

ORDINANCE NUMBER 94- 7

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF WABASH COUNTY, INDIANA

BE IT ORDAINED, by the Board of Commissioners of Wabash County, Indiana, that the following provisions of the following sections of the Wabash County Zoning Ordinance are amended as follows:

**CHAPTER 1 - Section 1.2 - "MOBILE HOME":**

"mobile home" means a vehicle or other portable structure, more than forty-nine (49) feet in length, that is designed to move on the highway and designed or used as a dwelling;

**CHAPTER 1 - Section 1.2 - "TRAVEL TRAILER":**

"travel trailer" means a vehicle or other portable structure, forty-nine (49) feet or less in length, that is designed to move on the highway and designed or used as a dwelling;

**CHAPTER 1 - Section 1.2 - "CAMPER":**

"camper" means an individual residing in a travel trailer or a motor home for a period of time not longer than thirty-one (31) days out of any sixty (60) day period. A residential period of more than thirty-one (31) days shall constitute a permanent residence.

**CHAPTER 3 - Section 3.1 - "BUSINESS USES: MISCELLANEOUS":**

PRIMARY USE

DISTRICTS IN WHICH PERMITTED

Commercial facility for breeding and raising non-farm fowl and animals

A\*, I, IR\*

**CHAPTER 4 - Section 4.3 - "MINIMUM FLOOR AREA: RESIDENTIAL USES":**

Ground Floor Area in Square Feet, Per Dwelling Unit

<u>Kind of Dwelling</u>	A	FR	R1	R2	R3	LR	AB	LB	GB	IR
(A)										
(4) Mobile Home	700	720	--	720	720	700	720	720	720	720

Section 4.4. Minimum Lot Size: Residential Uses

(a) A lot on which a dwelling is erected or changed may not be smaller in area, in square feet per dwelling unit, than that prescribed for it by the following table:

Kind of Dwelling	LOT AREA SQUARE FEET PER DWELLING UNIT									
	District									
	<u>A</u>	<u>FR</u>	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>LR</u>	<u>AB</u>	<u>LB</u>	<u>GB</u>	<u>IR</u>
Single-Family with Community Sewage Disposal System	15,000*	15,000*	10,000	10,000	6,000	8,000	7,200	7,200	7,200	10,000
Single-Family with Individual Sewage Disposal System	43560	43560	43560	43560	43560	43560	43560	43560	43560	43560
Two-Family with Community Sewage Disposal System	10,000	10,000	—	8,000	4,000	6,000	5,000	5,000	5,000	8,000
Two-Family with Individual Sewage Disposal System	43560	43560	-----	43560	43560	43560	43560	43560	43560	43560
Multi-Family with Community Sewage Disposal System	—	—	—	—	9,000**	—	9,000**	9,000**	9,000**	—
Multi-Family with Individual Sewage Disposal System	—	—	—	—	43560	—	43560	43560	43560	—

\* Lots of record or individually held prior to the passage of this ordinance may be smaller in area than the figure prescribed; provided however, that such lot may not be smaller in area than 10,000 square feet per dwelling unit.

\*\* This figure applies for the first three dwelling units -- add 1500 for each additional unit.

(b) A lot on which a dwelling is erected or changed may not be smaller in width, in linear feet, than that prescribed for it by the following table:

Kind of Dwelling	District									
	<u>A</u>	<u>FR</u>	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>LR</u>	<u>AB</u>	<u>LB</u>	<u>GB</u>	<u>IR</u>
Single-Family	150	150	80	70	50	70	60	60	60	80
Two-Family	150	150		80	60	80	80	80	80	80
Multi-Family					80		90	90	90	
Individual Sewage	150	150	150	150	150	150	150	150	150	150

(c) If a subdivision designed for single-family dwellings contains at least the acreage shown below, 20 per cent of the lots in the subdivision may be 20 per cent smaller than the minimum lot size otherwise prescribed by subsection (a): Does not apply to individual septic systems.

District	<u>A</u>	<u>FR</u>	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>LR</u>	<u>AB</u>	<u>LB</u>	<u>GB</u>	<u>IR</u>
Acres	15	15	10	10	5	10	5	5	5	5

**CHAPTER 4 - Section 4.6 - "STANDARD SETBACKS":**

- (c) The minimum side yard for a residential use is six (6) feet in an R3, AB, LB or GB district, and ten (10) feet in any other district in which the use is permitted. The minimum aggregate depth of both side yards for a residential use is sixteen (16) feet in an R3, AB, LB or GB district, and twenty-five (25) feet in any other district in which the use is permitted.

**CHAPTER 4 - Section 4.7 - "SETBACKS: ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS":**

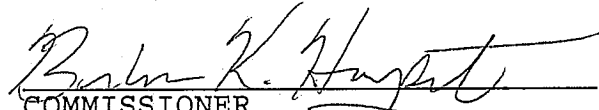
- (a) In a residential district, an accessory building may be located no closer to a side lot line than six (6) feet.

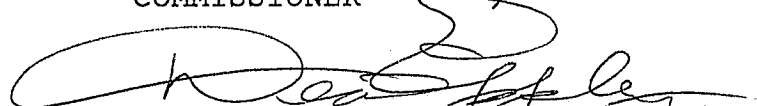
*Section 4.11. Buffering: Fences and Walls*


The following uses shall be fenced or walled as respectively prescribed by the following table:

<i>Use</i>	<i>Enclosure</i>
<i>Airport or heliport (where located at ground level), if accessible to public</i>	<i>4 foot wire mesh fence</i>
<i>Junk yard</i>	<i>Solid wall or solid painted fence sufficient to hide from view</i>
<i>Kindergarten or day nursery (play area only)</i>	<i>4-foot wire mesh fence</i>
<i>Mineral extraction, borrow pit, topsoil removal, and their storage areas (where they abut residential uses)</i>	<i>4-foot wire mesh fence</i>
<i>Outdoor commercial recreation enterprise, if accessible to public</i>	<i>4 foot wire mesh fence</i>
<i>Private swimming pool, if accessible to public</i>	<i>4 foot wire mesh fence</i>
<i>Public or commercial refuse dump or garbage disposal plant</i>	<i>6-foot solid painted fence</i>
<i>Public or employee parking area (along front line and such other boundaries as the Commission considers necessary to protect residential property), except as approved entrances and exits</i>	<i>4-foot masonry wall, 6 inches thick</i>
<i>Theatre, outdoor</i>	<i>8-foot painted board fence</i>
<i>Wholesale produce terminal</i>	<i>4-foot wire mesh fence</i>

Passed by the Board of Commissioners of Wabash County,  
Indiana this 28<sup>th</sup> day of Nov., 1994.

  
COMMISSIONER

  
COMMISSIONER

  
COMMISSIONER

ATTEST:

  
AUDITOR

Prepared by

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