WARRICK COUNTY COMMISSIONERS ORDINANCE NO: 2010 - 08

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 5 PROCEDURES BY ADDING SUBSECTION K SU-28 HOME WORKSHOP REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

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

Section 1. That Article V Special Uses Section 5 Procedures be amended by adding Subsection K as follows:

K. All SU-28 Special Uses shall be subject to the following requirements.

(1) A person/owner operating the home workshop shall be a resident of the premises. In addition to the owner/operator there shall not be more than one (1) employee for every one thousand (1000) square feet of the building being used as the home workshop.

(2) In no case shall a home workshop be permitted in an accessory building prior to occupancy of the principal dwelling on the lot, parcel or tract of land by the owner.

(3) The building in which the home workshop is located if other than the residence cannot be closer to the road than the residence.

(4) Outside storage must be enclosed in a solid fence and not exceed the square footage of the building.

(5) There shall be no more than one (1) commercial vehicle maintained for every one thousand (1000) square feet of the building used for the home workshop and shall not be visible from adjacent properties and public roadways.

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 12th day of July, 2010.

Don Williams

Don Williams, President

Tim Mosbey

Tim Mosbey, Member

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Art Noffsinger, Member

ATTEST:

Lawrence Lacer, Auditor

Public hearing held by Area Plan Commission June 14, 2010.