

**ORDINANCE NO. 2020-14**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING CODE OF HUNTINGTON COUNTY, INDIANA,  
AMENDING SECTION 714: FLAG LOTS**

WHEREAS, the Huntington County Plan Commission considered application PC-20-007 filed by the Department of Community Development to amend the Huntington County Zoning Ordinance Section 714: Flag Lots; and,

WHEREAS, the Huntington County Plan Commission conducted a duly noticed public hearing on application PC-20-007 on July 8, 2020; and,

WHEREAS, the Huntington County Plan Commission, by a 6-0 vote, issued a favorable recommendation to application PC-20-007 at a meeting duly conducted on July 8, 2020. The Plan Commission Certification of the favorable recommendation is attached hereto and incorporated by reference as Exhibit "A", and,

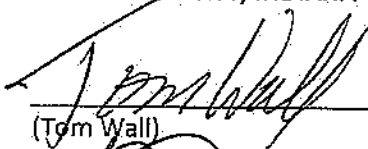
WHEREAS, the Board of Commissioners now determines that from time to time, it is necessary to amend land use regulations in accordance with IC 36-7-4-607; and,

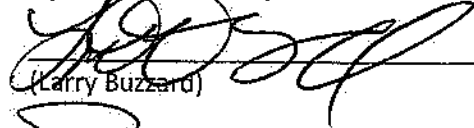
WHEREAS, such regulations are designed to promote the public health, safety, general welfare, efficiency and economy in the process of the normal and orderly development of the land within the jurisdictional area.

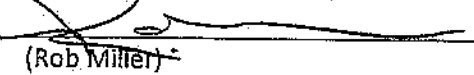
NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS OF HUNTINGTON COUNTY, INDIANA, that Section 714: Flag Lots, be amended in the Huntington County Zoning Ordinance and to read as follows (see attached):


Adopted this 3<sup>rd</sup> day of August, 2020.

BOARD OF COMMISSIONERS OF HUNTINGTON COUNTY, INDIANA

 \_\_\_\_\_ as  
 (Tom Wall) President

 \_\_\_\_\_ as  
 (Larry Buzzard) Member

 \_\_\_\_\_ as  
 (Rob Miller) Member

ATTEST:  
  
 (Jill Landrum) Auditor

REMOVE THIS FROM ZONING ORDINANCE

SECTION 714: FLAG LOTS

- A. ~~Flag lots may only be permitted by variance from development standards in all zoning districts where the shape, topographical conditions, or other natural features of the site make a flag lot the more logical choice over a lot meeting the minimum frontage requirements. Furthermore, hardship and practicality shall be clearly distinguished from mere inconvenience when determining if a variance is appropriate. Where flag lots are granted a variance, they shall be subject to the following standards:~~
- ~~1. Structures located on a flag lot shall maintain primary and accessory structure setbacks as required by the applicable zoning district; however, the rear yard setback shall apply to both the front and rear property lines of the 'flag' in lieu of a traditional front yard setback.~~
  - ~~2. Flag lots must have ownership of the 'pole', so the lot has actual road frontage.~~
  - ~~3. The 'pole' of a flag lot shall not exceed sixty (60) feet in width at any point.~~
  - ~~4. The 'pole' shall be a minimum of twenty five (25) feet for straight poles and fifty (50) feet for poles that change direction between 30 degrees and 90 degrees. A larger minimum pole width may be required for directional changes in excess of those listed above.~~
  - ~~5. The area of the "flag" shall meet the minimum lot area as required by the applicable zoning district. The area of the "pole" shall not be included when calculating minimum lot size.~~
  - ~~6. The "pole" shall not cross a stream, ravine, ditch, watercourse, or similar topographical feature without provisions for an adequate drainage structure, fill and culvert, to convey storm water runoff as it currently enters and exits the property.~~

HAVE THIS IN SUBDIVISION CODE


Section 8.3: Flag Lots

- A. Flag Lots may be permitted where the shape, topographical conditions, or other natural features of the site make a flag lot more logical choice over a lot meeting minimum frontage requirements. Flag lots would be subject to following standards:
1. Flag lots must have ownership to pole, so newly created lot has actual road frontage
  2. The pole shall not exceed 60 foot in width at any point and shall be a minimum of twenty-five (25) in width for straight poles and fifty (50) for poles that change direction between 30 degrees and 90 degrees.
  3. The area of the newly created flag must meet the minimum requirement for the applicable zoning district and the pole shall not be consider when calculating minimum lot size.
  4. The "pole" shall not cross a stream, ravine, ditch, watercourse, or similar topographical feature without provision for an adequate drainage structure, fill and culvert, to convey storm water runoff as it currently enters and exists the property. There may also be requirement for Drainage Board approval.
- B. Remaining parent parcel must meet the minimum requirements of acreage for the required zoning district or will require a variance from the subdivision code.

Exhibit "A"

Plan Commission Certification

On July 8, 2020, the Huntington County Plan Commission, by a 6-0 vote, certified a favorable recommendation on application PC-20-007, to amend Section 714: Flag Lots, of the Huntington County Zoning Ordinance.

  
Marla Stambazze, Secretary  
Huntington County Plan Commission