

ORDINANCE NO 2006-01

AN ORDINANCE TO AMEND SECTION 714: FLAG LOTS 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 714: Flag Lots to allow the Huntington Countywide Department of Community Development to better address the manners in which a flag lot shall be created in Huntington County and to help ensure proper development.

WHEREAS, the Huntington County Plan Commission considered Docket PC-05-010, 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 714: Flag Lots

- A. Flag lots may be permitted by special exception in all zoning districts **within the agricultural zoning district** subject to the following standards:
1. Principal structures located on a flag lot **within the agricultural zoning district** shall maintain a minimum perimeter setback of fifteen (15) feet except in agricultural zoned districts where the minimum perimeter setbacks shall be twenty-five (25) feet.
 2. **Flag lots by special exception within the agricultural district must have ownership of the 'pole', so the lot has actual road frontage. If the proposed lot does not have road frontage, then a variance from development standards will be required.**
 3. The 'pole' of a flag lot shall not exceed seventy-five (75) in width at any point.
- B. Flag lots may be permitted by variance from development standards in all residential, commercial, industrial, and open space zoning districts subject to the following conditions:
1. Principal structures located on a flag lot within the districts mentioned in Section 714(B) shall maintain a minimum perimeter setback of fifteen (15) feet.
 2. Flag lots by variance from development standards in zoning classifications listed in Section 714(B) must have ownership of the 'pole', so the lot has actual road frontage. If the proposed lot does not have road frontage, then an additional variance from development standards shall be required.
 3. The 'pole' of a flag lot shall not exceed seventy-five (75) in width at any point.
- C. Accessory structures located on a flag lot shall maintain a perimeter setback of (5) feet except in agricultural zoning districts **where the minimum perimeter setback for accessory structures shall be twenty-five (25) feet.**
- D. The access drive or easement from the public roadway shall be a minimum of twenty-five (25) feet of right-of-way for straight approaches and may be up to fifty (50) feet of right-of-way from approaches that change direction between 30 degrees and 90 degrees; extra right-of-way may be required at the point where the direction change occurs.


ORDINANCE NO. _____

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

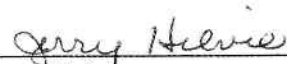
9 day of January 2006.



Steve Updike



Richard Brubaker



Jerry Helvie

Board of County Commissioners
Huntington County
Huntington, Indiana

ATTEST:



Donald D. Schoeff
Huntington County Auditor