WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2015- 16

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS TABLE B OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT 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 XXI Development Regulations Table B be amended by changing minimum side yard (feet) from ten (10) feet to six (6) feet in an "A" Agriculture and "CON" Recreation and Conservancy zoning district. (see attached)

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 11 day of May, 2015.

Don Williams, President

Marlin Weisheit, Member

Richard Reid, Member

ATTEST:

Deborah Stevens, Auditor

Public Hearing held by Area Plan Commission 4-13, 2015

Table B

Standards for Principal Buildings on Individual Lots -

| *District* | *Maximum Height (Feet)* | *Minimum Lot Size (Sq. Feet)* | *Minimum Width (Feet) A Building Line* | *Minimum Front Yard (Feet)* | *Minimum Side Yard (Feet)* | *Minimum Side Yard Street Side Corner Lot (Feet)* | *Minimum Rear Yard (Feet)* | *Lot Coverage Maximum* |
|---|---|---|---|---|---|---|---|---|
| *CON* | *40* | *.5 acres* | *100* | *25* | *6* | *15* | *25* | *30%* |
| *A* | *40* | *.5 acres* | *100* | *25* | *6* | *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%* |
| *R-1D* | *40* | *21,780* | *100* | *25* | *6* | *15* | *25* | *40%* |
| *R-2* | *45* | *6,000 or 3,000 per dwelling unit which ever is the greatest* | *60* | *25* | *6* | *15* | *25* | *40%* |

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

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

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.