WHITLEY COUNTY ZONING ORDINANCE

Table of Contents

Chapter One: Basic Provisions	Page#
1.1 Title	
1.2 Defined Words	
1.3 Authority	
1.4 Purpose	
1.5 Compliance	
1.6 Severability	
1.7 Interpretation	
1.8 Jurisdiction Area	
1.9 Application	
1.10 Repealer	
1.11 Amendments	
1.12 Effective Date	
Chapter Two: General Zoning Districts	
2.1 Establishment of Districts	1
2.2 District Land Uses	1
2.3 Unlisted or Questionable Land Uses	2
2.4 District Intent	2
Chapter Three: Zoning Districts	
3.1 AG Agricultural District Intent, Permitted Uses, and Special	
Exception Uses	1
3.2 AG Agricultural District Standards	
3.3 AGP Agricultural Production District Intent, Permitted Uses,	
and Special Exception Uses	
3.4 AGP Agricultural Production District Standards	5
3.5 RR Rural Residential District Intent, Permitted Uses, and Special Exception Uses	6
3.6 RR Rural Residential District Standards	
3.7 MR Multi-Family Residential District Intent, Permitted Uses,	
and Special Exception Uses	
3.8 MR Multi-Family Residential District Standards	
3.9 LR Lake Residential District Intent, Permitted Uses, and	
Special Exception Uses	10
3.10 LR Lake Residential District Standards	
3.11 MP Manufactured Home Park District Intent, Permitted Uses	
and Special Exception Uses	
3.12 MP Manufactured Home Park District Standards	
3.13 PR Parks and Recreation District Intent, Permitted Uses, and	
Special Exception Uses	14
3.14 PR Parks and Recreation District Standards	
3.15 VC Village Commercial District Intent, Permitted Uses, and	
Special Exception Uses	16
3.16 VC Village Commercial District Standards	
3.17 GC General Commercial District Intent, Permitted Uses, and	
Special Exception Uses	
3.18 GC General Commercial District Standards	
3.19 IPM Industrial Park/Manufacturing District Intent, Permitted	

	Uses, and Special Exception Uses
3.20	IPM Industrial Park/Manufacturing District Standards
3.21	IN Intensive Use District Intent, Permitted Uses, and Special
3.21	Exception Uses.
3.22	IN Intensive Use District Standards
3.22	IN Intensive Use District Standards
Chapter Four:	Zoning Map
4.1	Official Zoning Map
4.2	Official Zoning Map Copies.
4.3	Location of the Official Zoning Map
4.4	Zoning District Boundaries.
4.5	Regular Revisions.
4.6	Damaged, Destroyed, or Lost Official Zoning Map
4.7	Official Zoning Map Standards
Chantan Fires	Davidonment Standards
Chapter Five:	Development Standards
5.1	Introduction
5.2	Development Standards that Apply
5.3	Lot/Yard Standards (LY)
5.3.1	Lake Access Development Standards (LAD).
5.4	Height Standards (HT)
5.5	Accessory Structure Standards (AS)
5.6	Buffer Yard Standards (BY)
5.7	Performance Standards (PS)
5.8	Environmental Standards (ES)
5.9	Floodplain Standards (FP)
5.10	Parking Standards (PK)
5.11	Loading Standards (LD).
5.12	Sight Triangle Clearance Standards (STC)
5.13	Open Space Standards (OS).
5.14	Home Occupation Standards (HO).
5.15	Adult Uses Standards (AU)
5.16	Telecommunication Facilities Standards (TF).
5.17	Miscellaneous Standards (MS)
5.18	Manufactured Home Standards (MHS)
5.19	Pond Standards (PD)
5.20	Wind Energy Conversion System (WECS) Overlay District
5.21	Confined Feeding Operations (CF)
5.22	Major Residential Subdivision Standards (RS)
Chapter Six:	Planned Unit Developments
6.1	Intent
6.2	Applicability
6.3	Procedure for Authorization, Approval, Modifications, Extensions.
6.4	Preliminary and Secondary Review
6.5	Minor Modifications.
6.6	Abandonment or Expiration.
6.7	Permits and Enforcement.
6.8	Covenants and Maintenance – Financial Guarantees.
6.9	Financial Guarantees
Chanter Seven	Davalanment Plans
Chapter Seven: 7.1	Development Plans Intent
7.2	Buildings, Structures, and Uses Requiring a Development Plan

7.3 7.4	Development Plan Required	2 2
7.5	Development Requirements	4
7.6	Development Plan Review	5
7.7	Waiver of Development Requirements	5
7.8	Conditions of Approval.	6
7.9	Amendment to an Approved Development Plan	6
7.10	Duration of Approval of Development Plan	7
7.11	Limitation of Authority	7
7.12	Appeals	7
Chapter Eight:	Sign Regulations	
8.1	Intent	1
8.2	Administration and Enforcement.	1
8.3	General Sign Standards	2
8.4	General Sign Requirements.	5
Chapter Nine:	Nonconforming Structures, Lots and Uses	
9.1	Intent	1
9.2	Distinction Between Illegal Nonconforming and Legal Nonconforming	1
9.3	Nonconforming Buildings and Structures	1
9.4	Nonconforming Lots of Record	2
9.5	Nonconforming Uses of Structures, Land, or Structures and Land in Combination	2
9.6	Repairs and Maintenance	3
Chapter Ten:	Organizational Structure -	
10.1	Board of Zoning Appeals	
10.1	Authority, Duties, Membership, Rules, and Meetings	1
10.2	Officers and Staff, Duties of Board Officers and Board Staff	2
10.3	Conduct of Meetings, Quorum, Voting, and Order of Business	3
10.4	Public Hearings, Procedures, and Conduct	4
10.5	Disposition of Petitions, Motions, Dismissal, Withdrawal, Continuance, Notification of Board Action, Commitments, PUD, M.H. Parks	4
10.6	Filing Procedures, Eligible Applicants, Notice Requirements, Mobile Home Special Exceptions and Renewals	6
10.7	Miscellaneous, Minutes, Recordings, Files, Records, Fees, Waivers, Amendments and Suspension, Separability	8
10.8	Appeals	9
10.8	Special Exceptions.	9
10.10	Variances	10
10.11	Exclusion.	11
10.12	Amendments	11
	Plan Commission	
10.13	Authority, Duties, Membership, Rules, and Meetings	11
10.14	Officers and Staff, Duties of Commission Officers and Staff	12
10.15	Conduct of Meetings, Quorum, Voting, and Order of Business	13
10.16	Public Hearings, Procedures, and Conduct	14
10.17	Disposition of Petitions, Motions, Dismissal, Withdrawal, Continuance, Amendment, Approval, Disapproval	15
10.18	Filing Procedures, Application, Filing Deadlines, Eligible Applicants	17
10.19	Notice Requirements, Contents, Publication Notice, Evidence of Notice	17
10.20	Committees, Authority, Standing Committees, Committee Meetings.	18
20.20	iii	-0

10.21	Commission Records, Responsibility, Minutes, Tape Recordings, Commission Case Files
10.22	Fees, Schedule of Fees, Payment Required, Waivers
10.23	Amendments and Suspension, Amendments, Suspension of Rules
10.24	Separability
10.25	Appendum
Chapter Eleven:	Administration
11.1	Administrative Officer
11.2	Effect on Vacation of Zoning.
11.3	Summary of Powers and Duties of the County Commissioners
11.4	Summary of Powers and Duties of the Plan Commission
11.5	Summary of Powers and Duties of the Board of Zoning Appeals
Chapter Twelve:	Processes, Permits and Fees
12.1	Types of Petitions
12.2	Processes per Type of Petition
12.3	Schedule of Fees.
12.4	Zoning Information Program
Chapter Thirteen:	Enforcement and Penalties
13.1	Authority
13.2	Violations
13.3	Inspection of Property
13.4	Responsibility of Violations
13.5	Liability
13.6	Violations During the Construction/Building Process
13.7	Types of Violations
13.8	Procedure for Violations
13.9	Fines and Penalties
13.10	Appeals or Trials
13.11	Enforcement, Remedies and Injunctive Relief
Chapter Fourteen:	Definitions
14.1	General
14.2	Defined Words