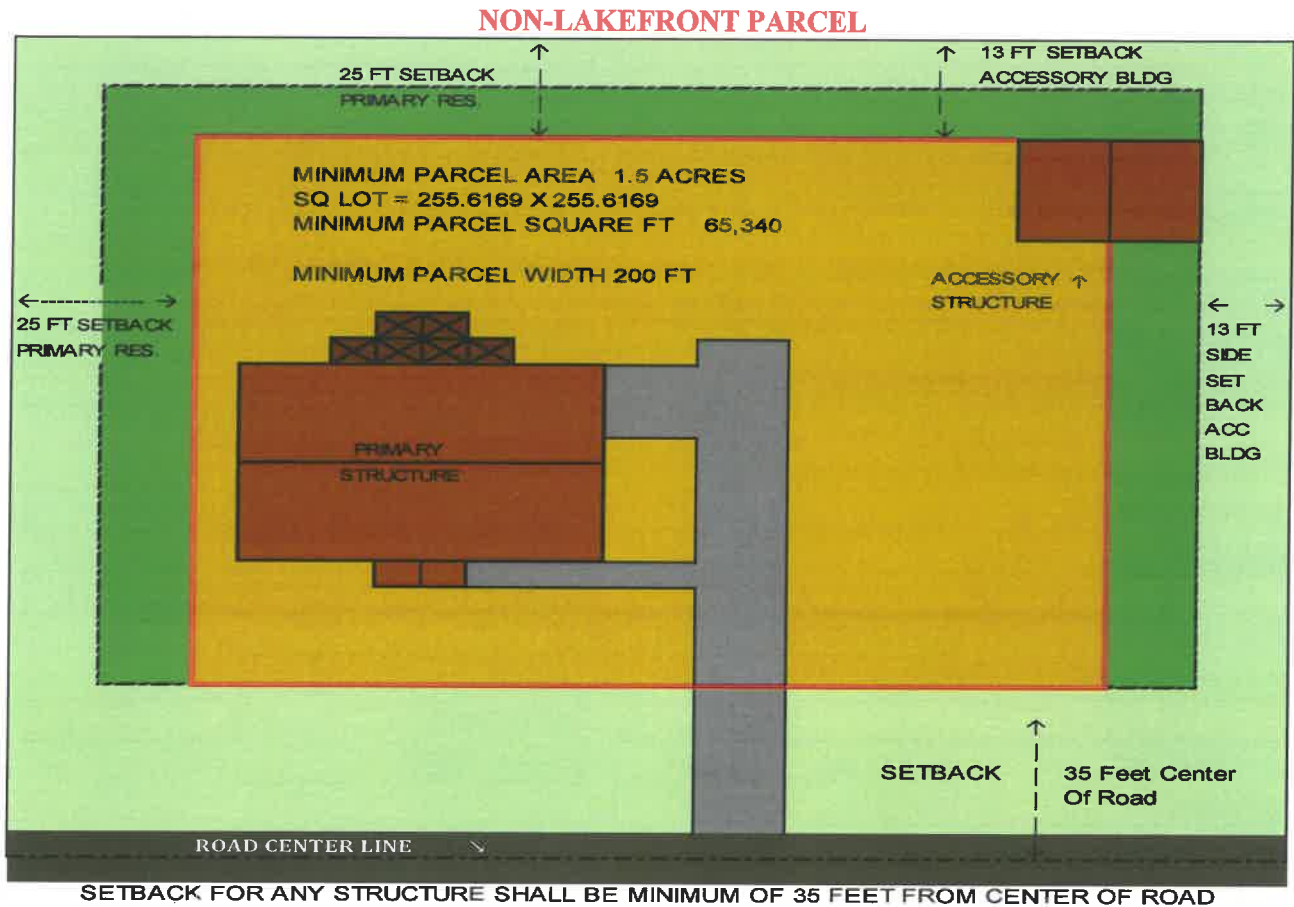
105 FOOT SETBACK	95 FOOT SET BACK	65 FOOT SETBACK	50 FOOT SETBACK	35 FOOT SETBACK
RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA
LOT DEPTH = 326.7 F SETBACK = 105 R SETBACK = 25 REMAINDER = 196.7	LOT DEPTH = 326.7 F SETBACK = 95 R SETBACK = 25 REMAINDER = 206.7	LOT DEPTH = 326.7 F SETBACK = 65 R SETBACK = 25 REMAINDER = 236.7	LOT DEPTH = 326.7 F SETBACK = 50 R SETBACK = 25 REMAINDER = 251.7	LOT DEPTH = 326.7 F SETBACK = 35 R SETBACK = 25 REMAINDER = 266.7
RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA
LOT WIDTH = 200.0 S SETBACK = 25 S SETBACK = 25 REMAINDER = 150	LOT WIDTH = 200.0 S SETBACK = 25 S SETBACK = 25 REMAINDER = 150	LOT WIDTH = 200.0 S SETBACK = 25 S SETBACK = 25 REMAINDER = 150	LOT WIDTH = 200.0 S SETBACK = 25 S SETBACK = 25 REMAINDER = 150	LOT WIDTH = 200.0 S SETBACK = 25 S SETBACK = 25 REMAINDER = 150
RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA
DEPTH = 196.7 WIDTH = 150 TOT SQ FT = 65,340 AVAIL SQ FT = 29,505	DEPTH = 206.7 WIDTH = 150 TOT SQ FT = 65,340 AVAIL SQ FT = 31,005	DEPTH = 236.7 WIDTH = 150 TOT SQ FT = 65,340 AVAIL SQ FT = 35,505	DEPTH = 251.7 WIDTH = 150 TOT SQ FT = 65,340 AVAIL SQ FT = 37,755	DEPTH = 266.7 WIDTH = 150 TOT SQ FT = 65,340 AVAIL SQ FT = 40,005
MAX COVERAGE OF AVAILABLE SQ FTT				
25% COVER 7,376	25% COVER 7,751	25% COVER 8,876	25% COVER 9,439	25% COVER 10,001
30% COVER 8,852	30% COVER 9,302	30% COVER 10,652	30% COVER 11,327	30% COVER 12,002
40% COVER 11,802	40% COVER 12,402	40% COVER 14,202	40% COVER 15,102	40% COVER 16,002
50% COVER 14,753	50% COVER 15,503	50% COVER 17,753	50% COVER 18,878	50% COVER 20,003
60% COVER 17,703	60% COVER 18,603	60% COVER 21,303	60% COVER 22,653	60% COVER 24,003
75% COVER 22,129	75% COVER 23,254	75% COVER 26,629	75% COVER 28,316	75% COVER 30,004

ABOVE DATA IN ORANGE INDICATES UNLIKELY SCENREIOS, BUT STILL LISTED.

1 1/2 ACRES PARCEL



5.10A Residential Lake 1 District (RL1); Single Family Residence; Private Septic



Development Standards Lakefront Parcel

Minimum Lot Area
Per Residential Unit
*1.5 Acres

Minimum Lot Width
*200 Feet

Maximum Total Lot Coverage
*25% Structures or 16,335 Sq. Ft
*35% Impervious or 22,869 Sq. Ft

Water Utility
*Private Well

Sanitary Utility
*Private Septic

Maximum Residential
Structures
*1 Single Family Dwelling

Minimum Front Yard Setback
Primary & Accessory Structure
*35 Feet

Minimum Side & Rear Yard
Setback Primary Structure
*25 Feet Side & Rear

Minimum Side & Rear Yard
Setback Accessory Structure
*13 Feet Side
*13 Feet Rear

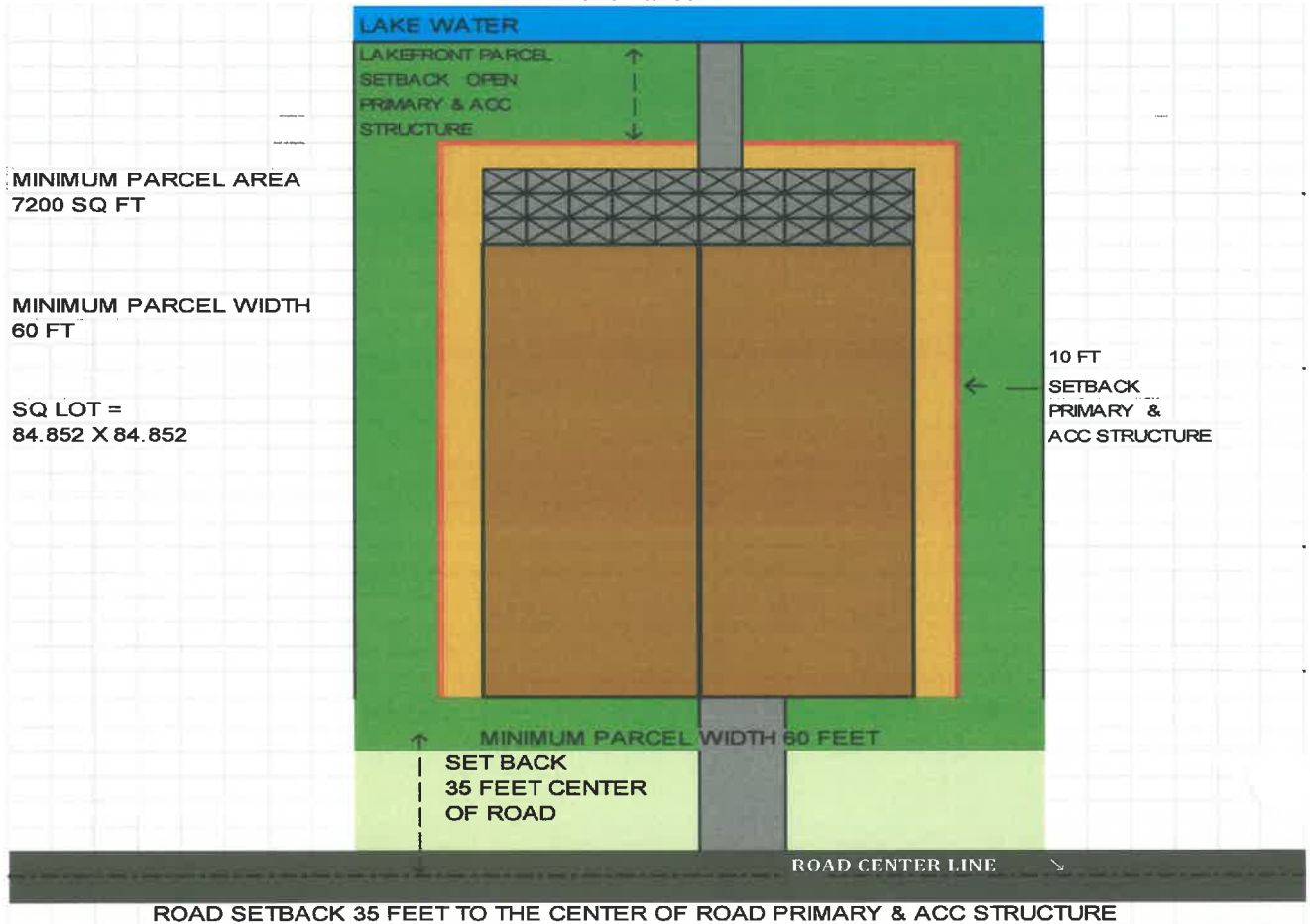
Minimum Aggregate Distance
Residential Structures
*50 Feet

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION		RESIDENTIAL LAKE 1 DISTRICT RL1			SPEC	
5.10A		NON-LAKEFRONT PARCEL			65,340	
		SINGLE FAMILY RESIDENCE / PRIVATE SEPTIC				
MINIMUM LOT SIZE	W SEWER		N/A	MINIMUM ROOF PITCH	RES	5/12
	W/O SEWER		1.5		ACC	5/12
MINIMUM LOT WIDTH		200 FT		CORNER LOT VISION ENFORCED		YES
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		50 FT		MINIMUM GRND FLR LIVING AREA (PER UNIT)	SINGLE FAM	840 SQ FT
NOT TO BE INCLUDED IN PARCEL ACREAGE					2 FAMILY	N/A
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE			10 FT	MINIMUM TOTAL LIVING AREA (PER UNIT)	SINGLE FAM	840 SQ FT
					2 FAMILY	N/A
MIN SIDE YD SETBACK	RES BLDG	25 FT		MAXIMUM LOT COVERAGE STRUCTURES	MULTI FAM	N/A
	ACC BLDG	13 FT				25%
MIN REAR YD SETBACK	RES BLDG	25 FT		MAXIMUM LOT COVERAGE IMPERVIOUS		
	ACC BLDG	13 FT				35%
FRONT YARD SETBACK	PRI CO RD	RES STRU	N/A	MAXIMUM LOT COVERAGE AG STRUCTURES		
	PRI CO RD	ACC STRU	N/A			N/A
FRONT YARD SETBACK	SEC CO RD	RES STRU	N/A	MIN REAR SETBACK TO ALLEY	RES	19 FT
	SEC CO RD	ACC STRU	N/A		ACC	7 FT
FRONT YARD SETBACK	FEEDER ST	RES STRU	N/A	MIN SIDE SETBACK TO ALLEY	RES	N/A
	FEEDER ST	ACC STRU	N/A		ACC	N/A
FRONT YARD SETBACK	LOCAL ST	RES STRU	35 FT	SEPTIC	PRIVATE	
	LOCAL ST	ACC STRU	35 FT	LANDSCAPE REQUIREMENTS	YES	
MAXIMUM STRUCTURE HEIGHT	RES BLDG	36 FT		FENCING PERMITTED	YES	
	ACC BLDG	36 FT				
MAXIMUM STRUCTURE HEIGHT	AG BLDG	N/A				
	MIN AGGREGATE DISTANCE SIDE YARD		RES BLDG	50 FT		
		ACC BLDG	26 FT			
WELL		PRIVATE				
SIGNS		BY PERMIT				
TEMPORARY USE PERMITTED		BY PERMIT				

5.11 Residential Lake 2 District (RL2); Single-Multi Family; Public Sewer; Minimum 7200 Square Foot Lots

Lakefront Parcel



Development Standards Lakefront Parcel

Minimum Lot Area
Per Residential Unit
*7,200 Sq. Ft

Minimum Lot Width
*60 Feet

Maximum Total Lot Coverage
*24% Structures or 1,728 Sq. Ft
*40% Impervious or 2,880 Sq. Ft

Water Utility
*Public Well

Sanitary Utility
*Public Sewer

Maximum Residential
Structures
*One, Two, Multi, Family

Minimum Front Yard Setback
Primary & Accessory Structure
*Open

Minimum Rear Yard Setback
Primary & Accessory Structure
*35 Feet

Minimum Side Yard Setback
Primary & Accessory Structure
*10 Feet

Minimum Aggregate Distance
Primary Structures
*20 Feet Side Yard

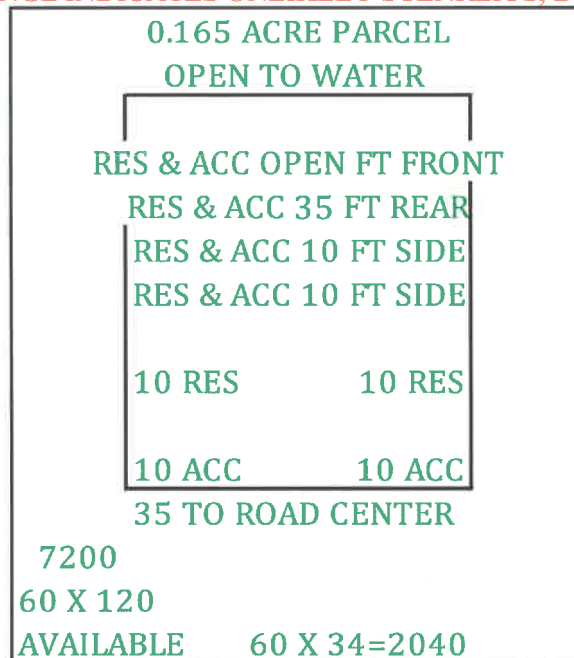
Minimum Aggregate Distance
Accessory Structures
*20 Feet

RL2				RESIDENTIAL LAKE 2 DISTRICT			SPEC	
5.11				SINGLE - MULTI FAMILY RESIDENCE / PUBLIC SEWER			7,200	
				LAKEFRONT PARCEL				
MINIMUM LOT SIZE	W SEWER	7200 SQ FT		MINIMUM ROOF PITCH	RES	5/12		
	W/O SEWER	N/A			ACC	5/12		
MINIMUM LOT WIDTH			60 FT	CORNER LOT VISION ENFORCED			YES	
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		TBD		MINIMUM GRND FLR LIVING AREA (PER UNIT)	SINGLE FAM	720 SQ FT		
	NOT TO BE INCLUDED IN PARCEL ACREAGE				2 FAMILY	720 SQ FT		
					MULTI FAM	720 SQ FT		
DRIVEWAY MINIMUM DISTANCE FROM INTERIOR LOT LINE		N/A		MINIMUM TOTAL LIVING AREA (PER UNIT)	SINGLE FAM	720 SQ FT		
					2 FAMILY	720 SQ FT		
					MULTI FAM	720 SQ FT		
MIN SIDE YD SETBACK	RES BLDG	10 FT		MAXIMUM LOT COVERAGE STRUCTURES		50%		
	ACC BLDG	10 FT			NO MORE THAN 50% TOTAL COVERAGE IN ANY COMBINATION			
MIN REAR YD SETBACK	RES BLDG	35 FT		MAXIMUM LOT COVERAGE IMPERVIOUS		50%		
	ACC BLDG	35 FT						
FRONT YARD SETBACK IS LAKE FRONT SIDE FOR THESE LOTS	PRI CO RD	RES STRU	N/A	MAXIMUM LOT COVERAGE AG STRUCTURES		N/A		
	PRI CO RD	ACC STRU	N/A					
	SEC CO RD	RES STRU	N/A	MIN REAR SETBACK TO ALLEY	RES	N/A		
	SEC CO RD	ACC STRU	N/A		ACC	N/A		
	FEEDER ST	RES STRU	N/A	MIN SIDE SETBACK TO ALLEY	RES	N/A		
	FEEDER ST	ACC STRU	N/A		ACC	N/A		
	LOCAL ST	RES STRU	N/A					
LOCAL ST	ACC STRU	N/A						
MAXIMUM STRUCTURE HEIGHT	RES BLDG	36 FT		SEPTIC		PUBLIC		
	ACC BLDG	36 FT		LANDSCAPE REQUIREMENTS		YES		
	AG BLDG	N/A		FENCING PERMITTED		YES		
MIN AGGREGATE DISTANCE SIDE YARD	RES SIDE	N/A		TEMPORARY USE PERMITTED		NO		
	ACC BLDG	N/A						
WELL			PUB/PRIV					
SIGNS			BY PERMIT					

SECTION 5.11 RESIDENTIAL LAKE 2 DISTRICT (RL2)
LAKEFRONT SINGLE - MULTI FAMILY RESIDENCE PUBLIC SEWER
7,200 SQ FT LOT

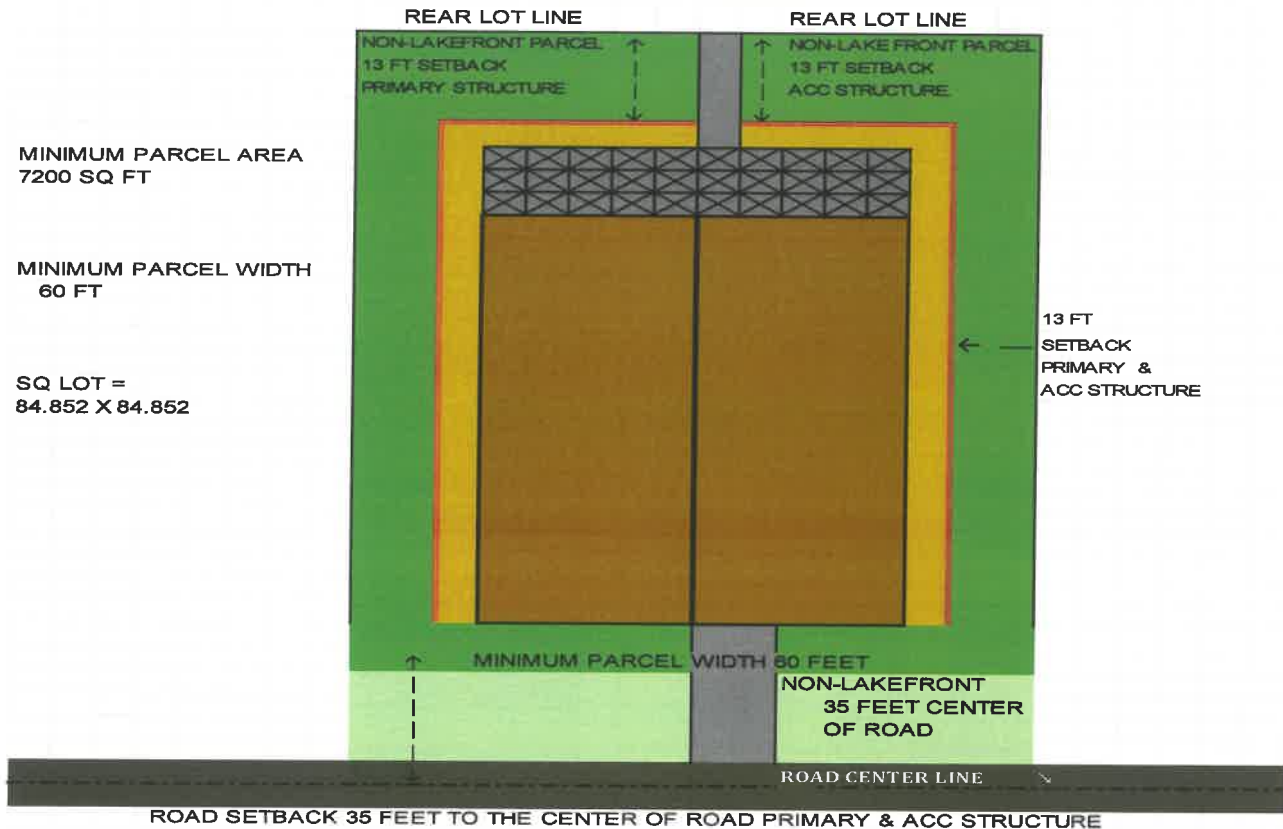
LOT DIM.	120 X 60	7,200		84.85281
105 FOOT SETBACK	95 FOOT SET BACK	65 FOOT SETBACK	50 FOOT SETBACK	35 FOOT SETBACK
RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA	RES. SPEC. DEPTH AREA
LOT DEPTH = 120	LOT DEPTH = 120	LOT DEPTH = 120	LOT DEPTH = 120	LOT DEPTH = 120
F SETBACK = 105	F SETBACK = 95	F SETBACK = 65	F SETBACK = 50	F SETBACK = 35
R SETBACK = 35	R SETBACK = 35	R SETBACK = 35	R SETBACK = 35	R SETBACK = 35
REMAINDER = -20	REMAINDER = -10	REMAINDER = 20	REMAINDER = 35	REMAINDER = 50
RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA	RES. SPEC. WIDTH AREA
LOT WIDTH = 60	LOT WIDTH = 60	LOT WIDTH = 60	LOT WIDTH = 60	LOT WIDTH = 60
S SETBACK = 10	S SETBACK = 10	S SETBACK = 10	S SETBACK = 10	S SETBACK = 10
S SETBACK = 10	S SETBACK = 10	S SETBACK = 10	S SETBACK = 10	S SETBACK = 10
REMAINDER = 40	REMAINDER = 40	REMAINDER = 40	REMAINDER = 40	REMAINDER = 40
RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA	RES. SPEC. AVAILABLE AREA
DEPTH = -20	DEPTH = -10	DEPTH = 20	DEPTH = 35	DEPTH = 50
WIDTH = 40	WIDTH = 40	WIDTH = 40	WIDTH = 40	WIDTH = 40
TOT SQ FT = 7200	TOT SQ FT = 7200	TOT SQ FT = 7200	TOT SQ FT = 7200	TOT SQ FT = 7200
AVAIL SQ FT = (800)	AVAIL SQ FT = (400)	AVAIL SQ FT = 800	AVAIL SQ FT = 1,400	AVAIL SQ FT =
MAX COVERAGE OF AVAILABLE SQ FTT				
25% COVER N/A	25% COVER N/A	25% COVER 200	25% COVER 350	25% COVER 500
30% COVER N/A	30% COVER N/A	30% COVER 240	30% COVER 420	30% COVER 600
40% COVER N/A	40% COVER N/A	40% COVER 320	40% COVER 560	40% COVER 800
50% COVER N/A	50% COVER N/A	50% COVER 400	50% COVER 700	50% COVER 1,000
60% COVER N/A	60% COVER N/A	60% COVER 480	60% COVER 840	60% COVER 1,200
75% COVER N/A	75% COVER N/A	75% COVER 600	75% COVER 1,050	75% COVER 1,500

ABOVE DATA IN ORANGE INDICATES UNLIKELY SCENREIOS, BUT STILL LISTED



5.11A Residential Lake 2 District (RL2); Single-Multi Family; Public Sewer; Minimum 7200 Square Foot Lots

Non-Lakefront Parcel



Development Standards Non-Lakefront Parcel

Minimum Lot Area
Per Residential Unit
*7,200 Sq. Ft

Minimum Lot Width
*60 Feet

Maximum Total Lot Coverage
*34% Structures or 2,448 Sq. Ft
*45% Impervious or 3,240 Sq. Ft

Water Utility
*Private/ Public Well

Sanitary Utility
*Public Sewer

Maximum Residential
Structures
*One, Two, Multi, Family

Minimum Front Yard Setback
*35 Feet Primary Structure
*35 Accessory Structure

Minimum Rear Yard Setback
*13 Residential Structure
*13 Feet Accessory Structure

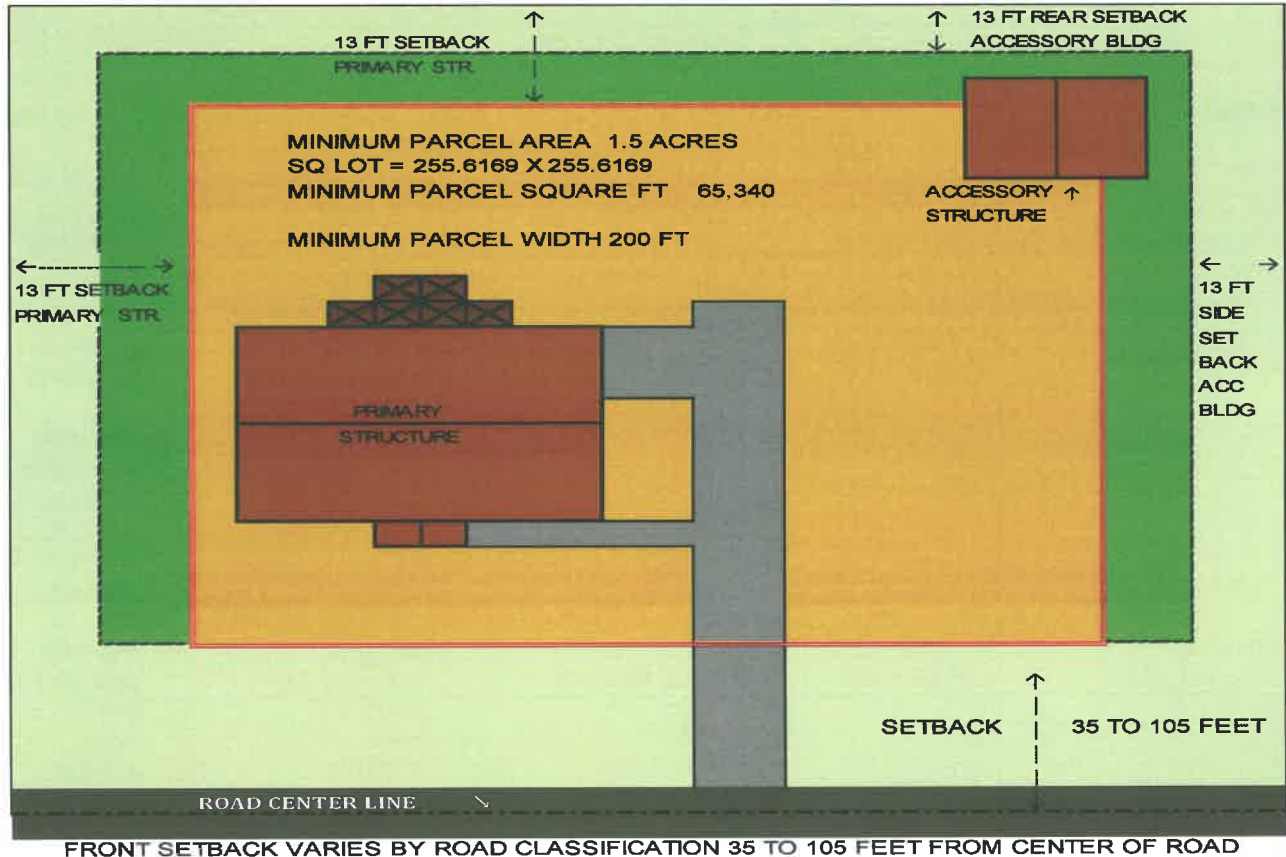
Minimum Side Yard Setback
Residential or Accessory Structure
*13 Feet

Minimum Aggregate Distance
Residential Structures
*26 Feet Rear Yard
*26 Feet Side Yard

Minimum Aggregate Distance
Accessory Structures
*26 Feet

SECTION		RESIDENTIAL LAKE 2 DISTRICT RL2			SPEC	
5.11A		SINGLE - MULTI FAMILY RESIDENCE PUBLIC SEWER			7,200	
		NON-LAKEFRONT PARCEL			SQ FT	
MINIMUM LOT SIZE	W SEWER	7200 SQ FT	MINIMUM ROOF PITCH	RES	5/12	
	W/O SEWER	N/A		ACC	5/12	
MINIMUM LOT WIDTH			60 FT	CORNER LOT VISION ENFORCED		YES
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		50 FT	MINIMUM GRND FLR LIVING AREA (PER UNIT)	SINGLE FAM	720 SQ FT	
	NOT TO BE INCLUDED IN PARCEL ACREAGE			2 FAMILY	720 SQ FT	
				MULTI FAM	720 SQ FT	
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		10 FT	MINIMUM TOTAL LIVING AREA (PER UNIT)	SINGLE FAM	720 SQ FT	
				2 FAMILY	720 SQ FT	
				MULTI FAM	720 SQ FT	
MIN SIDE YD SETBACK	RES BLDG	13 FT	MAXIMUM LOT COVERAGE STRUCTURES			
	ACC BLDG	13 FT				34%
MIN REAR YD SETBACK	RES BLDG	13 FT	MAXIMUM LOT COVERAGE IMPERVIOUS			
	ACC BLDG	13 FT				45%
FRONT YARD SETBACK	PRI CO RD	RES STRU	N/A	MAXIMUM LOT COVERAGE AG STRUCTURES		
	PRI CO RD	ACC STRU	N/A			
	SEC CO RD	RES STRU	N/A			
	SEC CO RD	ACC STRU	N/A			
	FEEDER ST	RES STRU	N/A			
	FEEDER ST	ACC STRU	N/A			
	LOCAL ST	RES STRU	35 FT			
LOCAL ST	ACC STRU	35 FT				
MAXIMUM STRUCTURE HEIGHT	RES BLDG	36 FT	MIN REAR SETBACK TO ALLEY	RES	7 FT	
	ACC BLDG	36 FT		ACC	7 FT	
	AG BLDG	N/A	MIN SIDE SETBACK TO ALLEY			
MIN AGGREGATE DISTANCE SIDE REAR YARD	RES REAR	26 FT	SEPTIC			PUBLIC
	RES SIDE	26 FT				
	ACC BLDG	26 FT				
WELL		PUBLIC	LANDSCAPE REQUIREMENTS		YES	
SIGNS		BY PERMIT	FENCING PERMITTED		YES	
TEMPORARY USE PERMITTED		NO				

5.12 GENERAL BUSINESS; DISTRICT (GB); PRIVATE SEPTIC



Development Standards

Minimum Lot Area
Per Residential Unit
*1 ½ Acres

Minimum Lot Width
*200 Ft

Maximum Total Lot Coverage
*50% Structure or 32,670 Sq. Ft
*75% Impervious or 49,005 Sq. Ft

Water Utility
*Public /Private Well

Sanitary Utility
*Private Septic

Maximum Residential
Structures
*N/A

Minimum Front Yard Setback
*105 Feet to 35 Feet
Per Road Type

Minimum Rear Yard Setback
Primary or Accessory Structure
*13 Feet

Minimum Side Yard Setback
Primary or Accessory Structure
*13 Feet

Minimum Aggregate Distance
Primary or Accessory Structure
*26 Feet

SECTION		GENERAL BUSINESS DISTRICT GB			SPEC	
5.12		PRIVATE SEPTIC			65,340	
MINIMUM LOT SIZE	W SEWER	N/A	MINIMUM ROOF PITCH	PRI STRU	BPS	
	W/O SEWER	1.5 A		ACC	BPS	
MINIMUM LOT WIDTH			200 FT	CORNER LOT VISION ENFORCED		
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL	50 FT		MINIMUM GRND FLR LIVING AREA (PER UNIT)	SINGLE FAM	N/A	
	NOT TO BE INCLUDED IN PARCEL ACREAGE			2 FAMILY	N/A	
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		N/A		MULTI FAM	N/A	
MIN SIDE YD SETBACK			PRI STRU	13 FT	MINIMUM TOTAL LIVING AREA (PER UNIT)	
			ACC BLDG	13 FT		SINGLE FAM
MIN REAR YD SETBACK			PRI STRU	13 FT	2 FAMILY	720 SQ FT
			ACC BLDG	13 FT	MULTI FAM	600 SQ FT
FRONT YARD SETBACK	STATE RD	ANY STRU	105 FT	MAXIMUM LOT COVERAGE STRUCTURES		
	PRI CO RD	ANY STRU	95 FT			
	SEC CO RD	ANY STRU	65 FT	50%		
	FEEDER ST	ANY STRU	50 FT	MAXIMUM LOT COVERAGE IMPERVIOUS		
	LOCAL ST	ANY STRU	35 FT			
				75%		
				MAXIMUM LOT COVERAGE AG STRUCTURES		
				N/A		
MAXIMUM STRUCTURE HEIGHT			RES BLDG	36 FT	MIN REAR SETBACK TO ALLEY	
			ACC BLDG	36 FT		RES
			AG BLDG	N/A	ACC	7 FT
MIN AGGREGATE DISTANCE SIDE & REAR YARD	PRI STRU	26 FT	MIN SIDE SETBACK TO ALLEY		RES	0 FT
	ACC BLDG	26 FT			ACC	0 FT
WELL			PRIVATE	SEPTIC		PRIVATE
SIGNS			BY PERMIT	LANDSCAPING		YES
TEMPORARY USE PERMITTED			NO	FENCING PERMITTED		YES

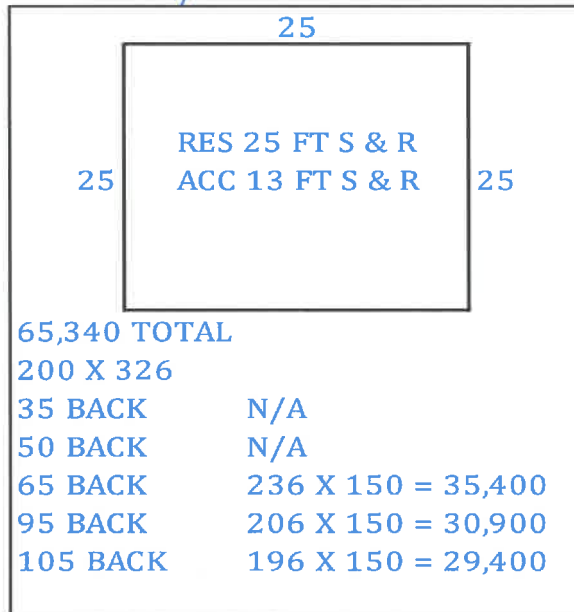
SECTION 5.12 GENERAL BUSINESS (GB)

PRIVATE SEPTIC

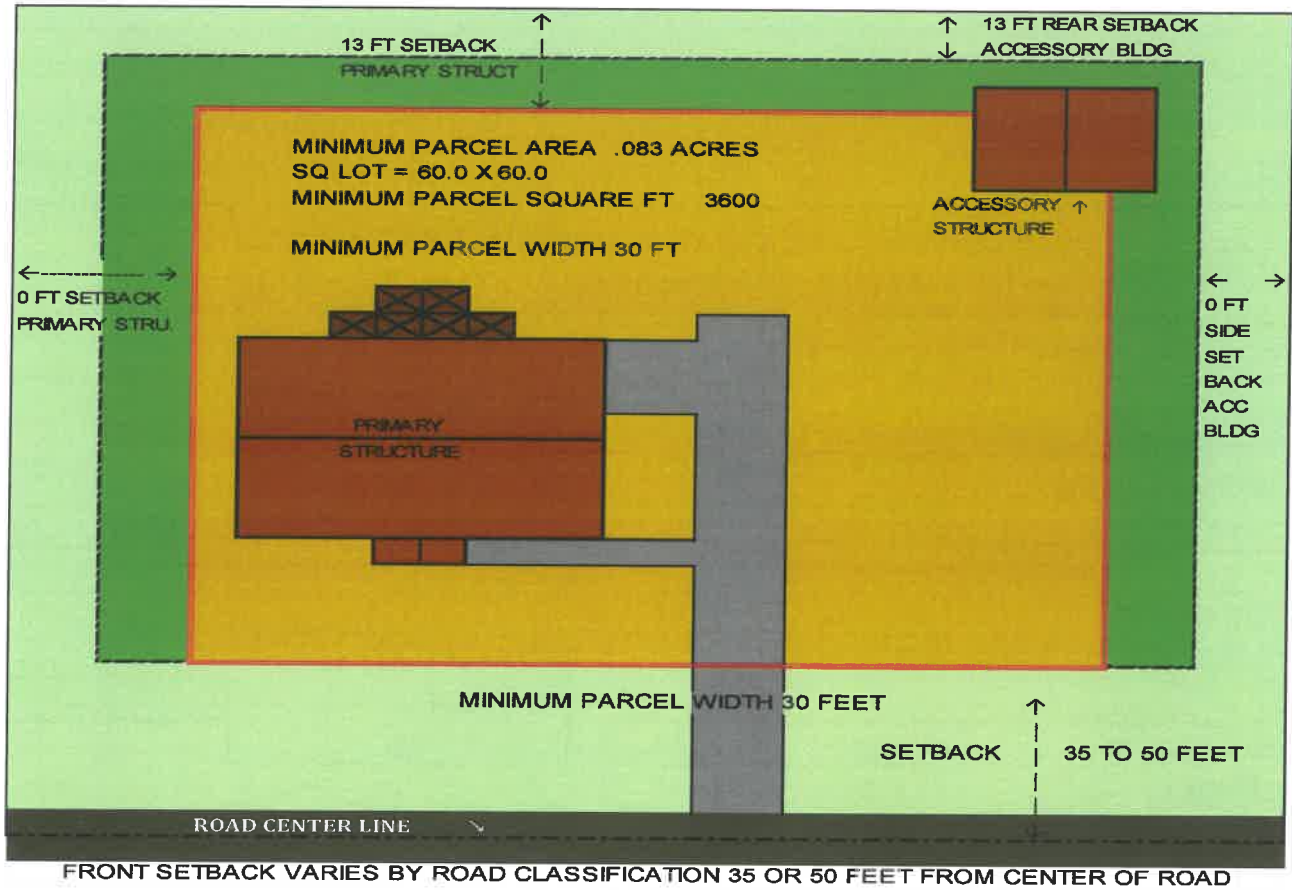
LOT DIM. 326.7 X 200 65,340 255.6169

105 FOOT SETBACK		95 FOOT SET BACK		65 FOOT SETBACK		50 FOOT SETBACK		35 FOOT SETBACK	
RES. SPEC. DEPTH AREA		RES. SPEC. DEPTH AREA		RES. SPEC. DEPTH AREA		RES. SPEC. DEPTH AREA		RES. SPEC. DEPTH AREA	
LOT DEPTH =	326.7	LOT DEPTH =	326.7	LOT DEPTH =	326.7	LOT DEPTH =	326.7	LOT DEPTH =	326.7
F SETBACK =	105	F SETBACK =	95	F SETBACK =	65	F SETBACK =	50	F SETBACK =	35
R SETBACK =	13	R SETBACK =	13	R SETBACK =	13	R SETBACK =	13	R SETBACK =	13
REMAINDER =	208.7	REMAINDER =	218.7	REMAINDER =	248.7	REMAINDER =	263.7	REMAINDER =	278.7
RES. SPEC. WIDTH AREA		RES. SPEC. WIDTH AREA		RES. SPEC. WIDTH AREA		RES. SPEC. WIDTH AREA		RES. SPEC. WIDTH AREA	
LOT WIDTH =	200	LOT WIDTH =	200	LOT WIDTH =	200	LOT WIDTH =	200	LOT WIDTH =	200
S SETBACK =	13	S SETBACK =	13	S SETBACK =	13	S SETBACK =	13	S SETBACK =	13
S SETBACK =	13	S SETBACK =	13	S SETBACK =	13	S SETBACK =	13	S SETBACK =	13
REMAINDER =	174	REMAINDER =	174	REMAINDER =	174	REMAINDER =	174	REMAINDER =	174
RES. SPEC. AVAILABLE AREA		RES. SPEC. AVAILABLE AREA		RES. SPEC. AVAILABLE AREA		RES. SPEC. AVAILABLE AREA		RES. SPEC. AVAILABLE AREA	
DEPTH =	208.7	DEPTH =	218.7	DEPTH =	248.7	DEPTH =	263.7	DEPTH =	278.7
WIDTH =	174	WIDTH =	174	WIDTH =	174	WIDTH =	174	WIDTH =	174
TOT SQ FT =	65,340	TOT SQ FT =	65,340	TOT SQ FT =	65,340	TOT SQ FT =	65,340	TOT SQ FT =	65,340
AVAIL SQ FT =	36,314	AVAIL SQ FT =	38,054	AVAIL SQ FT =	43,274	AVAIL SQ FT =	45,884	AVAIL SQ FT =	48,104
MAX COVERAGE OF AVAILABLE SQ FTT									
25% COVER	9,078	25% COVER	9,513	25% COVER	10,818	25% COVER	11,471	25% COVER	12,123
30% COVER	10,894	30% COVER	11,416	30% COVER	12,982	30% COVER	13,765	30% COVER	14,548
40% COVER	14,526	40% COVER	15,222	40% COVER	17,310	40% COVER	18,354	40% COVER	19,398
50% COVER	18,157	50% COVER	19,027	50% COVER	21,637	50% COVER	22,942	50% COVER	24,247
60% COVER	21,788	60% COVER	22,832	60% COVER	25,964	60% COVER	27,530	60% COVER	29,096
75% COVER	27,235	75% COVER	28,540	75% COVER	32,455	75% COVER	34,413	75% COVER	36,370

1 1/2 ACRES PARCEL



5.13 GENERAL BUSINESS DISTRICT (GB); PUBLIC SEWER



Development Standards

Minimum Lot Area
Per Primary Unit
*3,600 Sq. Ft

Minimum Lot Width
*30 Ft

Maximum Total Lot Coverage
*60% Structure or 2,160 Sq. Ft
*100% Impervious or 3,600 Sq. Ft

Water Utility
*Public Well

Sanitary Utility
*Public Sewer

Maximum Residential
Structures
*N/A

Minimum Front Yard Setback
*50 Feet to 35 Feet
Per Road Type

Minimum Rear Yard Setback
*13 Feet Primary, Accessory Structures

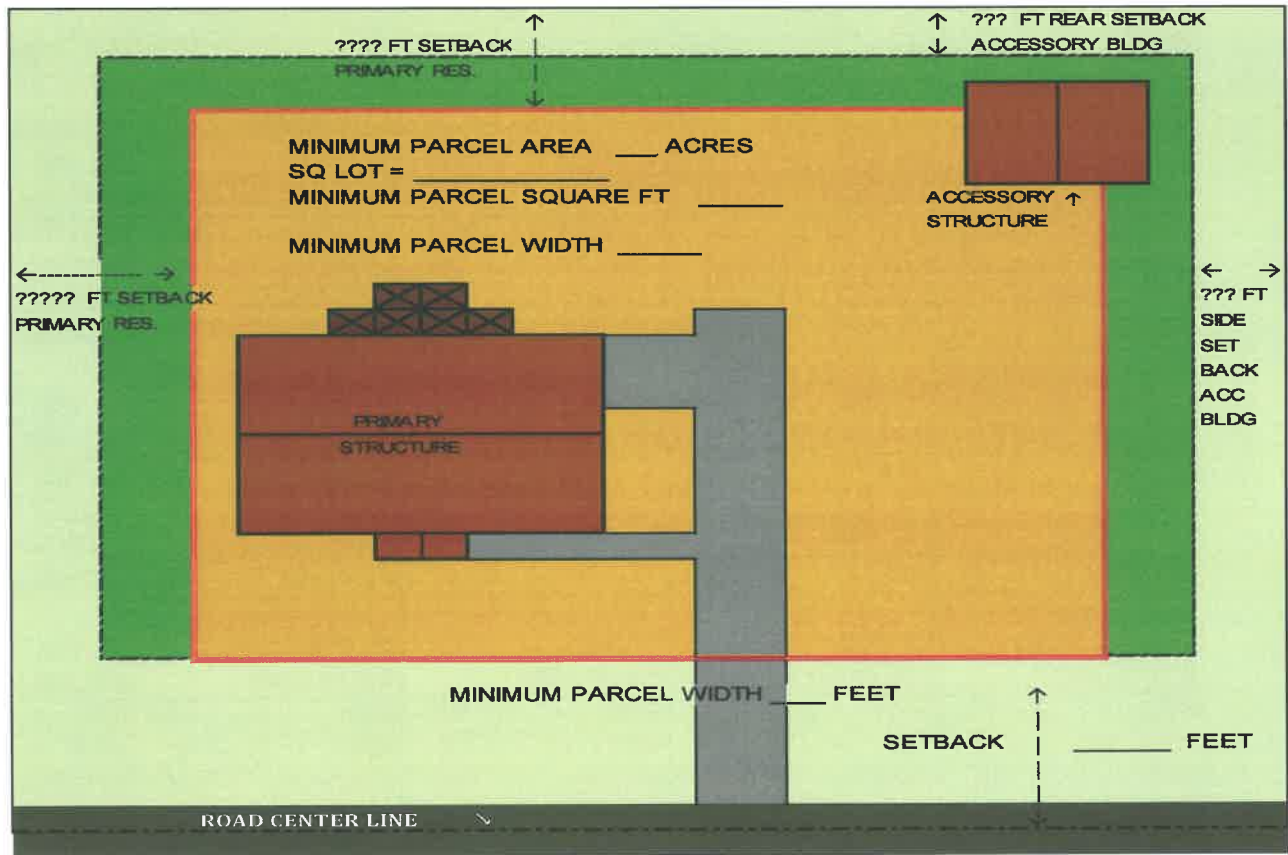
Minimum Side Yard Setback
*0 Feet Primary, Accessory Structures

Minimum Aggregate Distance
Rear Yard
*26 Feet Primary Structures
*26 Feet Accessory Structures

Minimum Aggregate Distance
Side Yard
*0 Feet Primary Structures
*0 Feet Accessory Structures

SECTION 5.13			GENERAL BUSINESS DISTRICT GB PUBLIC SEWER			SPEC 3,600		
MINIMUM LOT SIZE		W SEWER	3600 SQ FT	MINIMUM ROOF PITCH		RES	BPS	BPS
		W/O SEWER	N/A			ACC	BPS	
MINIMUM LOT WIDTH			30 FT	CORNER LOT VISION ENFORCED			YES	
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		N/A		MINIMUM GRND FLR LIVING AREA (PER UNIT)		SINGLE FAM	N/A	
		NOT TO BE INCLUDED IN PARCEL ACREAGE				2 FAMILY	N/A	
						MULTI FAM	N/A	
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		N/A		MINIMUM TOTAL LIVING AREA (PER UNIT)		SINGLE FAM	720 SQ FT	
						2 FAMILY	720 SQ FT	
						MULTI FAM	720 SQ FT	
MIN SIDE YD SETBACK		RES BLDG	13 FT	MAXIMUM LOT COVERAGE STRUCTURES			60%	
		ACC BLDG	13 FT					
MIN REAR YD SETBACK		RES BLDG	13 FT	MAXIMUM LOT COVERAGE IMPERVIOUS			100%	
		ACC BLDG	13 FT					
FRONT	STATE RD	ANY STRU	105 FT	MAXIMUM LOT COVERAGE AG STRUCTURES			N/A	
	PRI CO RD	ANY STRU	95 FT					
YARD	SEC CO RD	ANY STRU	65 FT	MIN REAR SETBACK TO ALLEY		RES	7 FT	
	FEEDER ST	ANY STRU	50 FT			ACC	7 FT	
SETBACK	LOCAL ST	ANY STRU	35 FT	MIN SIDE SETBACK TO ALLEY		RES	0 FT	
						ACC	0 FT	
MAXIMUM STRUCTURE HEIGHT		RES BLDG	36 FT	SEPTIC			PUBLIC	
		ACC BLDG	36 FT	LANDSCAPING			YES	
		AG BLDG	N/A	FENCING PERMITTED			YES	
MIN AGGREGATE DISTANCE SIDE & REAR YARD		SIDE YARD	0 FT	TEMPORARY USE PERMITTED			NO	
		REAR YARD	26 FT					
WELL			PUBLIC					
SIGNS			BY PERMIT					

5.14 INDUSTRIAL DISTRICT (I); PUBLIC SEWER



FRONT SETBACK VARIES BY ROAD CLASSIFICATION 35 TO 105 FEET FROM CENTER OF ROAD

Development Standards

Minimum Lot Area
Per Residential Unit
*N/A

*50 Feet Feeder Street
*35 Feet Local Street

Minimum Lot Width
*N/A

Minimum Side & Rear Yard
Setback Residential Structure
*0 Feet Side and Rear

Maximum Total Lot Coverage
*100% Structures
*100% Impervious

Minimum Side & Rear Yard
Setback Accessory Structure
*0 Feet Side and Rear

Water Utility
*Public Well

Minimum Aggregate Distance
Residential Structures
*0 Feet

Sanitary Utility
*Public Sewer

Minimum Aggregate Distance
Accessory Structures
*0 Feet

Maximum Residential
Structures
*N/A

Minimum Front Yard Setback
*65 Feet Secondary Co. Road

Ssection 5.14			INDUSTRIAL DISTRICT I PUBLIC SEWER			SPEC TBD	
MINIMUM LOT SIZE	W SEWER	BPS	MINIMUM ROOF PITCH	RES	BPS		
	W/O SEWER	BPS		ACC	BPS		
MINIMUM LOT WIDTH			BPS	CORNER LOT VISION ENFORCED		YES	
MINIMUM DRIVE WIDTH NON ROAD FRONTAGE PARCEL		BPS	MINIMUM GRND FLR LIVING AREA (PER UNIT)	SINGLE FAM	N/A		
	NOT TO BE INCLUDED IN PARCEL ACREAGE			2 FAMILY	N/A		
				MULTI FAM	N/A		
DRIVEWAY MINIMUM DISTANCE FROM LOT LINE		BPS	MINIMUM TOTAL LIVING AREA (PER UNIT)	SINGLE FAM	N/A		
				2 FAMILY	N/A		
				MULTI FAM	N/A		
MIN SIDE YD SETBACK	RES BLDG	BPS	MAXIMUM LOT COVERAGE STRUCTURES				
	ACC BLDG	BPS			BPS		
MIN REAR YD SETBACK	RES BLDG	BPS	MAXIMUM LOT COVERAGE IMPERVIOUS				
	ACC BLDG	BPS			BPS		
FRONT YARD SETBACK	STATE RD	ANY STRU	105 FT	MAXIMUM LOT COVERAGE AG STRUCTURES			
	PRI CO RD	ANY STRU	95 FT			N/A	
	SEC CO RD	ANY STRU	65 FT				
	FEEDER ST	ANY STRU	50 FT				
	LOCAL ST	ANY STRU	35 FT				
				MIN REAR SETBACK TO ALLEY		RES	BPS
						ACC	BPS
MAXIMUM STRUCTURE HEIGHT	RES BLDG	40 FT	MIN SIDE SETBACK TO ALLEY		RES	BPS	
	ACC BLDG	40 FT			ACC	BPS	
	AG BLDG	N/A					
MIN AGGREGATE DISTANCE SIDE & REAR YARD	RES BLDG	BPS	SEPTIC		BPS		
	ACC BLDG	BPS	LANDSCAPING		YES		
WELL			BPS		FENCING PERMITTED		
SIGNS			BY PERMIT		YES		
TEMPORARY USE PERMITTED			NO				

SECTION 5.14 INDUSTRIAL ZONE (I)

PUBLIC SEWER

LOT DIM.	0 X 0	0			
105 FOOT SETBACK	95 FOOT SET BACK	65 FOOT SETBACK	50 FOOT SETBACK	35 FOOT SETBACK	
RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.	
DEPTH AREA	DEPTH AREA	DEPTH AREA	DEPTH AREA	DEPTH AREA	
LOT DEPTH = 0	LOT DEPTH = 0	LOT DEPTH = 0	LOT DEPTH = 0	LOT DEPTH = 0	
F SETBACK =	F SETBACK =	F SETBACK =	F SETBACK =	F SETBACK =	
R SETBACK =	R SETBACK =	R SETBACK =	R SETBACK =	R SETBACK =	
REMAINDER = 0	REMAINDER = 0	REMAINDER = 0	REMAINDER = 0	REMAINDER = 0	
RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.	
WIDTH AREA	WIDTH AREA	WIDTH AREA	WIDTH AREA	WIDTH AREA	
LOT WIDTH = 0	LOT WIDTH = 0	LOT WIDTH = 0	LOT WIDTH = 0	LOT WIDTH = 0	
S SETBACK =	S SETBACK =	S SETBACK =	S SETBACK =	S SETBACK =	
S SETBACK =	S SETBACK =	S SETBACK =	S SETBACK =	S SETBACK =	
REMAINDER = 0	REMAINDER = 0	REMAINDER = 0	REMAINDER = 0	REMAINDER = 0	
RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.	RES. SPEC.	
AVAILABLE AREA	AVAILABLE AREA	AVAILABLE AREA	AVAILABLE AREA	AVAILABLE AREA	
DEPTH = 0	DEPTH = 0	DEPTH = 0	DEPTH = 0	DEPTH = 0	
WIDTH = 0	WIDTH = 0	WIDTH = 0	WIDTH = 0	WIDTH = 0	
TOT SQ FT = 0	TOT SQ FT = 0	TOT SQ FT = 0	TOT SQ FT = 0	TOT SQ FT = 0	
AVAIL SQ FT = -	AVAIL SQ FT = -	AVAIL SQ FT = -	AVAIL SQ FT = -	AVAIL SQ FT = -	