

ORDINANCE NO. 2020-20

AN ORDINANCE AMENDING THE OFFICIAL ZONING CODE OF HUNTINGTON COUNTY, INDIANA, AMENDING SECTION 1050: DEVELOPMENT PLAN

WHEREAS, the Huntington County Plan Commission considered application PC-20-014 filed by the Department of Community Development to amend the Huntington County Zoning Ordinance Section 1050: Development Plan; and,

WHEREAS, the Huntington County Plan Commission conducted a duly noticed public hearing on application PC-20-014 on July 8, 2020; and,

WHEREAS, the Huntington County Plan Commission, by a 6-0 vote, issued a favorable recommendation to application PC-20-014 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,

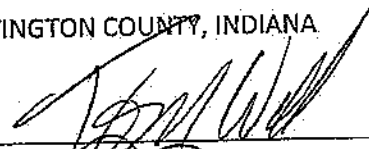
WHEREAS, the Board of Commissioners now determines that from time to time, it is necessary to amend land use regulations in accordance with IC 36-7-4-607; and,

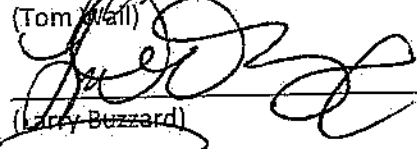
WHEREAS, such regulations are designed to promote the public health, safety, general welfare, efficiency and economy in the process of the normal and orderly development of the land within the jurisdictional area.

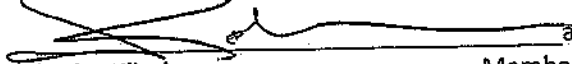
NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS OF HUNTINGTON COUNTY, INDIANA, that Section 1050: Development Plan, be amended in the Huntington County Zoning Ordinance and to read as follows (see attached):

Adopted this 3rd day of August, 2020

BOARD OF COMMISSIONERS OF HUNTINGTON COUNTY, INDIANA


 _____ as
 (Tom Hall) President


 _____ as
 (Larry Buzzard) Member


 _____ as
 (Rob Miller) Member

ATTEST:

 _____ Auditor
 (Jill Landrum)

SECTION 1050: DEVELOPMENT PLAN

A. Development Plan Required

1. Except as otherwise specifically stated in this section, a Development Plan is required for all development in the following zoning districts: A, SR, R-2, R-4, R-8, R-20, RMH, LB, GB, AB, M-1, M-2, POD, and AZ, and the Commission has exclusive authority to approve or disapprove development plans in these districts. A Development Plan is not required for the following land uses:
 - a. Dwelling, single-family
 - b. Dwelling, two-family
 - c. Livestock operation, minor or intensive
 - d. Farm
 - e. Commercial Forestry Production
 - f. Fish hatchery
 - g. Manufactured Home Type I or II
 - h. Home Occupation Type II or II
 - i. Park
 - j. Kennel
 - k. Child care home
 - l. Day care home
 - m. Cemetery
 - n. Utility service structure, station or yard (except for Solar Energy Systems)
 - o. Communication tower
 - p. Group Home
 - q. Planned Unit Development
 - r. Child caring institution
 - s. Child care center

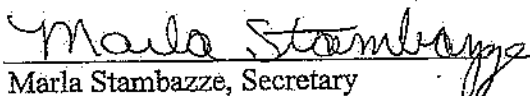
Any of the above uses that are exempt with proposed buildings over 10,000 square feet will be required to have development plan approval prior to issuance of an Improvement Location Permit or Building Permit.

A Solar Energy System (SES) does require Development Plan approval in all zoning districts. Please refer to the Solar Energy System Ordinance (Section 730-V) for submittal requirements.

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-20-014, to amend Section 1050: Development Plan, of the Huntington County Zoning Ordinance.


Marla Stambazze, Secretary
Huntington County Plan Commission