

AN ORDINANCE TO AMEND ARTICLE XXI SECTION 2 TABLE B NOTE 1. BY ELIMINATING 100 FEET OF FRONTAGE, ELIMINATING NOTE 10 AND AMENDING THE MAXIMUM HEIGHT IN R-2 DISTRICT FROM 40 FEET TO 45 FEET OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

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

Section 1. That Article XXI Section 2 Table B Note 1. By eliminating 100 feet of Frontage, eliminating Note 10 and amending Maximum Height in R-2 District from 40 feet to 45 feet is as follows:

Article XXI Section 2 Table B

Standards for Principal Buildings on Individual Lots

<i>District</i>	<i>Maximum Height (Feet)</i>	<i>Minimum Lot Size (Sq. Feet)</i>	<i>Minimum Width (Feet) A Building Line</i>	<i>Minimum Front Yard (Feet)</i>	<i>Minimum Side Yard (Feet)</i>	<i>Minimum Side Yard Street Side Corner Lot (Feet)</i>	<i>Minimum Rear Yard (Feet)</i>	<i>Lot Coverage Maximum</i>
CON	40	.5 acres	100	25	10	15	25	30%
A	40	.5 acres	100	25	10	15	25	30%
R-1	35	6,000	60	25	6	15	25	40%
R-1A	35	9,000	75	25	6	15	25	40%
R-1B	40	12,000	80	25	6	15	25	40%
R-1C	40	15,000	80	25	6	15	25	40%

<i>District</i>	<i>Maximum Height (Feet)</i>	<i>Minimum Lot Size (Sq. Feet)</i>	<i>Minimum Width (Feet) A Building Line</i>	<i>Minimum Front Yard (Feet)</i>	<i>Minimum Side Yard (Feet)</i>	<i>Minimum Side Yard Street Side Corner Lot (Feet)</i>	<i>Minimum Rear Yard (Feet)</i>	<i>Lot Coverage Maximum</i>
<i>R-1D</i>	<i>40</i>	<i>21,780</i>	<i>100</i>	<i>25</i>	<i>6</i>	<i>15</i>	<i>25</i>	<i>40%</i>
<i>R-2</i>	<i>45</i>	<i>6,000 or 3,000 per dwelling unit which ever is the greatest</i>	<i>60</i>	<i>25</i>	<i>6</i>	<i>15</i>	<i>25</i>	<i>40%</i>
<i>R-2A</i>	<i>40</i>	<i>6,000</i>	<i>60</i>	<i>25</i>	<i>6</i>	<i>15</i>	<i>25</i>	<i>40%</i>
<i>R-2B</i>	<i>45</i>	<i>6,000 or 1,500 per dwelling unit which ever is the greatest</i>	<i>60</i>		<i>6</i>			
<i>R-3</i>	<i>45</i>	<i>6,000 or 1,500 per dwelling unit which ever is the greatest</i>	<i>60</i>	<i>25</i>	<i>6</i>	<i>15</i>	<i>25</i>	<i>40%</i>
<i>R-0</i>	<i>40</i>	<i>6,000</i>	<i>60</i>	<i>25</i>	<i>6</i>	<i>15</i>	<i>25</i>	<i>40%</i>
<i>RMH</i>	<i>To be Determined by Indiana Department of Health</i>							
<i>C-1</i>	<i>45</i>	<i>None</i>	<i>None</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>n/a</i>

<i>District</i>	<i>Maximum Height (Feet)</i>	<i>Minimum Lot Size (Sq. Feet)</i>	<i>Minimum Width (Feet) A Building Line</i>	<i>Minimum Front Yard (Feet)</i>	<i>Minimum Side Yard (Feet)</i>	<i>Minimum Side Yard Street Side Corner Lot (Feet)</i>	<i>Minimum Rear Yard (Feet)</i>	<i>Lot Coverage Maximum</i>
<i>C-2</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>n/a</i>
<i>C-3</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>n/a</i>
<i>C-4</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>n/a</i>
<i>W-R</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>n/a</i>
<i>W-1</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>n/a</i>
<i>M-1</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>n/a</i>
<i>M-2</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>n/a</i>
<i>M-3</i>	<i>None</i>	<i>None</i>	<i>None</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>n/a</i>

NOTES:

1. Minimum lot area of 21,780 sf (1/2 acre) where no private water supply or sanitary sewer and disposal is by soil absorption approved by the Warrick County Health Department unless the area is classified as "severe" by the U.S. Department of Agriculture. In such case, minimum lot size shall be determined by the Warrick County Health Department.
2. Lots bordering a cul-de-sac shall have a minimum width of 60 feet at the building line in all zoning classifications listed above.
3. Subject to additional requirements as set forth in Article XXI Section 2.
4. Subject to additional requirements as set forth in Article XXI Section 3.
5. Subject to additional requirements as set forth in Article XXI Section 5.
6. Subject to additional requirements as set forth in Article XXI Section 6.
7. Subject to additional requirements as set forth in Article XXI Section 7.
8. Subject to additional requirements as set forth in Article XXI Section 8.
9. All lots shall have a minimum of 50 feet of frontage on a dedicated public right-of-way.

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

Approved this 31st day of August, 2009.

Don Williams

Don Williams, President

Art Noffsinger

Art Noffsinger, Vice President

Tim Mosbey

Tim Mosbey, Member

ATTEST:

Lawrence Lacer

Lawrence Lacer, Auditor

Heard at Area Plan Commission meeting July 13, 2009.