

ORDINANCE 2015- 15
AN ORDINANCE AMENDING THE
CASS COUNTY ZONING ORDINANCE
FOR CARETAKER DWELLINGS

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 October 6, 2015, on the proposed textual amendments to the Cass County Zoning Ordinance regarding Caretaker Dwellings in Article 2, Definitions; in Table A, District Use Standards and in Article 5, Developmental Standards and all related sections;

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 follows:

Proposed Language Change:

Definitions:

Mobile Home Park: An area of land on which two or more mobile homes are regularly accommodated with or without charge, including any building or other structure, fixture, or equipment that is used or intended to be used in providing that accommodation (See Section 506). Two mobile homes on a single parcel of land, when one is a second principal structure for the purpose of a caretaker dwelling, is not considered a mobile home park (see Section 507).

	<u>A</u> <u>G</u>	<u>R</u> <u>R</u>	<u>R1</u>	<u>B1</u>	<u>B4</u>	<u>A</u> <u>B</u>	<u>I1</u>	<u>I2</u>	<u>CG</u>	<u>Buffe</u> <u>I</u> <u>Class</u>	<u>Parkin</u> <u>g</u> <u>Class</u>
12. Mobile Home As Second Principal Structure for Caretaker Dwelling(see section 508)	P	S	S	X	X	X	X	X	X	A	A

508 MOBILE HOME AS CARETAKER DWELLING: A mobile home as a second principal structure may be allowed provided:

508.01 The mobile home is to provide living quarters for the purposes of a caretaker dwelling.

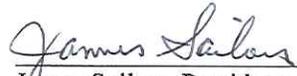
508.02 There is a minimum of two acres of land, and principal structure setbacks are adhered to.

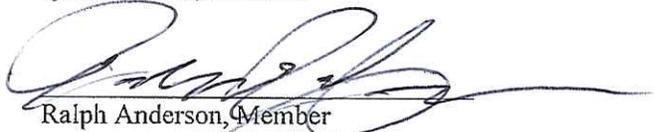
508.03 Board of Health approval has been granted.

508.04 The mobile home is removed from the property when the caretaker situation is no longer needed.

SECTION 2: That this amendment be in full force and effect upon its passage by the Cass County Board of Commissioners.

Adopted this 19 day of October 2015.


James Sailors, President


Ralph Anderson, Member


Ralph Anderson, Member
Jeff LeDonne

ATTEST:


Vaneen Ide, Cass County Auditor

Ordinance #2015-15

RESOLUTION 15-12
A CASS COUNTY PLAN COMMISSION RESOLUTION
RECOMMENDING CERTIFICATION OF TEXTUAL AMENDMENTS TO THE
CASS COUNTY ZONING ORDINANCE
FOR CARETAKER DWELLINGS

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, Cass County 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 on 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 October 6, 2015 on the attached textual amendments for Caretaker Dwellings in Article 2, Definitions, in Table A, District Use Standards and in Article 5, Developmental Standards in the Cass County Zoning Ordinance ; and

now, therefore, be it

RESOLVED, in accordance with IC 36-7-4-605, the Cass County Plan Commission certifies with a ✓ favorable, unfavorable, no recommendation the attached textual amendments to the Cass County Board of Commissioners, Cass County, Indiana.

Adopted this 6th day of October 2015.

CASS COUNTY PLAN COMMISSION

 Jenny Clark
Officer, CCPC

ATTEST:

Officer, CCPC