

TO THE BOARD OF COUNTY COMMISSIONERS
OF CLARK COUNTY, INDIANA

**AMENDMENT NO. 1
TO ORDINANCE NO. 17-2007**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
FOR CLARK COUNTY, INDIANA**

WHEREAS, the Board of Commissioners of Clark County, Indiana, adopted the County's Zoning Ordinance as Ordinance No. 17-2007; and

WHEREAS, since the adoption of said Ordinance, the Executive Director has made a recommendation that the Zoning Ordinance be modified; and

WHEREAS, both the Clark County Plan Commission and the Commissioners of Clark County have reviewed such recommendation, and believe such recommendation should be followed:

The following is a summary of the proposed Amendments to Ordinance No. 17-2007 and Amendment No. 1 to Ordinance No. 17-2007.

1. That under Article III: Administration "Building/Location Permits" (Page 3) the entire section is amended to read as follows:

"Building/Location Permits" – A Location Improvement Permit (Building Permit) shall be required for the construction, reconstruction, enlargement or location of any building, structure, manufactured housing or mobile home on any lot or lots. No permit shall be issued until all other permits required under this Ordinance have been issued. The permit shall expire if the work described in the permit has not commenced within twelve (12) months of the date of the permit or if substantial completion (ready for occupancy and/or utilization for its intended use and with all exterior construction completed) is not achieved within twenty-four (24) months from the date of the permit. Prior to the issuance of a Location Improvement Permit the applicant(s) shall submit a copy of the most recent Deed or Land Contract, a plot plan showing the exact location and measurement of existing and proposed structure(s) and either written approval from the Clark County or Indiana State Board of Health approving a sanitary sewage disposal system for the subject property or written approval from a legally established and maintained public or private utility approved by the State of Indiana permitting

connection to or confirming prior connection to a sanitary sewer system.

2. That under Article V “Definitions” the definition of “Mobile Home”, Page 13 is amended to read as follows:

“Mobile Home – A transportable structure six hundred forty-four square feet or larger that is designed to be used as a year-round residential dwelling.”

3. That under Article VIII “R P Patio Home Residential” “Lot Size” paragraph (b), Page 21 is amended to read as follows:

“(2) Width and lot ratio: The minimum width of said lots shall be 50 feet, with no lot having more than a 1:4 ratio of width to depth.”

4. That under Article X: “R2 Two-Family Residential”, “Permitted Uses”, page 25, add an additional paragraph as follows:

“(E) Group Home”

5. That under Article XII: “B1 Limited Business” “Permitted Uses”, page 30, add an additional paragraph as follows:

“(M) Funeral Home or Mortuary”

6. That under Article XV: “M1 Light Industrial”, “Permitted Uses”, page 39, amend paragraph (S) to read as follows:

“(S) Vehicle impound lots with no more than one (1) vehicle per 30 square feet of outdoor vehicle storage space (excluding stacking of vehicles) located entirely on concrete or asphalt, fenced on all sides, and with no license plate expired more than thirty (30) days. This use shall not include parking lots.”

7. That “Table S.U.” page 60 is amended to allow Special Use Designation No. 31 “Home Occupation” in A1 and C1 Zones in addition to the existing zones shown.

8. That under “Table S.U.”, page 60 and under “List of Special Use Designations” delete all reference to “churches” and No. 36, page 61, and add “church” as a “Permitted Use” under Articles VII, VIII, IX, X, XI, XII, XIII, and XIV.

9. That under Article V “Definitions” the definition of “Centralized Sewage Treatment Plant”, page 8, is amended to read as follows:

“Any sewage treatment facility that requires an NPDES permit from the Indiana Department of Environmental Management (IDEM) to discharge treated effluent.”

10. That under Article XII: “B1 Limited Business” add new Section as follows:

“Lot Size (Residential) – The minimum lot size and dimensions for a residential dwelling shall be as follows:

- (a) Lots not served by sanitary sewer facilities approved by the State Board of Health or a centralized sewage treatment plant (lots on septic systems):

(1) Area: 40,000 square feet;

(2) Width and lot ratio: Minimum width of said lots shall be 100 feet, with no lot having more than a 1:6 ratio of width to depth.

- (b) Lots served by sanitary sewer facilities or a centralized sewage treatment plant:

(1) Area: 9,600 square feet;

(2) Width and lot ratio: The minimum width of said lots shall be 60 feet, with no lot having more than a 1:4 ratio of width to depth.

Lot Size (Non Residential) – The minimum lot size for a non residential use shall be as follows:

(a) Area: five thousand (5,000) square feet.

(b) Frontage: fifty (50) feet.

11. That under Article XXV: “Development Plans”, Designation of Areas Within Zoning Districts Requiring Development Plans”, Page 69, add a new subparagraph (L) as follows:

(L) R P

EFFECTIVE DATE OF ORDINANCE AMENDMENT. This Ordinance shall become effective immediately from and after its passage.