WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 1999-13-.

AN ORDINANCE TO AMEND ARTICLE XV PLANNED SHOPPING CENTER – "C-2" DISTRICT OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA, AND ALL AMENDING ORDINANCES THEREOF

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA, as follows to wit:

SECTION 1. That ARTICLE XV PLANNED SHOPPING CENTER – "C-2" DISTRICT, be and the same hereby amended as follows:

ARTICLE XV PLANNED SHOPPING CENTER – "C-2" DISTRICT.

The following regulations shall apply in all "C-2" Districts.

Section 1 PURPOSE OF DISTRICT

The "C-2" Planned Shopping Center District is intended for locations where there is a need for controlling the design and arrangement of buildings and structures, access and circulation, and the relations to surrounding areas to provide for efficient functioning of the shopping area and to insure adequate protection to adjacent and nearby residential areas. These objectives can only be defined in general terms, and their realization can only be attained by review and specific approval of the site plans for each development in such planned shopping center districts.

Section 2 USE REGULATIONS

(1) Any commercial use permitted in a "C" District.

Section 3 LIMITATIONS ON USES

(1) Except for automobile parking lots and filling stations, all storage shall be conducted entirely within a completely enclosed structure.

Section 4 APPROVAL OF DEVELOPMENT PLAN

(1) Any building, structure and/or use shall be erected, altered, installed and maintained in full conformity with the provisions of this Ordinance and with development plans which have been approved by the Commission on proposed building sites.
(2) In passing upon and approving development plans, the Commission shall consider the location of buildings sites, access and circulation for vehicles and pedestrians, streets, parking areas, yards and open spaces, and the relationship to adjacent property. The Commission shall not approve such development plan unless it finds that such plan conforms to all applicable provisions of this ordinance, that the safety and convenience of the public are properly provided for contiguous and nearby residential property. The Commission may attach to its approval of a development plan any reasonable conditions, limitations or requirements which are found necessary in its judgement to effectuate the purpose of this Ordinance.
(3) A development plan for the purposes of this section shall include, but is not limited to, the following plans, designs, specifications and information:

(a) Site plan with grades or contours as well as a Drainage Plan to be reviewed by the Drainage Board.
(b) Proposed Building Sites.
(c) Location and character of all outside facilities for waste disposal.
(d) All curb cuts, driveways, parking areas and surfacing materials of same.
(e) All pedestrian walks, malls, yards and open areas.
(f) Location, height and material of all walls, fences and screen planting.
(g) Location, size, character, height and orientation of all signs.
(h) Off street parking as per Article XXVIII OFF STREET PARKING AND LOADING.
(i) Roadways shall be designated on the development plan as a dedicated county road or the developer must provide proper demonstration to the Commission that access for each building site and or structure is provided. This demonstration can be in the form of a written agreement or an easement.

Section 5 HEIGHT

(1) No building or structure shall be erected or altered to a height exceeding four (4) stories. (Said 4 stories not to exceed fifty (50) feet).

Section 6 RECORDING OF FINAL DETAILED DEVELOPMENT PLAN:

The Final Detailed Development Plan must be recorded within one (1) year from the date of approval. If not recorded within this time limit, the Plan shall be considered null and void.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and publication by the Board of Commissioners of Warrick County, State of Indiana.

Approved this 9 day of August, 1999.

W. David Rector, President

Larry Barr, Member

Jack Pike, Member

WARRICK COUNTY BOARD OF COMMISSIONERS

ATTEST:

Richard Kixmiller, Auditor

Public Hearing held by Warrick County Area Plan Commission July 14, 1999.