

**ORDINANCE 2014- 04**  
**AN ORDINANCE AMENDING THE**  
**CASS COUNTY ZONING ORDINANCE**

WHEREAS, the General Assembly of the State of Indiana granted powers to the counties to adopt zoning ordinances for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, the County of Cass County, Indiana adopted the Cass County Zoning Ordinance which became effective on October 3, 1986, and has had subsequent amendments as listed on the title page of the Cass County Zoning Ordinance; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the text of an adopted zoning ordinance according to IC 36-7-4-602 (b), and Section 906 of the Cass County Zoning Ordinance allows for the amendment of said Ordinance; and

WHEREAS, the Cass County Plan Commission held a public hearing on Tuesday June 3, 2014, on the proposed textual amendments to the Cass County Zoning Ordinance regarding the following sections and all related sections;

Section 201 Awnings; Flag Lot; Plan Review Committee; Accessory Apartments;  
Non-conforming Uses & Structure  
Section 306 Awnings  
Section 307 Accessory Structures Height  
Section 308 Parking  
Table A Accessory Apartments; Sidewalk Cafes  
Section 517 Accessory Apartments  
Section 519 Sidewalk Cafes  
Section 902 Improvement Location Permits

WHEREAS, The Cass County Plan Commission did send a favorable recommendation for the text amendments to the Cass County Board of Commissioners; and

WHEREAS, the Cass County Board of Commissioners believes there is merit in amending the Ordinance, as attached, in order to promote the public health, safety, comfort, morals, convenience and general welfare of the community; now therefore, be it

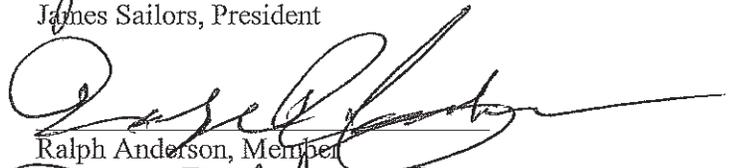
ORDAINED by the Cass County Board of Commissioners of Cass County, Indiana, as follows:

SECTION 1: That the Cass County Zoning Ordinance be amended according to the amendments, as attached.

SECTION 2: That this amendment be in full force and effect upon its passage.

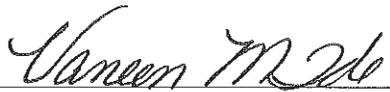
Adopted this 16<sup>th</sup> day of June 2014.

  
James Sailors, President

  
Ralph Anderson, Member

  
David S. Arnold, Member

ATTEST:

  
Vaneen Ide, Cass County Auditor