

City of Huntington, Indiana

Annexation - Frequently Asked Questions

1. What is annexation?

Annexation is the legal process by which municipalities grow. Municipal boundaries are drawn to encompass populations which require improved governmental services. Because of shifts in population to the fringe of a municipality and the location of commercial, industrial and retail development in areas adjacent to a municipality, it becomes necessary from time to time to redraw the municipal boundaries to appropriately provide essential municipal services to those areas. Indiana law provides for the annexation of adjacent areas so these services may be provided. Annexation contributes to better land use and development processes, clarifying municipal boundaries and providing an improved framework for residential and business expansion. In Indiana, annexation is governed by state laws that allow for annexation only in certain circumstances.

2. Why annex?

Huntington has a vision for its future as established by and detailed in its 2012 Comprehensive Plan. To develop in the most efficient manner, developments will need access to municipal services. The City is committed to providing these services in support of development that is consistent with its long term vision, but only when those areas are a part of the City.

3. Will annexation affect the ownership of my property?

Absolutely not. Annexation has nothing to do with property ownership; it is merely the adjustment of the City's boundary line. Furthermore, annexation does not allow the City to confiscate or take ownership of property for the purposes of development. Land development (or non-development) is a private decision made by the property owner.

4. Why is annexation beneficial to the City of Huntington and its citizens?

Annexation enables the City to avoid problems associated with unplanned development and sprawl on its fringes. The City of Huntington provides municipal services in an efficient, consistent, equitable and cost effective manner to citizens, businesses and property owners. The residents and property owners of the newly annexed areas benefit from having improved fire protection, public street maintenance, water and sewer services, trash collection and a host of other services available to City residents.

5. Will I be forced to connect to City water and sewer service?

The City does not force anyone to connect to municipal utilities. The Huntington County Health Department is responsible for enforcing state health laws concerning water wells, septic systems and their connection requirements. It is the understanding of the City that the County Health Department will not require property owners with properly functioning septic systems to connect to municipal sewer. More specific questions relating to this topic should be referred directly to the Huntington County Health Department.

6. Will my agriculturally zoned property remain zoned for agricultural use?

Under state law, property currently zoned agricultural cannot be changed to another zoning classification through annexation proceedings without the property owner's consent.

City of Huntington, Indiana Annexation - Frequently Asked Questions

7. How will the taxes on my agriculturally zoned property be impacted?

State law also prohibits land that is zoned agricultural from being assessed municipal (City) taxes following annexation so long as it remains zoned agriculturally.

8. What about livestock in the City?

The Livestock Operation zoning standards for the County (Section 1020) are exactly the same as the City (Section 158.080). Both standards only allow Minor and Major Livestock Operations as a permitted use for property zoned Agricultural. For certain animals listed in City Code Section 91.09 there is a minimum land requirement of 5 acres. For existing legal livestock operations under the County Zoning Code, those Livestock Operations would be allowed to continue as permitted uses within the City. The same also applies to any special land use permission previously granted by the County Board of Zoning Appeals.

Please contact Community Development & Redevelopment with any additional questions you might have at (260) 356-5146.