

ORDINANCE NO 2005-05

AN ORDINANCE TO AMEND SECTION 704: DECKS AND SECTION 710: PROJECTIONS INTO SETBACK AREA OF THE HUNTINGTON COUNTY ZONING ORDINANCE.

WHEREAS, it is in the best interest of the Huntington Community as a whole to amend the Huntington County Zoning Ordinance Section 704: Decks and Section 710: Projections into the Setback Area to better maintain setback uniformity in all zoning classifications.

WHEREAS, the Huntington County Plan Commission considered Docket PC-05-003, a petition to amend the text of the Zoning Ordinance. A record of the petition and Plan Commission action recommending approval of the text amendment is attached hereto and incorporated by reference as "Exhibit A".

NOW, THEREFORE BE IT ORDAINED, by the Board of Commissioners of Huntington County, Indiana that Zoning Ordinance of Huntington County be, and is hereby, amended by executing the following changes:

SECTION 704: DECKS

All decks and parts thereof shall adhere to the minimum front, side, and rear yard setback requirements, established for a principal structure, within the applicable zoning district, with the following exception:

1. ~~A deck may extend into a required side or rear yard setback if the following requirements are adhered to:~~
 - a. ~~Maximum floor clearance above grade of thirty (30) inches;~~
 - b. ~~No roof, structure, awning, or similar cover is constructed or erected over the deck;~~
 - c. ~~No walls, sides, or opaque material is used for sides on the deck;~~
 - d. ~~No portion of the deck extends beyond the lot lines;~~
 - e. ~~No deck shall be located within seven (7) feet from the intersection of any right-of-ways.~~

SECTION 710: PROJECTIONS INTO SETBACK AREA

No portion of a building or structure shall extend into any required front, side, or rear yard setback area with the following exceptions:


1. Roof overhang not exceeding twenty-four (24) inches
2. Window awning
3. Air conditioners/heat pumps
4. Decks, which comply to Section 704
5. ~~Porch, which complies with the following requirements:~~
 - a. ~~Maximum projection of porch from the front of the principal structure shall be twelve (12) feet;~~
 - b. ~~Minimum setback from front property line of ten (10) feet. Steps can project into the ten (10) foot setback;~~
 - c. ~~Roof, awning, or similar cover is permitted, with a maximum overhang of twenty four (24) inches;~~
 - d. ~~No walls, sides, or opaque material shall be used for the enclosure of the porch. A railing or parapet with a maximum height of thirty (30) inches above the porch floor is permitted as a safety feature of the porch.~~

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Approved by the Board of County Commissioners of Huntington, Indiana, this

6 day of June 2005.


Steve Updike


Richard Brubaker


Jerry Helvid

Board of County Commissioners
Huntington County
Huntington, Indiana

ATTEST:


Donald D. Schoeff
Huntington County Auditor