

Chapter 19
Streams and Bodies of Water

19.1. Streams and Water Bodies Designation and Setback

STREAMS WATER BODIES MAP LEGEND

- 19.2. County Streams and Water Bodies
- 19.3. Chester Township Streams and Water Bodies
- 19.4. Lagro Township Streams and Water Bodies
- 19.5. Liberty Township Streams and Water Bodies
- 19.6. Noble Township Streams and Water Bodies
- 19.7. Paw Paw Township Streams and Water Bodies
- 19.8. Pleasant Township Streams and Water Bodies
- 19.9. Waltz Township Streams and Water Bodies
- 19.10. North Manchester Corp.
- 19.11. Wabash City Corp.
- 19.12. Lafontaine Corp.
- 19.13. Lagro Corp.

19.1. STREAMS AND WATER BODIES DESIGNATION AND SETBACK

The official Streams and Water Bodies Maps for Wabash County is hereby declared to be a part of this Ordinance and notations, references, indications and other details shown therein and displayed on the GIS Mapping Layers are as much a part of this Ordinance as if they were fully described in the text of this Ordinance.

a. Setbacks established in this Ordinance under Chapter 6, Section 6.1.9. shall apply to all streams identified on the “Streams and Water Body Maps” in Chapter 19, Section 19.2. through Section 19.14., and on GIS Mapping Layers.

b. Nothing shall be constructed within seventy five feet (75’) measured from the meander line of any stream identified on the map to the closet point of any constructed object.

1. In the event of any discrepancy as to the viability of any stream the final determination shall be made by the Wabash County Surveyor and the Wabash County Drainage Board.

STREAMS AND WATER BODIES MAP LEGEND SECTION 19.2 – 19.13.

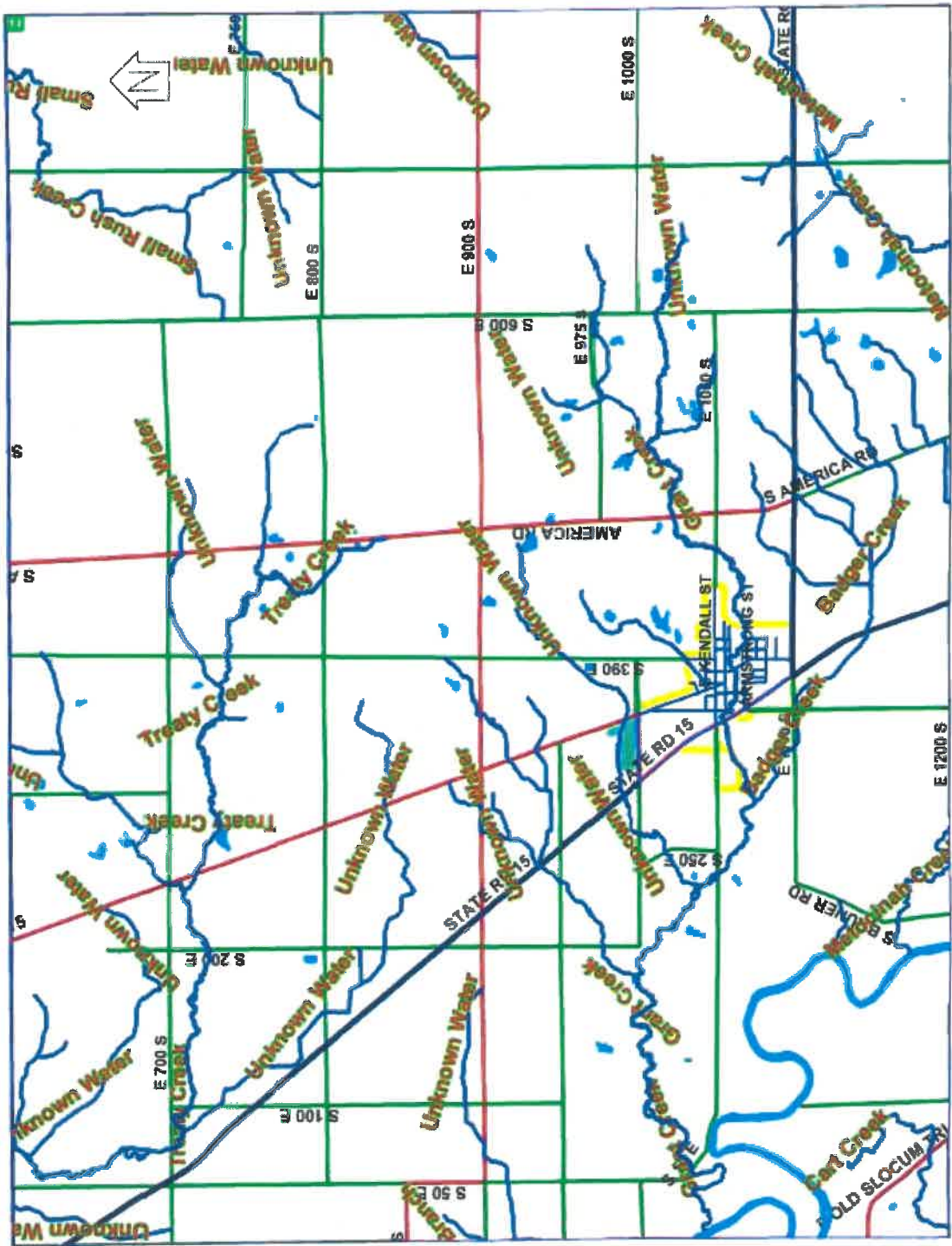
**STREAMS AND
WATER BODIES
MAP LEGEND**



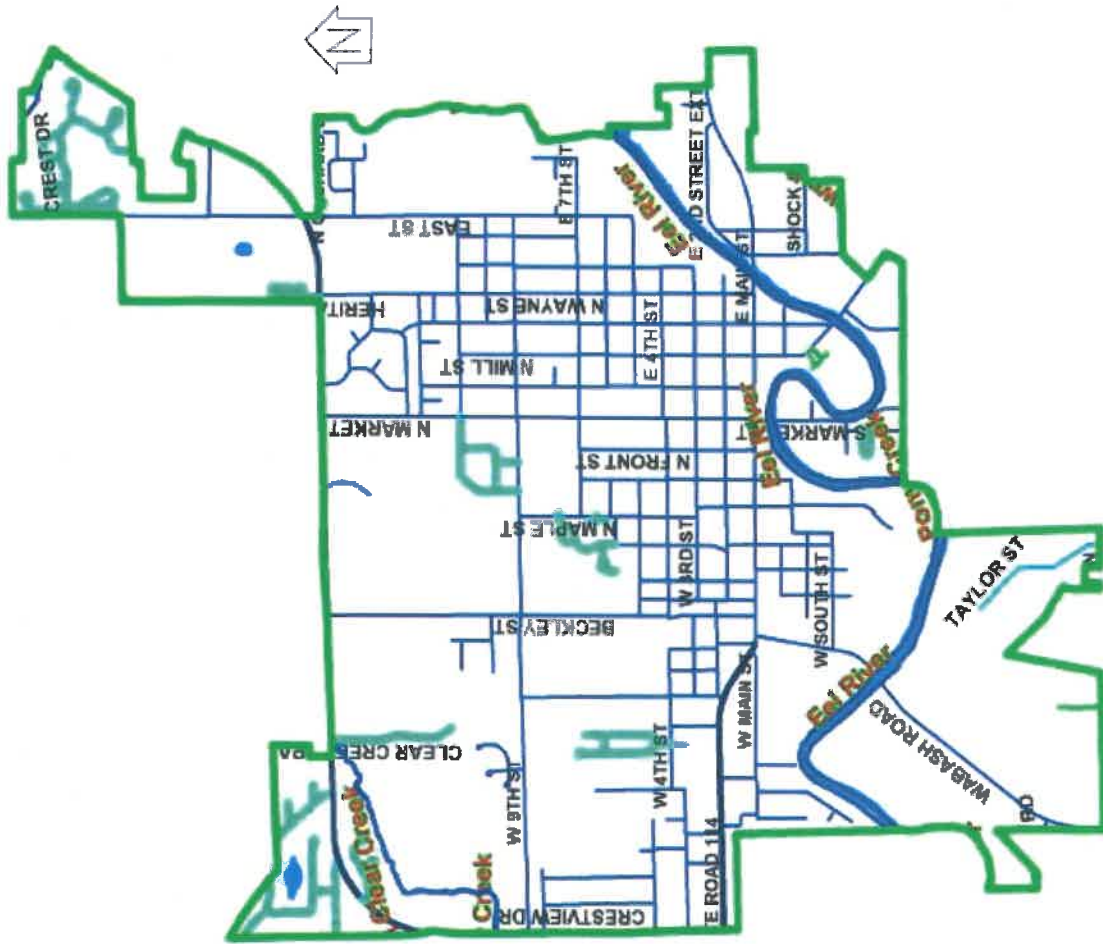
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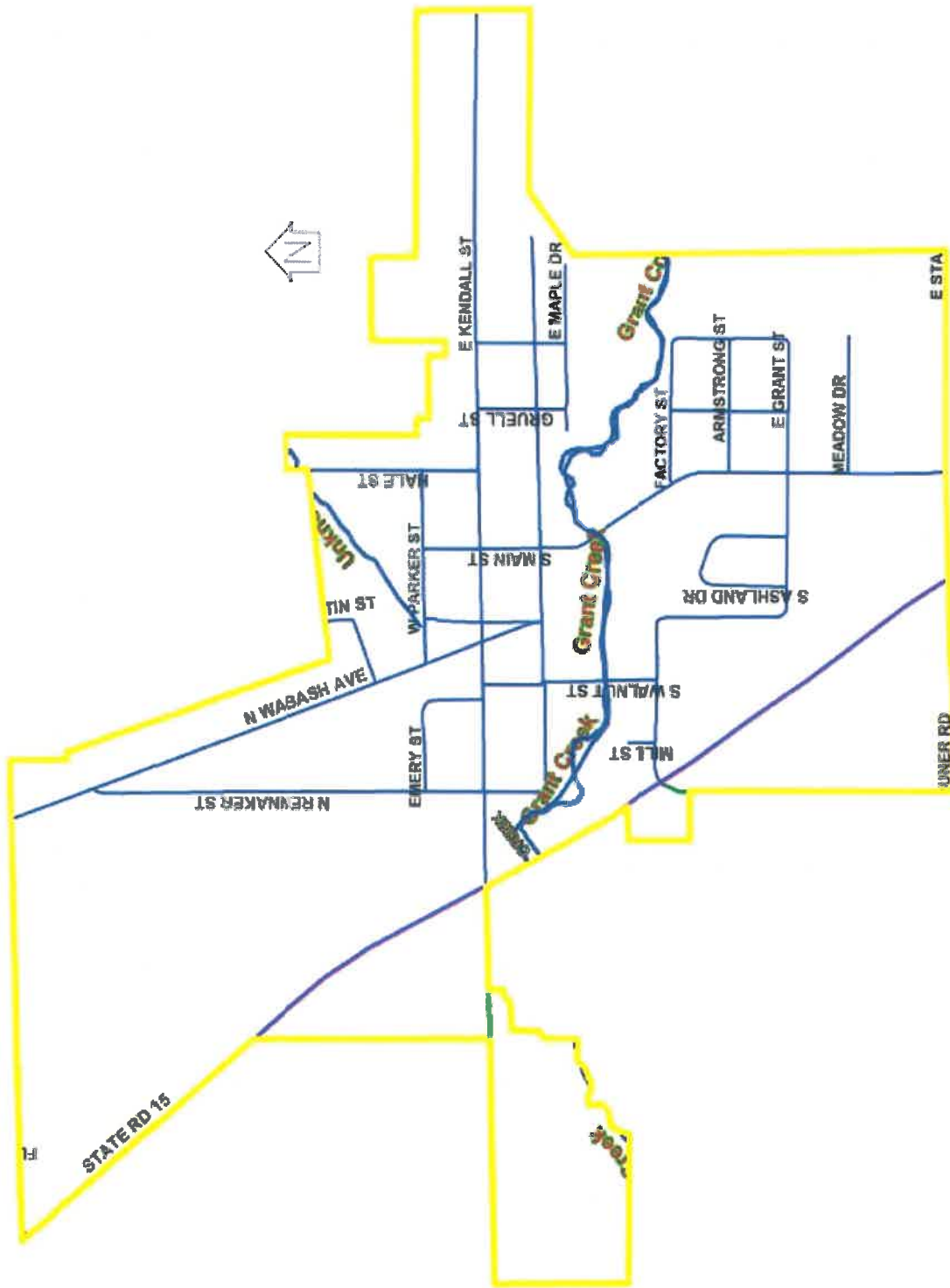
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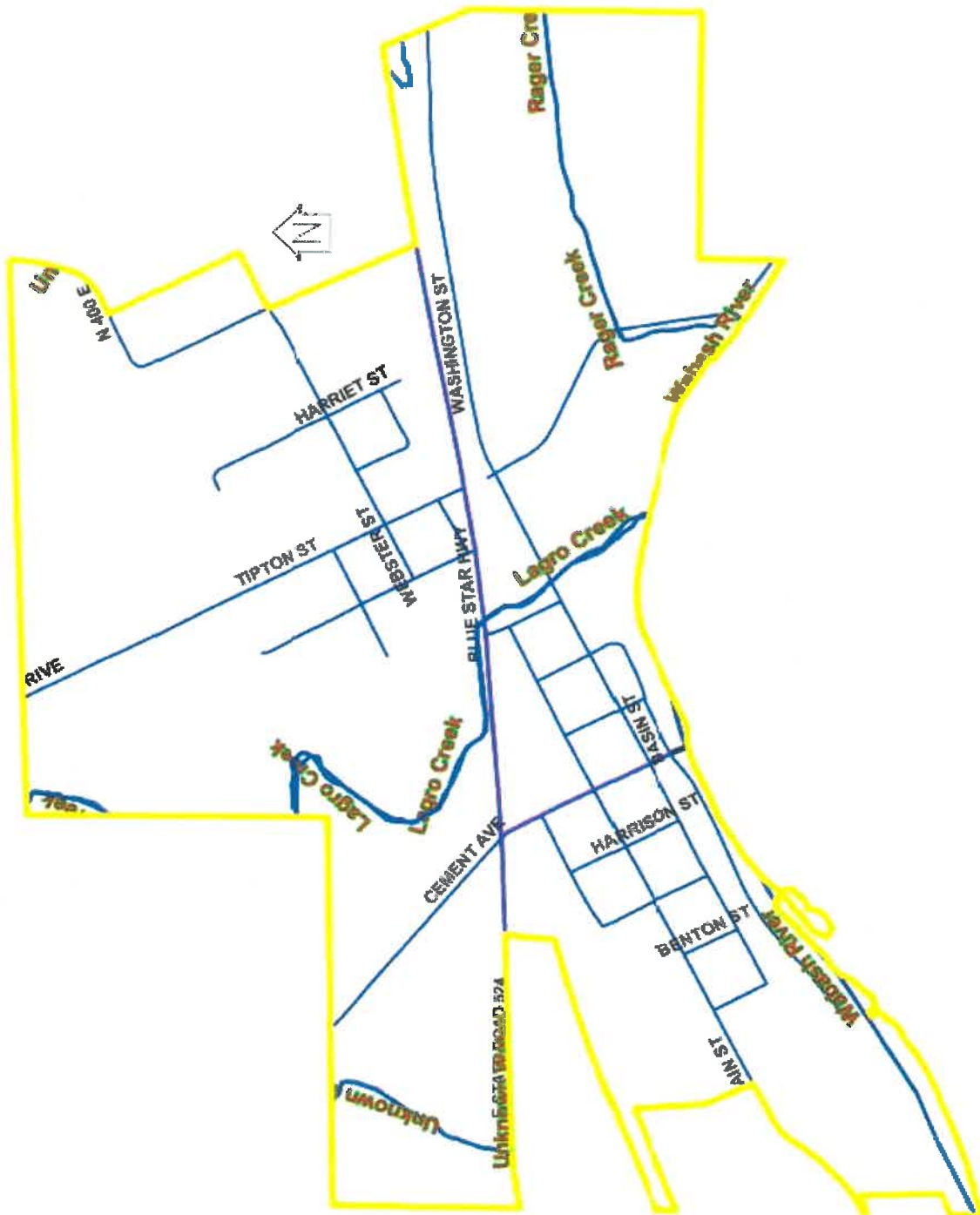
LIBERTY TOWNSHIP STREAMS AND WATER BODIES ORDINANCE CHAPTER 19 SECTION 19.5



NORTH MANCHESTER STREAMS AND WATER BODIES ORDINANCE CHAPTER 19 SECTION 19.10



LAFONTAINE STREAMS AND WATER BODIES ORDINANCE CHAPTER 19 SECTION 19.12



LAGRO STREAMS AND WATER BODIES ORDINANCE CHAPTER 19 SECTION 19.13

Chapter 20
Unsafe Buildings and Unsafe Premises

20.1. DESCRIPTION OF UNSAFE BUILDING AND UNSAFE PREMISES.

20.1.1 For purposes of this chapter, a building or structure, or any part of a building or structure, that is:

- a. in an impaired structural condition that makes it unsafe to a person or property;
- b. a fire hazard;
- c. a hazard to the public health;
- d. a public nuisance;
- e. dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or
- f. vacant or blighted and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance;

is considered an unsafe building.

20.1.2 For purposes of this chapter, the following are considered unsafe premises:

- a. An unsafe building and the tract of real property on which the unsafe building is located.
- b. A tract of real property, not including land used for production agriculture, that does not contain a building or structure or contains a building or structure that is not considered an unsafe building, if the tract of real property is:
 1. a fire hazard;
 2. a hazard to public health;
 3. a public nuisance; or
 4. dangerous to a person or property because of a violation of a statute or an ordinance.

20.2. ADOPTION OF CHAPTER 9 OF I.C. 36-7. Pursuant to I.C. 36-7-9-3, Chapter 9 of I.C. 36-7 is adopted and incorporated herein by reference.

20.3. Plan Commission Responsible for Administration. The Plan Commission, through its Director, is responsible for the administration of this Chapter.

20.4. INCORPORATION OF "SUBSTANTIAL PROPERTY INTEREST." The definition of "Substantial property interest" is incorporated herein by reference.

Chapter 21 **Abandoned Structures**

21.1. ABANDONED STRUCTURES.

Abandoned Structures are defined in Chapter 1 of this Ordinance, and administration of such structures is to be pursuant to Chapter 20 of this Ordinance addressing unsafe buildings and unsafe premises. In addition, the following provisions may be enforced by the Plan Commission, through its Director:

21.1.1 Closing of all Entrances. Until the structure is demolished or restored to habitability, all points of entry to the structure shall be secured by use of materials matching those of the structure or exterior grade sheeting of at least one-half inch (1/2") thickness, cut to the size of the opening and secured by screws.

21.1.2 Swimming Pools. No abandoned premises shall be allowed to have a swimming pool which retains water, and is accessible to the general public by normal means of ingress.

21.2. NOTICE OF VIOLATIONS TO PROSPECTIVE OWNERS.

The owner of any abandoned structure shall be obligated to provide, prior to closing, written notice to any prospective purchaser of an abandoned structure of any violations, fees, or obligations imposed by the County with regard to the abandoned structure.

Chapter 22
Weeds and other Rank Vegetation Control

22.1. WEEDS AND OTHER RANK VEGETATION CONTROL.

The presence of noxious weeds, high weeds, high grass, and other rank vegetation in the platted areas of Wabash County constitutes a menace to public health, safety and welfare, therefore no person or commerce shall maintain any condition which may:

- 22.1.1. Cause a fire hazard,
- 22.1.2. Furnish cover for prowlers,
- 22.1.3. Create a potential danger of injury on obstacles covered by excess growth,
- 22.1.4. Obstruct visibility at street, alley, drive, or walkway intersections,
- 22.1.5. Create a public nuisance,
- 22.1.6. Furnish potential harborage and breeding grounds for disease-carrying insects, mice, rats, other vermin and reptiles.
- 22.1.7. support vectors, generate, transmit, or promote disease, OR
- 22.1.8. in general, cause or possibly cause health problems for a person or persons of the County.

22.2. WEEDS AND OTHER RANK VEGETATION EXCEEDING TWELVE (12) INCHES IN HEIGHT PROHIBITED.

It shall be a violation of this Ordinance for any person to cause or permit weeds, grass and/or other rank vegetation exceeding twelve (12) inches in height to be upon property located in any developed or partially developed platted area, in which he, she, or a commerce has a substantial property interest.

22.3. LIABILITY OF RESPONSIBLE PARTIES.

22.3.1. All responsible parties and persons with a substantial property interest shall be jointly and severally responsible for maintaining property in compliance with this Ordinance.

22.3.2. In the event a violation under this Ordinance occurs, each responsible party and persons with a substantial property interest are deemed to have committed the violation, whether or not such responsible party personally contributed or was actually aware of the violation.

22.4. NOTIFICATION.

22.4.1. The Director may issue a written notice of violation of Sections 22.1 and 22.2 of this Chapter to the responsible parties, If the violation described in the notice is not cured within ten (10) days of receipt of such notice, the Director may make arrangements to cure the violation and shall invoice the responsible parties for the costs thereof as provided in Section 22.5.1 of this Chapter.

22.4.2. The remedies available to the Director under this Chapter shall be in addition to those remedies described in Chapter 25 of this Ordinance.

22.5. BILLING AND PAYMENT.

22.5.1. Upon completion of mowing all Responsible Parties shall be invoiced for the amount due

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22.5. BILLING AND PAYMENT.

22.5.1. Upon completion of mowing all Responsible Parties shall be invoiced for the amount due

with said payment to be received by the Wabash County Plan Commission within fourteen (14) days of the invoice mailing date.

22.5.2. Failure to pay within the required time period shall require the Wabash County Auditor to place the total amount so certified on the tax duplicate for the property at issue, and the total amount, including any accrued interest, administrative cost to process, attorney's fees and recording fees shall be collected as delinquent taxes are collected. All collected fees, excluding the recording and release fees, shall be disbursed to the Unsafe Premise Fund of the Plan Commission.

22.6. SHRUBS, BUSHES, TREES, VINERY .

Shrubs, bushes, trees, and climbing vinery located on or immediately around the perimeter of a structure shall remain pruned so as to not provide thorough camouflage of the windows, window wells, and doors of any structure.

22.7. JUNK, SOLID WASTE, TRASH.

No person or commerce shall cause, discard, permit or place an accumulation or scattering of any junk, solid waste, trash in the County upon any street, lot, park, waterway, waterway bank, public place, personal property or other area whether publicly or privately owned. This does not include:

22.7.1. Accumulations of junk, solid waste, trash prior to compaction and application of daily cover at a designated solid waste disposal facility,

22.7.2. Accumulations of junk, solid waste, trash for the purpose of immediate, (two (2 days)), pick-up and disposal at a solid waste facility.

22.7.3. No person or commerce shall cause or allow to be caused the disposal of hazardous waste within the county except as approved by the US EPA or IDEM.

22.7.4. No person or commerce shall maintain a property structure so as to indirectly provide harborage for insect infestations, vermin, critters, varmints, reptile, vagrants, or criminal activity.

22.7.5. No person or commerce shall keep junk automobiles, water craft, trailers, campers, ATVs, UTVs, trucks, cycles, motorcycles, snowmobiles, or associated parts on any property without having sufficient storage to keep said objects and parts stored inside. Said vehicles or trailers of such type without current plates, and/or in an inoperable condition so as to be deemed dead storage shall be prohibited in all Zoning Districts unless stored in completely enclosed buildings. Junk automobiles shall not be parked or stored outside in any district unless specifically authorized under the terms of this Ordinance except for a currently licensed junk yard or salvage yard shall have and shall maintain a privacy fence around the entire property sufficient in height to block the view from the general public.

22.7.6. No person or commerce shall conduct any salvage operation or open dump by open burning or burn, or allow the burning of any solid waste upon his property in any manner that violates 326 IAC 4-1, or IC 13-17-9, as amended from time to time, or this Ordinance.

Chapter 23
Rules of the Wabash County Plan Commission
and the Wabash County Board of Zoning Appeals

23.1. WABASH COUNTY PLAN COMMISSION.

23.1.1. The Wabash County Plan Commission has been established as advisory plan commission under, and subject to, the provisions of I.C. 36-7-4.

23.1.2. Pursuant to I.C. 36-7-4-302, action of the Plan Commission is not official unless it is authorized at a regular or special meeting by a majority of the entire membership of the Commission.

23.1.3. Pursuant to I.C. 36-7-4-401, the Plan Commission has made rules for the administration of its affairs, which rules may be amended from time to time, and which Rules shall apply to all matters coming before the Commission.

23.2. WABASH COUNTY BOARD OF ZONING APPEALS.

23.2.1. The Wabash County Board of Zoning Appeals has been established pursuant to I.C. 36-7-4-901.

23.2.2. Pursuant to I.C. 36-7-4-911, action of the Board of Zoning Appeals is not official unless it is authorized at a regular or special meeting by a majority of the entire membership of the Board.

23.2.3. Pursuant to I.C. 36-7-4-916, the Board of Zoning Appeals has made rules for the administration of its affairs, which rules may be amended from time to time, and which Rules shall apply to all matters coming before the Board.

Chapter 24 BZA Appeals and Hearings

24.1. RULES FOR APPEALS TO THE BOARD OF ZONING APPEALS. The following rules apply to appeals to the Board of Zoning Appeals and supplement the rules described in Chapter 23.

24.1. An appeal filed with the Board of Zoning Appeals must specify the grounds of the appeal and must be filed within such time and in such form as may be prescribed by the Board of Zoning Appeals by rule.

24.2. Upon appeal, the Board may reverse, affirm, or modify the order, requirement, decision, or determination appealed from.

24.3. The Rules of the Board of Zoning Appeals shall govern the scheduling and conduct of all hearings, and the giving of all notices of hearings.

24.4. A person may not communicate with any member of the Board before the hearing with intent to influence the member's action on a matter pending before the Board. Not less than five (5) days before the hearing, however, a person may file with the Board a written statement setting forth any facts or opinions relating to the matter on appeal.

Chapter 25
Enforcement, Fines, and Penalties

25.1. Enforcement

25.2. Fines and Penalties

Chapter 25 Enforcement, Fines, and Penalties

25.1. ENFORCEMENT.

25.1.1. Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint with the Plan Commission. Such complaint shall fully, and accurately, state the causes and basis of the alleged violation, and be filed with the Plan Commission Office. The Director or designee shall investigate the complaint in a timely manner and, if warranted, take action thereon as provided by this Ordinance.

25.1.2. The Director or designee is empowered to the fullest extent of the law, in its performance of his functions, to enter upon any land within Wabash County that is subject to this Ordinance, for the purpose of making inspections, examinations, surveys, or to place and maintain thereon notices or signs in order to enforce this Ordinance and land use regulations of Wabash County, Indiana. In the event of said refusal, the Planning Director or designee shall seek the appropriate legal remedy to allow access to the property.

25.1.3. Whenever the Director determines that any person is in violation of the Ordinance, the Director shall send that person a written notice via certified mail of the violation stating the location of the violation, the nature of the violation, a statement of what needs to be done to cure the violation, a deadline to cure the violation, which deadline shall be reasonable at the discretion of the Director, and a statement ordering the person to cease and desist work or occupation of the premises pending cure of the violation .

25.1.4. An order issued under this Chapter shall become final ten (10) days after it is served, unless a hearing before the Plan Commission is requested before the ten (10) day period ends by a person holding a substantial interest in the real estate that is the subject of the violation. The hearing shall be held on a business day no earlier than ten (10) days after the request for hearing is received by the Plan Commission, nor more than thirty (30) days after the request is received. The person to whom the order was issued, or any person having a substantial property interest in the subject real estate may appear in person or by counsel at the hearing. Each person appearing at the hearing is entitled to present evidence, cross-examine opposing witnesses, and present arguments. At the conclusion of any hearing, the Plan Commission may make findings and take action to affirm, modify or rescind the order.

25.1.5. While a violation is pending, no improvement location permits shall be issued by the Director for the property described in the order.

25.1.6. In the event the violation is not cured by the deadline imposed by the Director, or if arrangements satisfactory to the Director to cure the violation have not been made by said deadline, and the order is not modified or rescinded by the Plan Commission, the Director, the Plan Commission, the Board of Zoning Appeals, and/or any resident of Wabash County may, by suit in a court of general jurisdiction located in Wabash County enforce any provision of this Ordinance and enjoin the violation of this Ordinance.

25.2. FINES AND PENALTIES.

25.2.1. Any structure erected, raised, or converted, or land or premises used, in violation of this Ordinance or I.C. 36-7-4, is a common nuisance and the owner or possessor of the structure, land, or premises, is liable for maintaining a common nuisance.

25.2.2. Any person who violates any provision of this Ordinance shall be guilty of an ordinance violation, and upon conviction, shall be fined not less than ten dollars (\$10.00) and not more than three hundred dollars (\$300.00).

25.2.3. Each day the violation continues or occurs shall constitute a separate offense.

25.2.4. In addition to any injunction, fine, or other penalty, any person found in violation of this Ordinance shall be responsible for the payment of all reasonable attorney's fees and litigation expenses incurred by the Director, Commission, Board, or resident, as the case may be, in seeking enforcement or injunctive relief.

Chapter 26
Boundary Ortho and Zoning Maps






BOUNDARIES & ORTHO LEGEND

- 26.1 Ortho County Wide
- 26.2 Ortho Townships County Wide
- 26.3 Ortho Chester Township
- 26.4 Ortho Lagro Township
- 26.5 Ortho Liberty Township
- 26.6 Ortho Noble Township
- 26.7 Ortho Paw Paw Township
- 26.8 Ortho Pleasant Township
- 26.9 Ortho Waltz Township
- 26.10 Ortho North Manchester Corp.
- 26.11 Ortho North Manchester Permitting Area
- 26.12 Ortho Wabash Corp.
- 26.13 Ortho Wabash Permitting Area
- 26.14 Ortho Lafontaine Corp.
- 26.15 Ortho Lagro Corp.
- 26.16 Ortho Roann Corp.
- 26.17 Ortho Disko Town
- 26.18 Ortho Laketon Town
- 26.18A Ortho Ijamsville Town
- 26.19 Ortho Liberty Mills Town
- 26.20 Ortho Lincolnville Town
- 26.21 Ortho Richvalley Town
- 26.22 Ortho Servia Town
- 26.23 Ortho Somerset
- 26.23A OrthoMount Vernon
- 26.24 Ortho Speicherville Town
- 26.25 Ortho Stockdale Town
- 26.26 Ortho Urbana Town



NOTE: Corporate Platted Boundaries

Corporate Platted Boundaries that may be added or changed on the following Boundaries Maps, which are not under the jurisdiction of the Wabash County, are displayed as a courtesy and may or may not be current.

**CORPORATE BOUNDARIES AND
PLATTED AREAS IDENTIFIED**

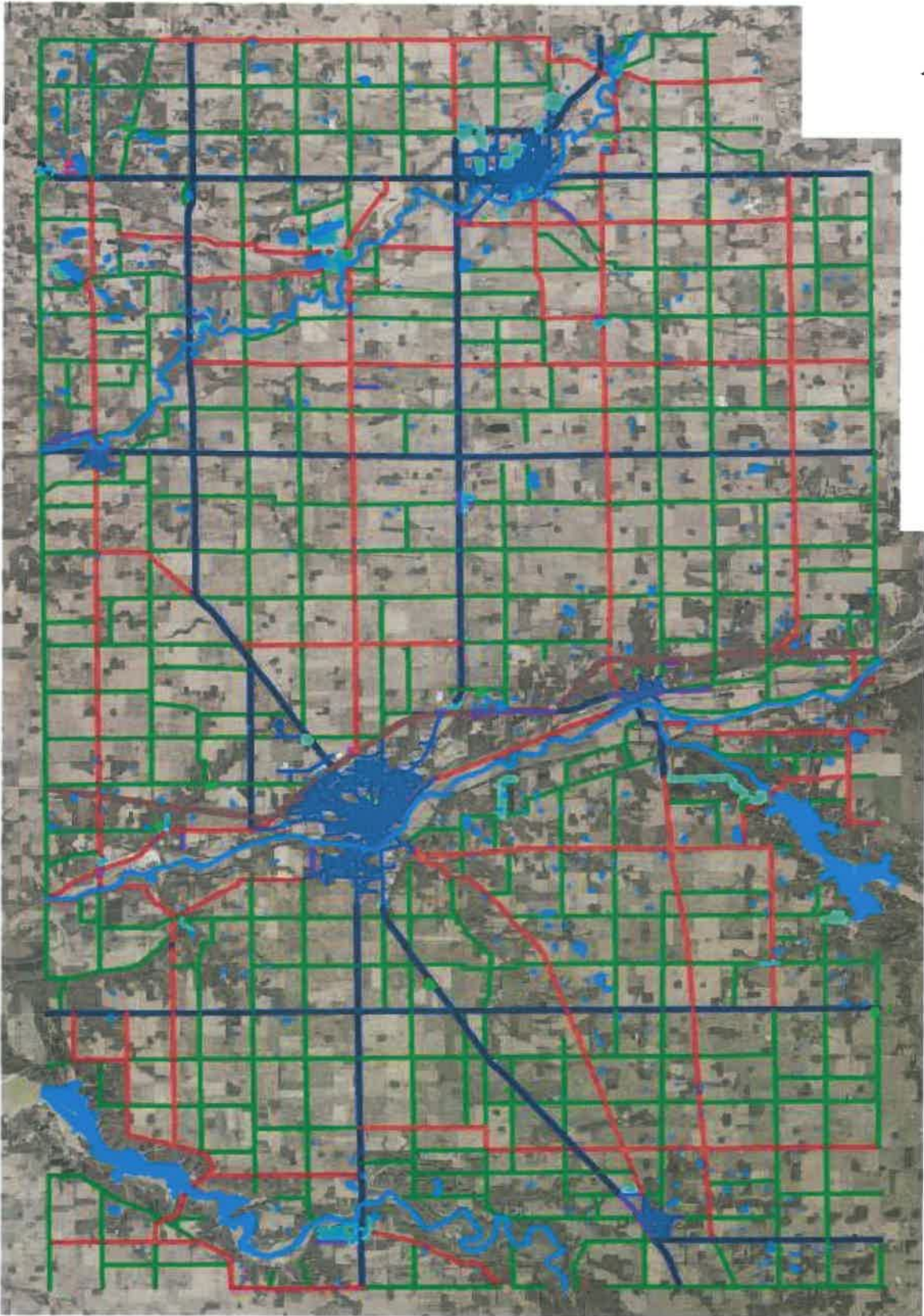
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	WABASH CORP
	CORPORATE TOWNS
	PLATTED TOWNS
	TOWNSHIPS BOUNDARY

**CITY / COUNTY PERMITTING
PERMITTING BOUNDARY**

	N MANCHESTER
	WABASH

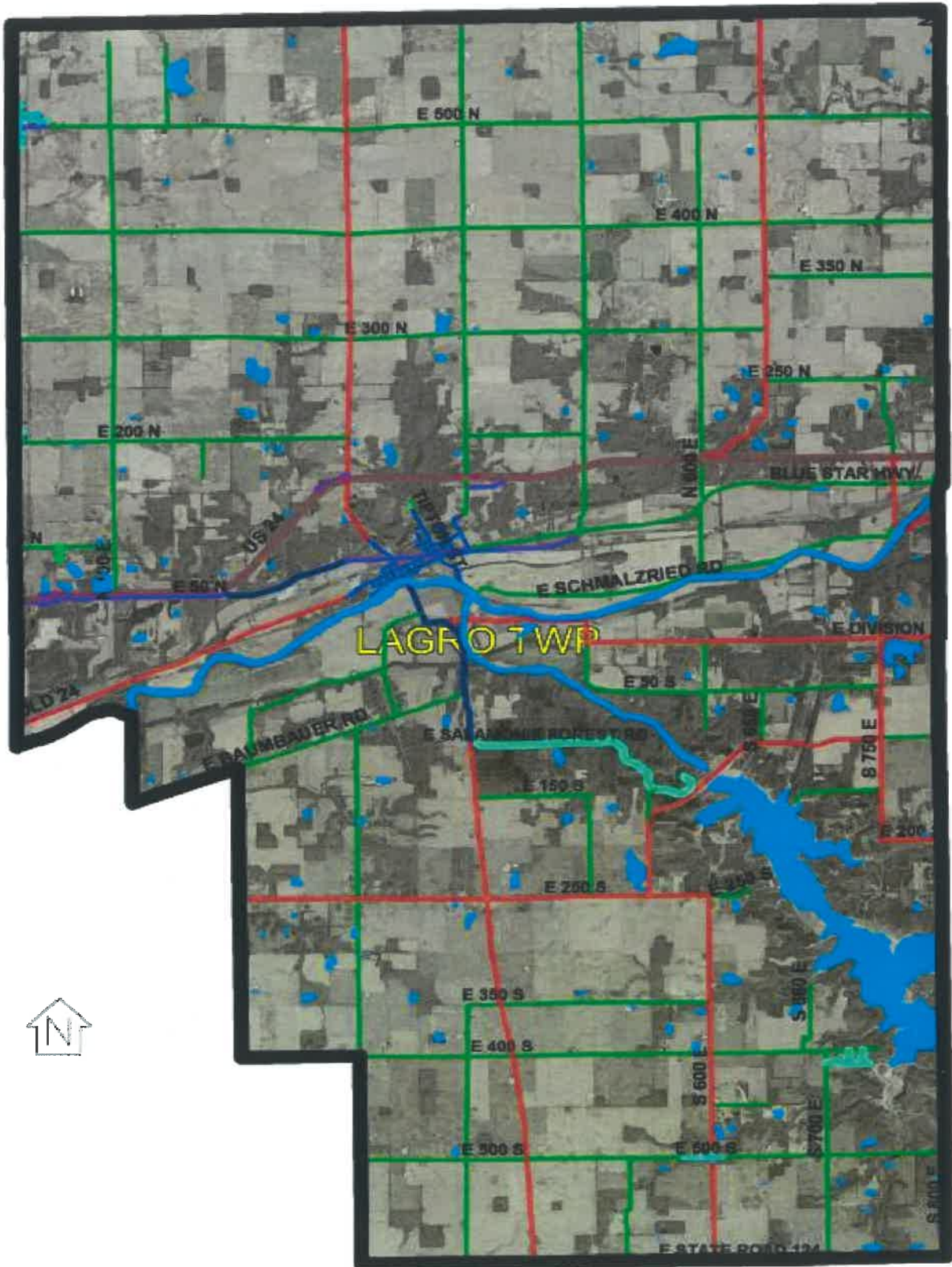
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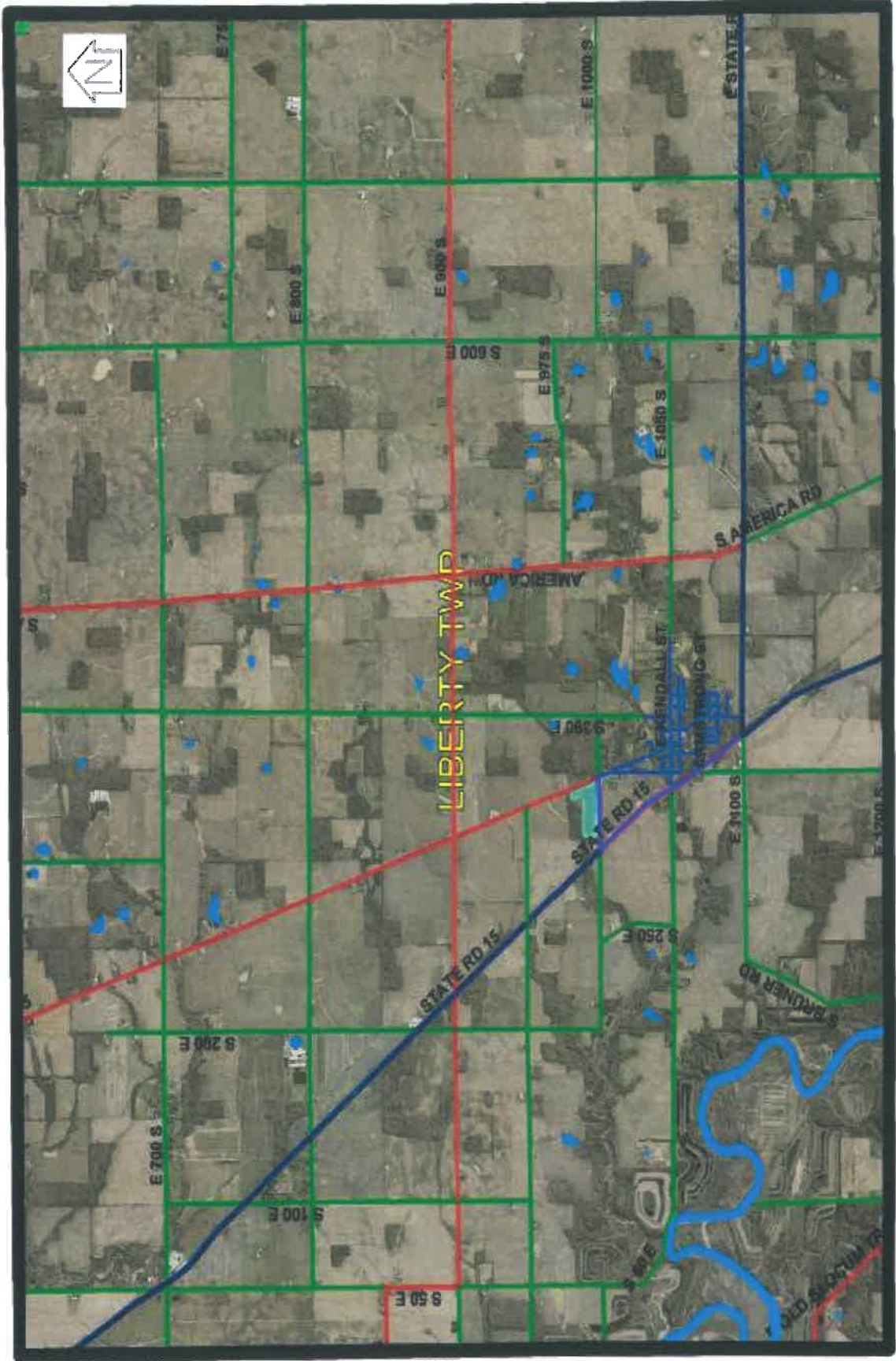
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	PRIVATE DRIVE



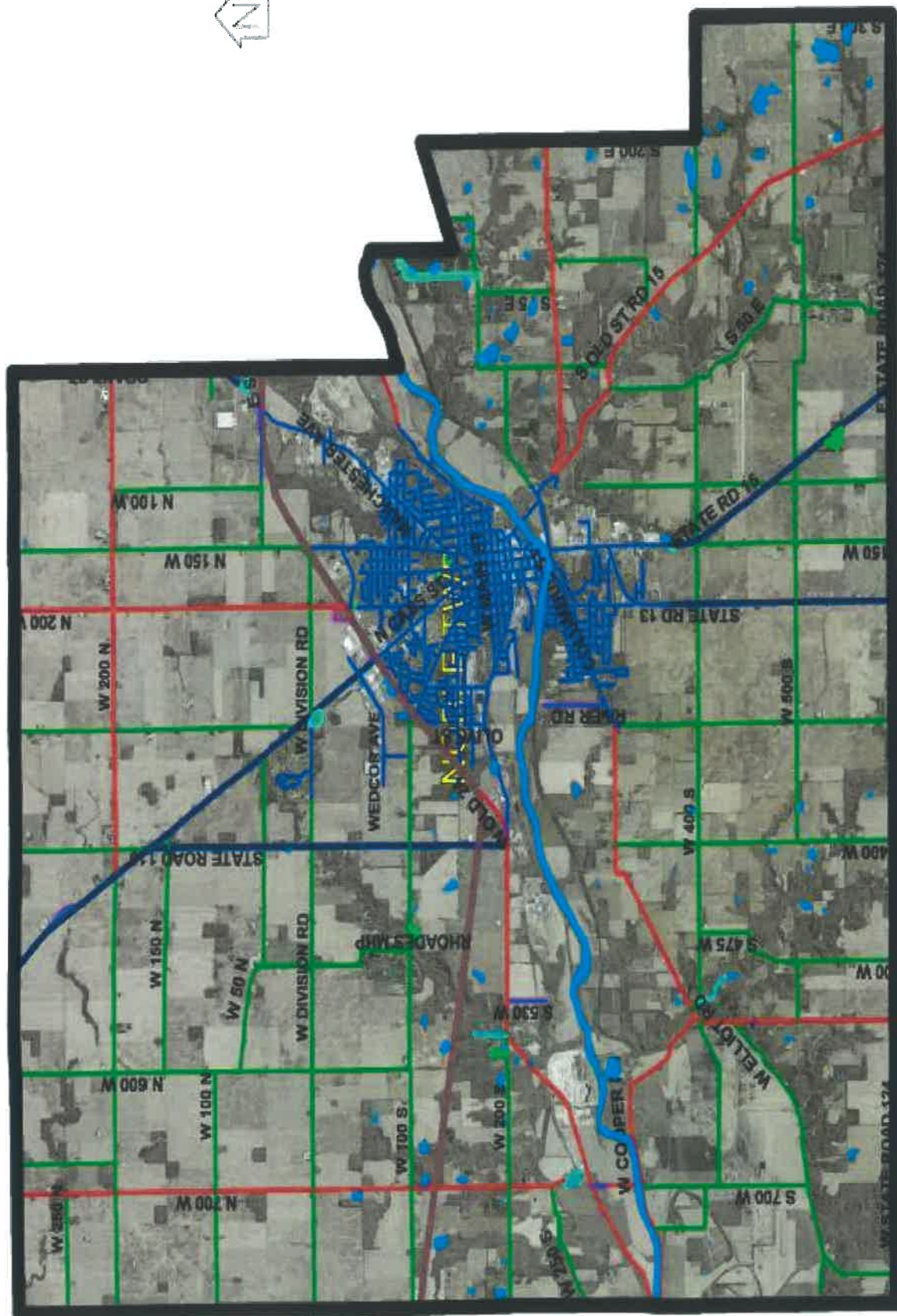
WABASH COUNTY 2021 ORTHO ORDINANCE CHAPTER 26, SECTION 26.1



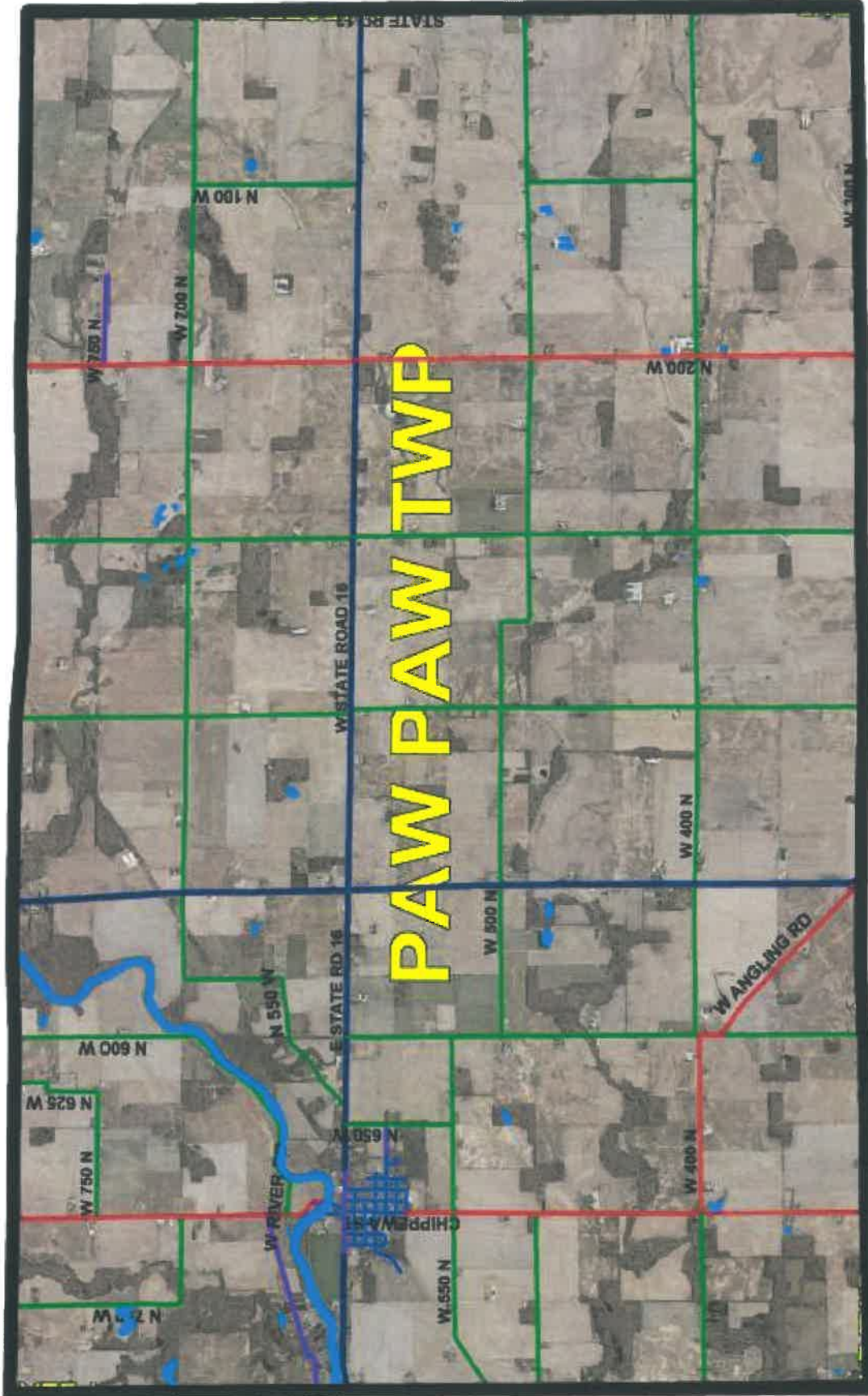


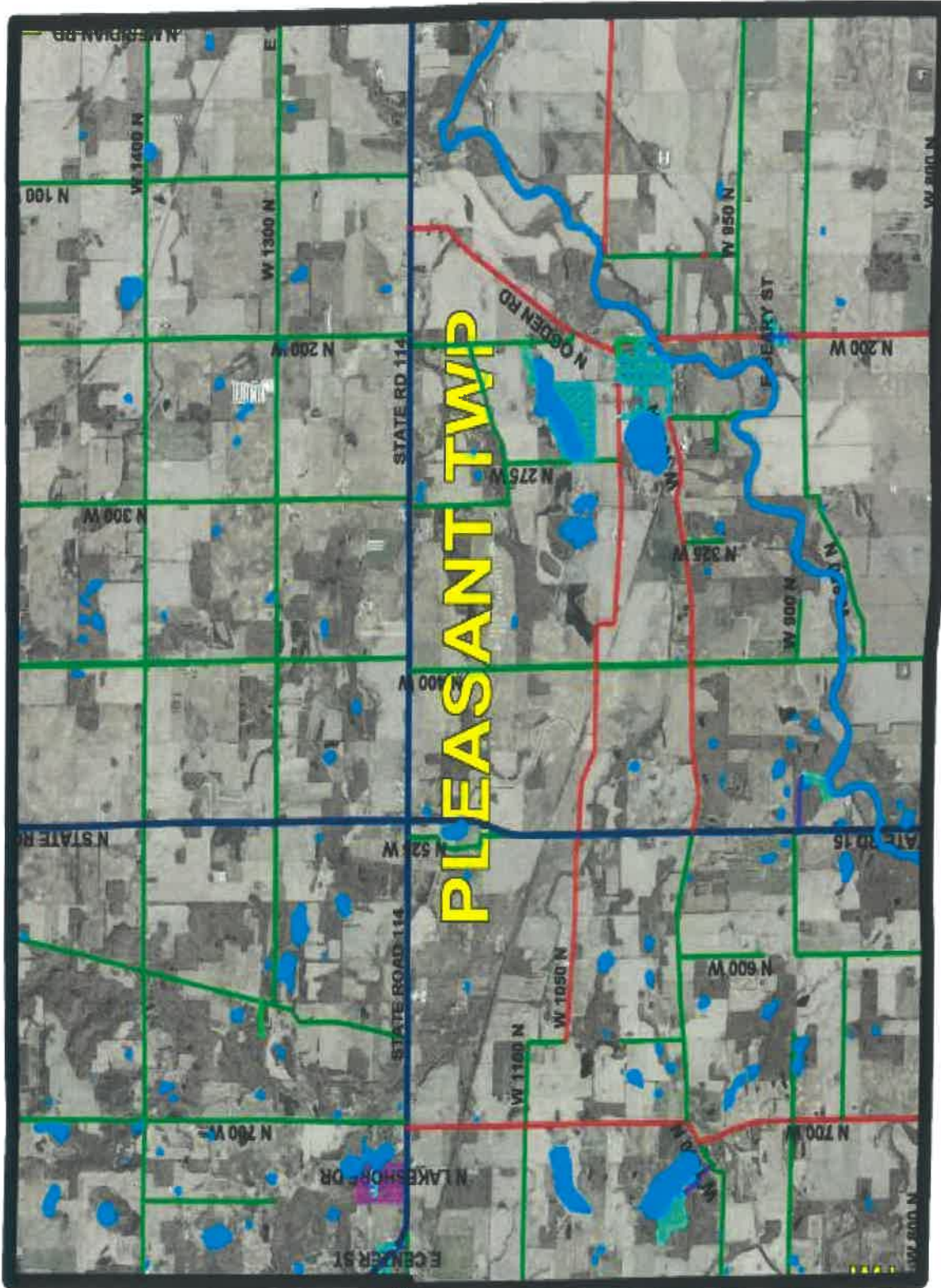


LIBERTY TOWNSHIP 2021 ORTHO ORDINANCE CHAPTER 26 SECTION 26.5

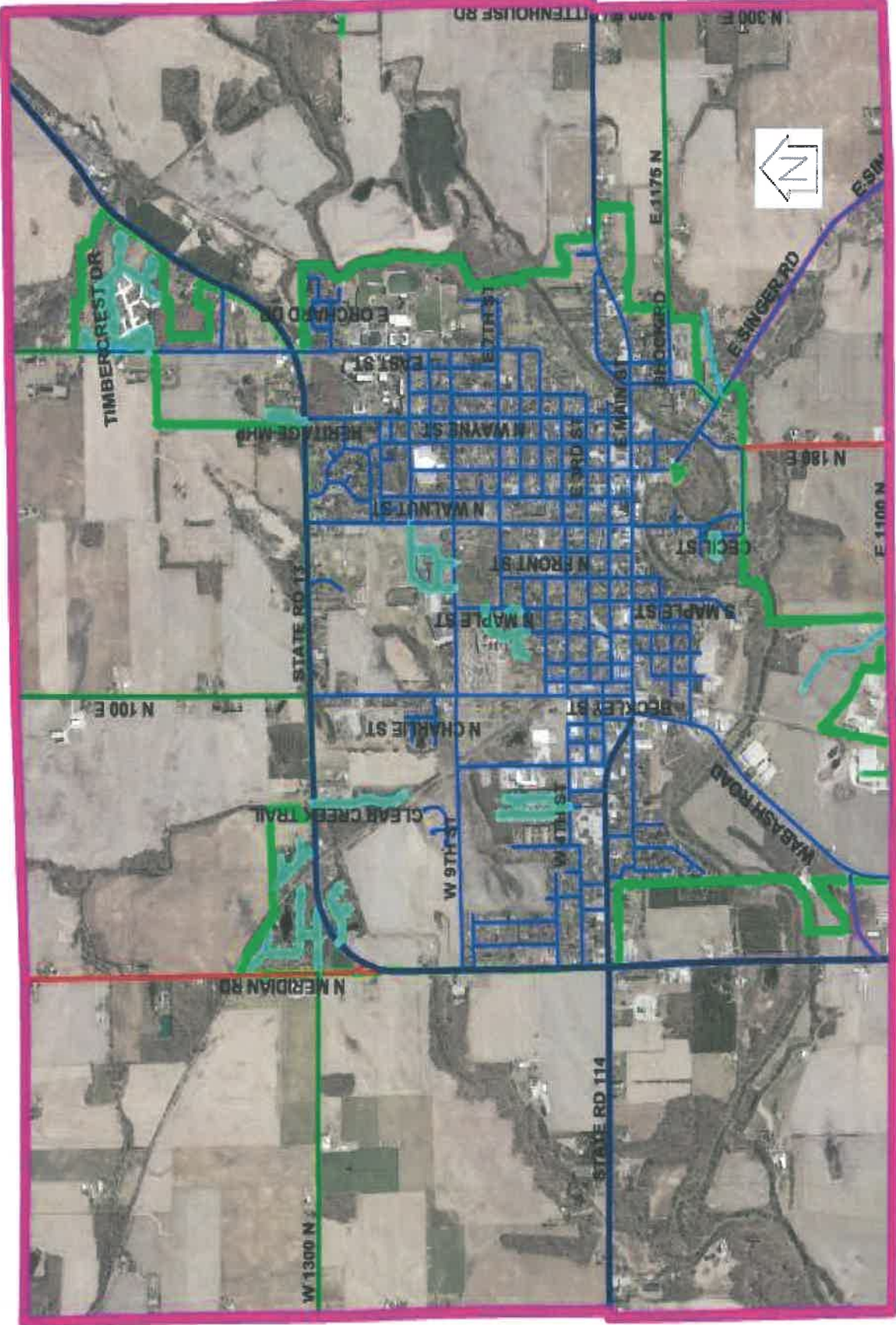


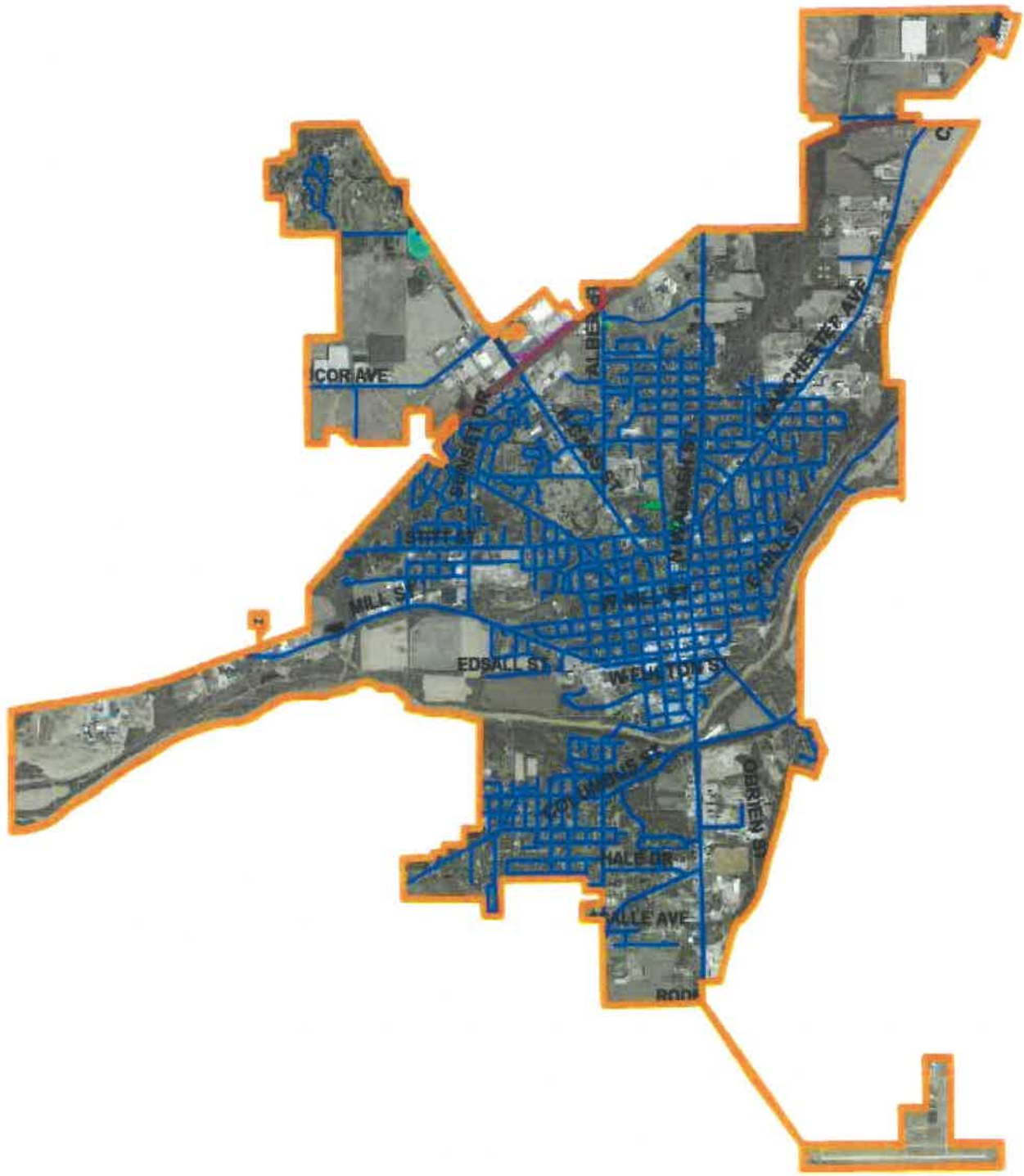
NOBLE TOWNSHIP 2021 ORTHO ORDINANCE CHAPTER 26 SECTION 26.6





PLEASANT TOWNSHIP 2021 ORTHO ORDINANCE CHAPTER 26 SECTION 26.8



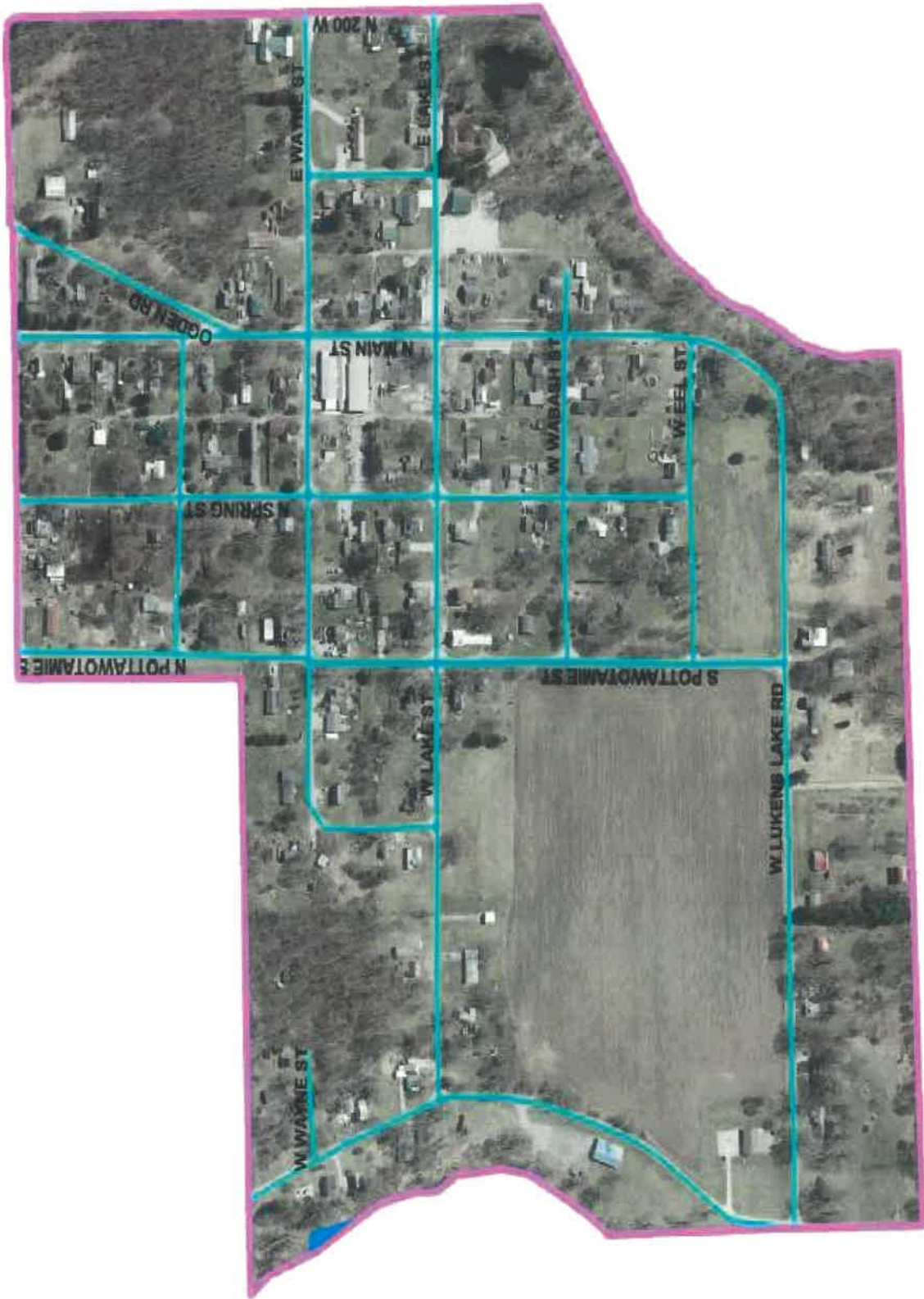




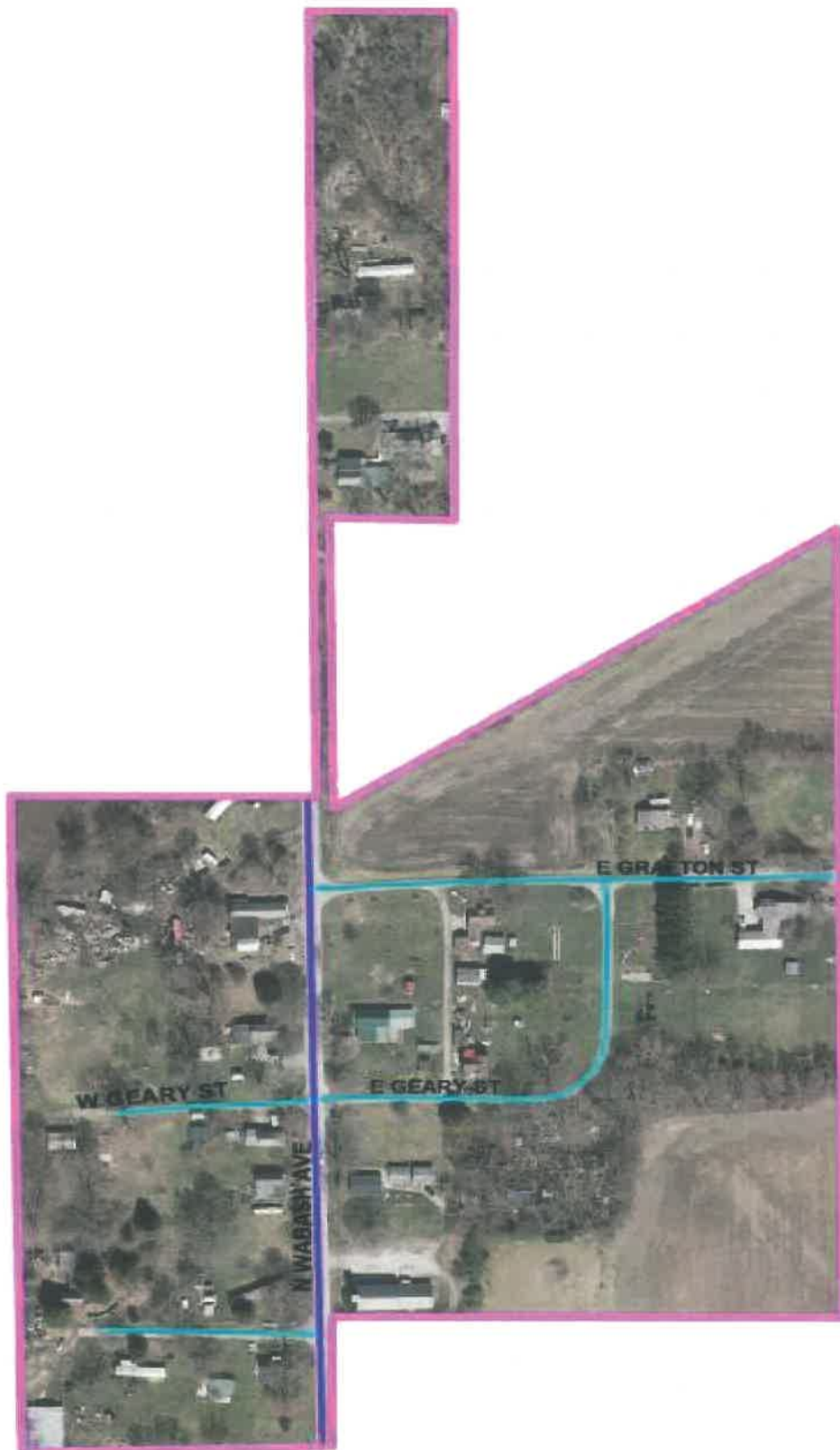


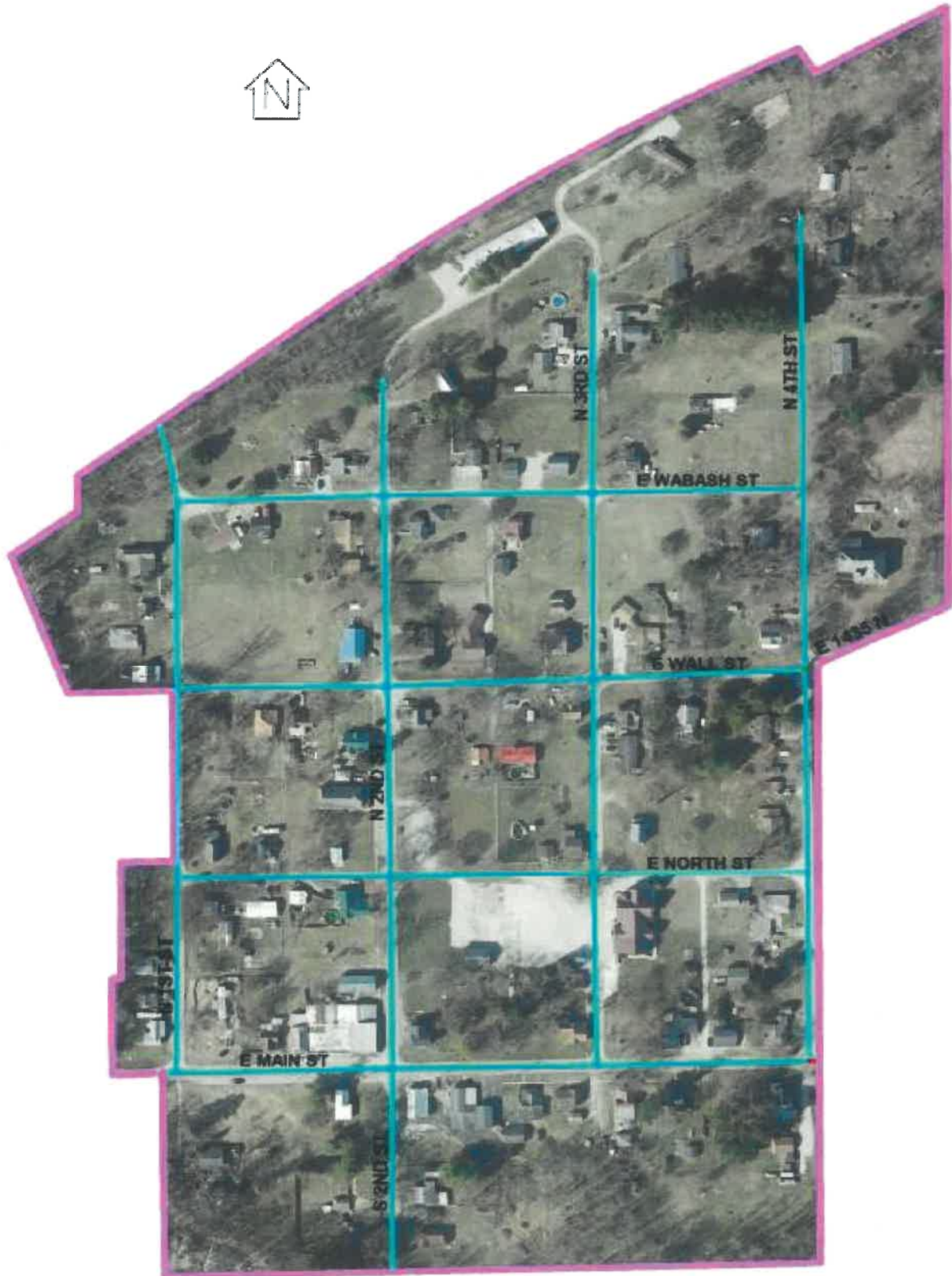
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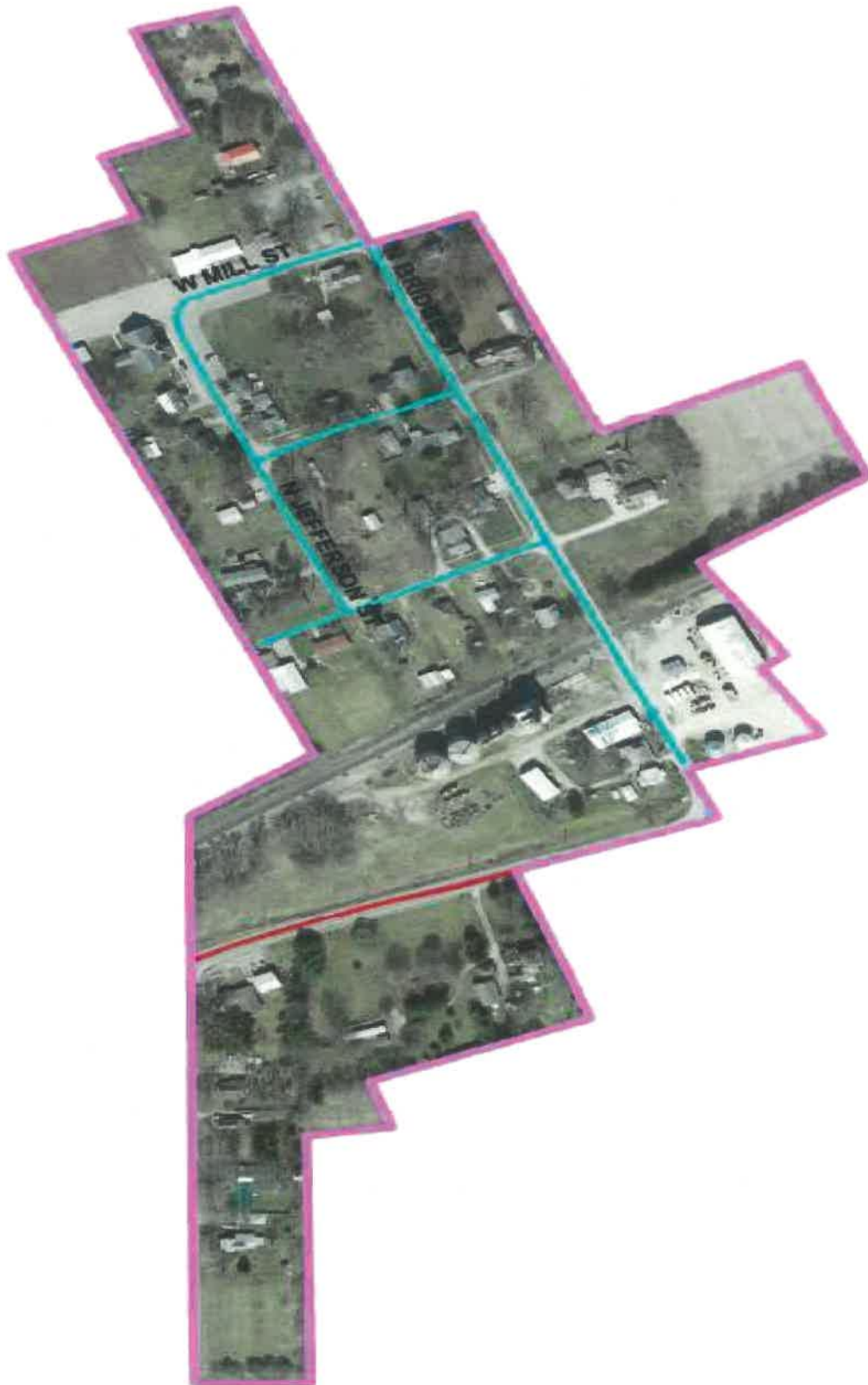
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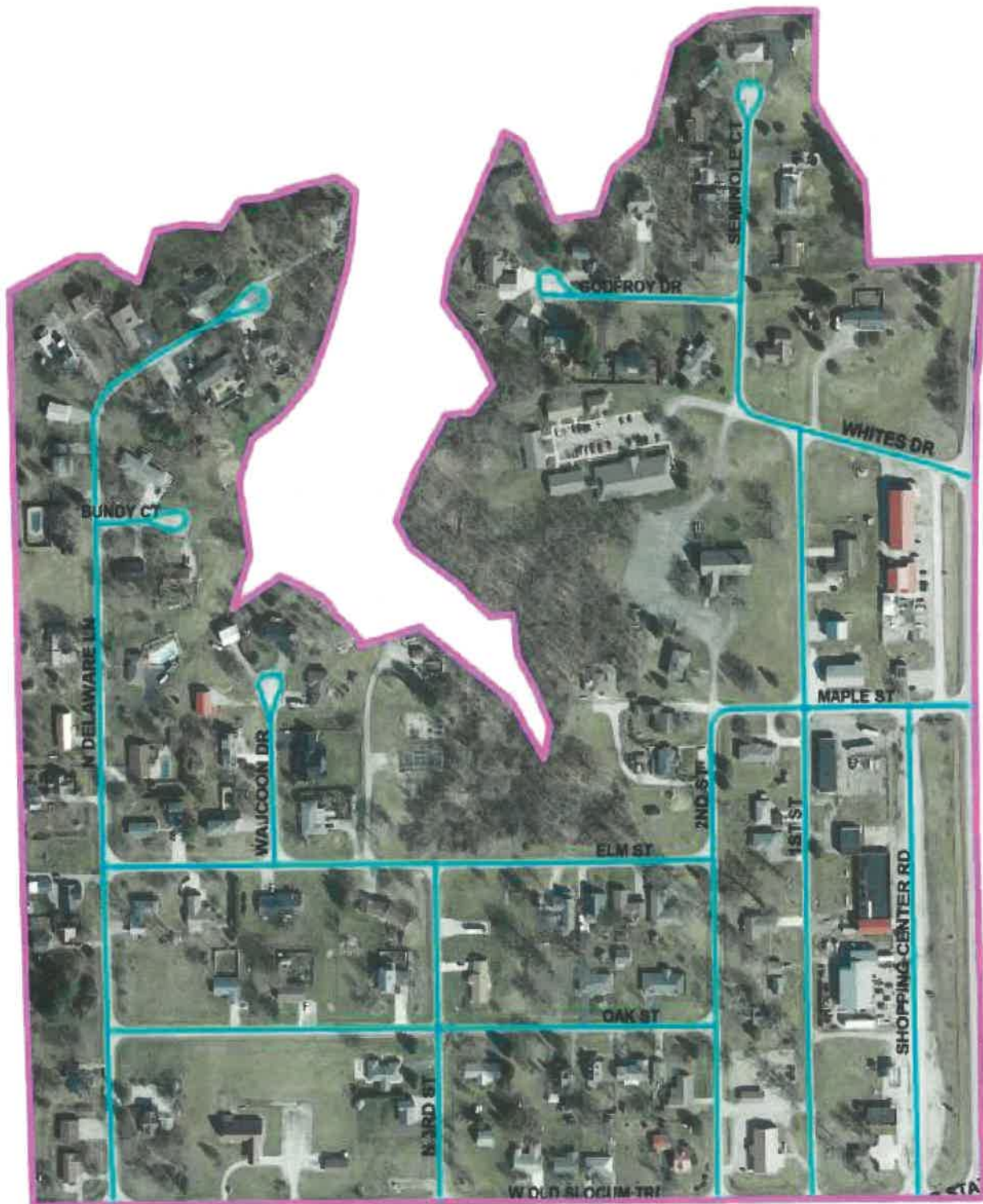


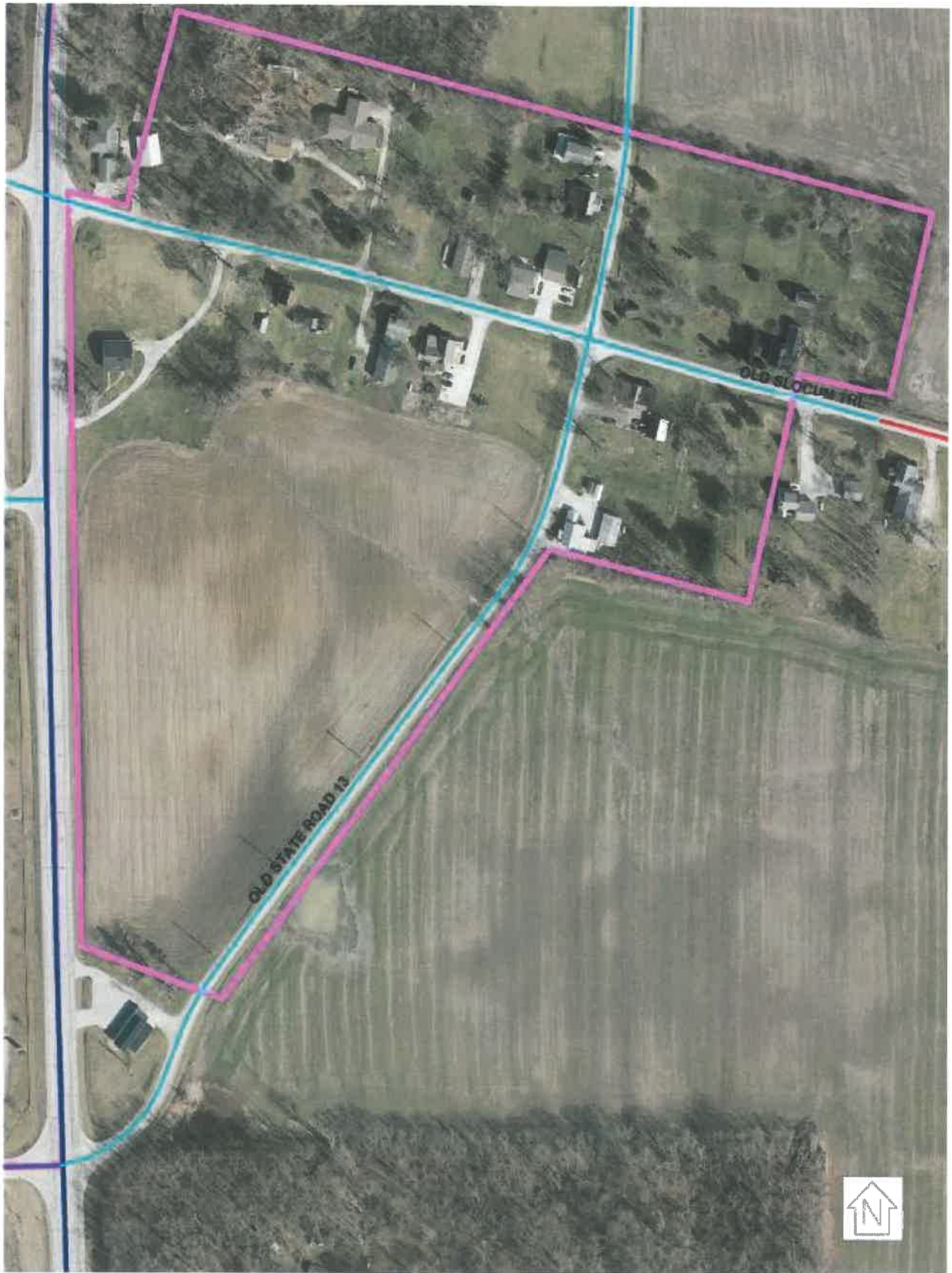


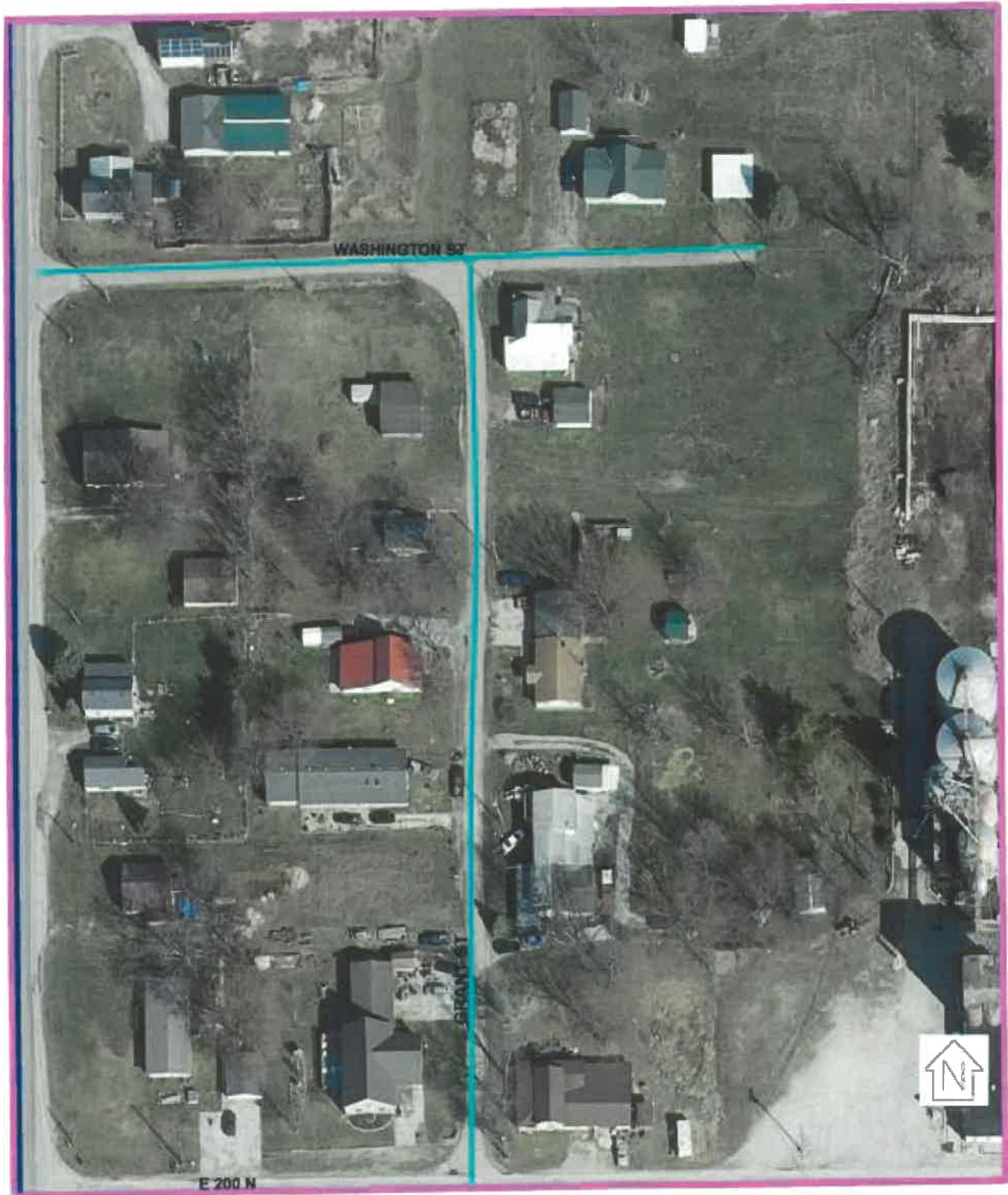
LINCOLNVILLE 2021 ORTHO ORDINANCE CHAPTER 26 SECTION 26.20


















ZONING MAP LEGEND

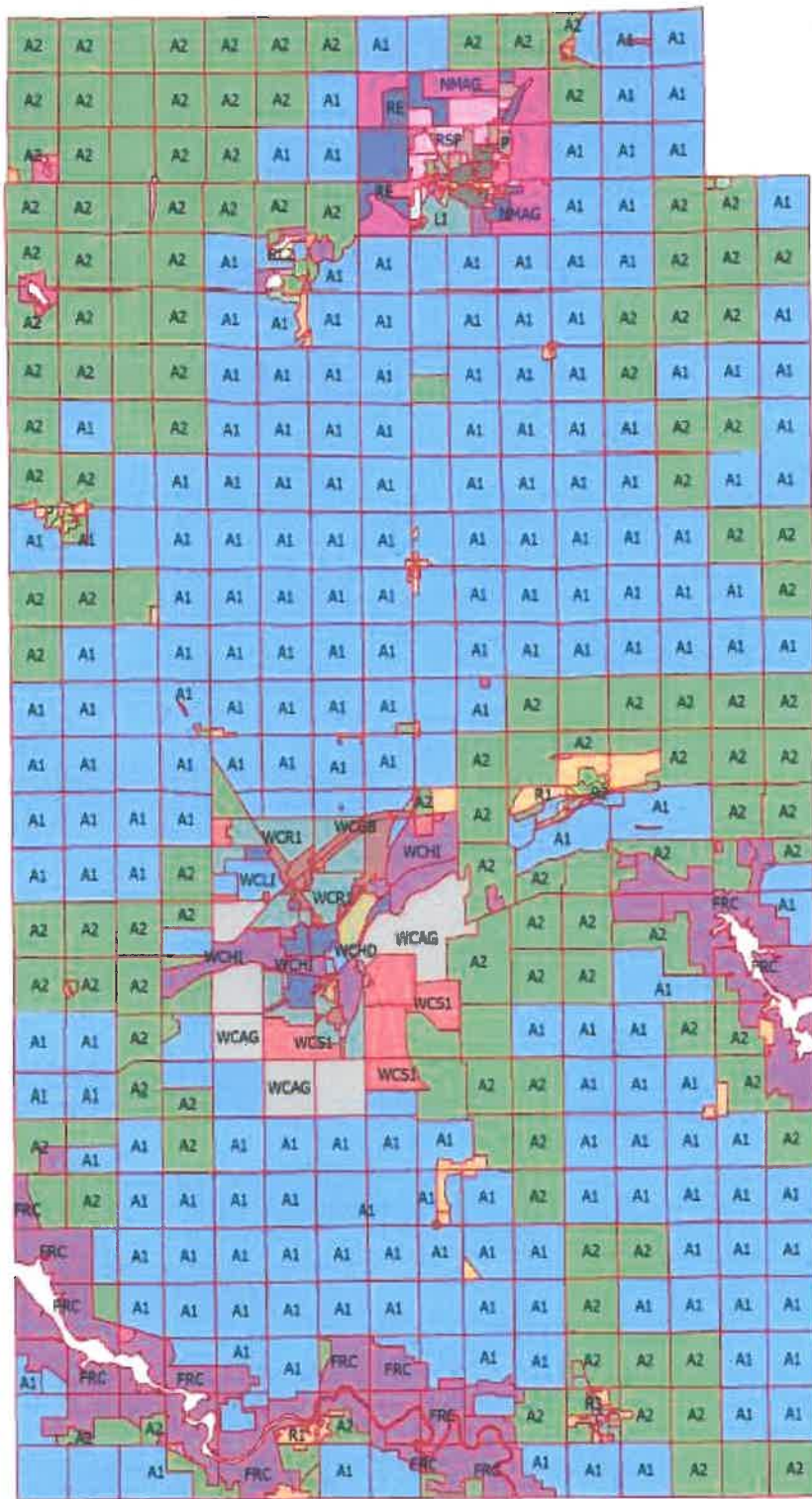
- 26.27 Zoning Map County Wide
- 26.28 Zoning Map Chester Township
- 26.29 Zoning Map Lagro Township
- 26.30 Zoning Map Liberty Township
- 26.31 Zoning Map Noble Township
- 26.32 Zoning Map Paw Paw Township
- 26.33 Zoning Map Pleasant Township
- 26.34 Zoning Map Waltz Township
- 26.35 Zoning Map North Manchester Corp.
- 26.36 Zoning Map Wabash Corp.
- 26.37 Zoning Map Disko
- 26.38 Zoning Map Lafontaine Corp.
- 26.39 Zoning Map Lagro Corp.
- 26.40 Zoning Map Laketon Town
- 26.40A Zoning Map Ijamsville
- 26.41 Zoning Map Liberty Mills Town
- 26.42 Zoning Map Lincolnville Town
- 26.43 Zoning Map Mt Vernon Town
- 26.44 Zoning Map Richvalley Town
- 26.45 Zoning Map Roann Corp.
- 26.46 Zoning Map Servia Town
- 26.47 Zoning Map Somerset Town
- 26.48 Zoning Map Speicherville Town
- 26.49 Zoning Map Stockdale Town
- 26.50 Zoning Map Urbana Town

NOTE: Zoning Designations

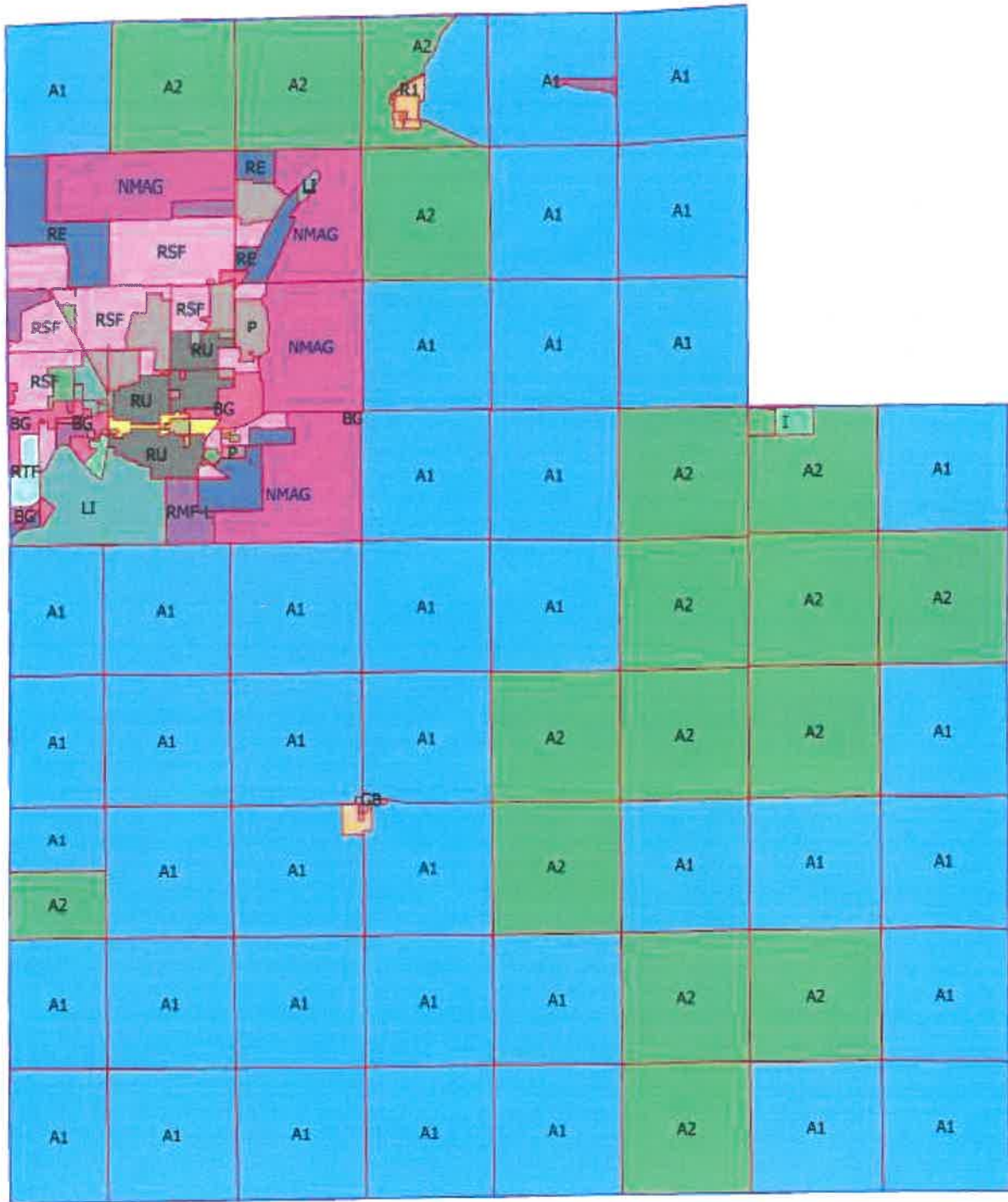
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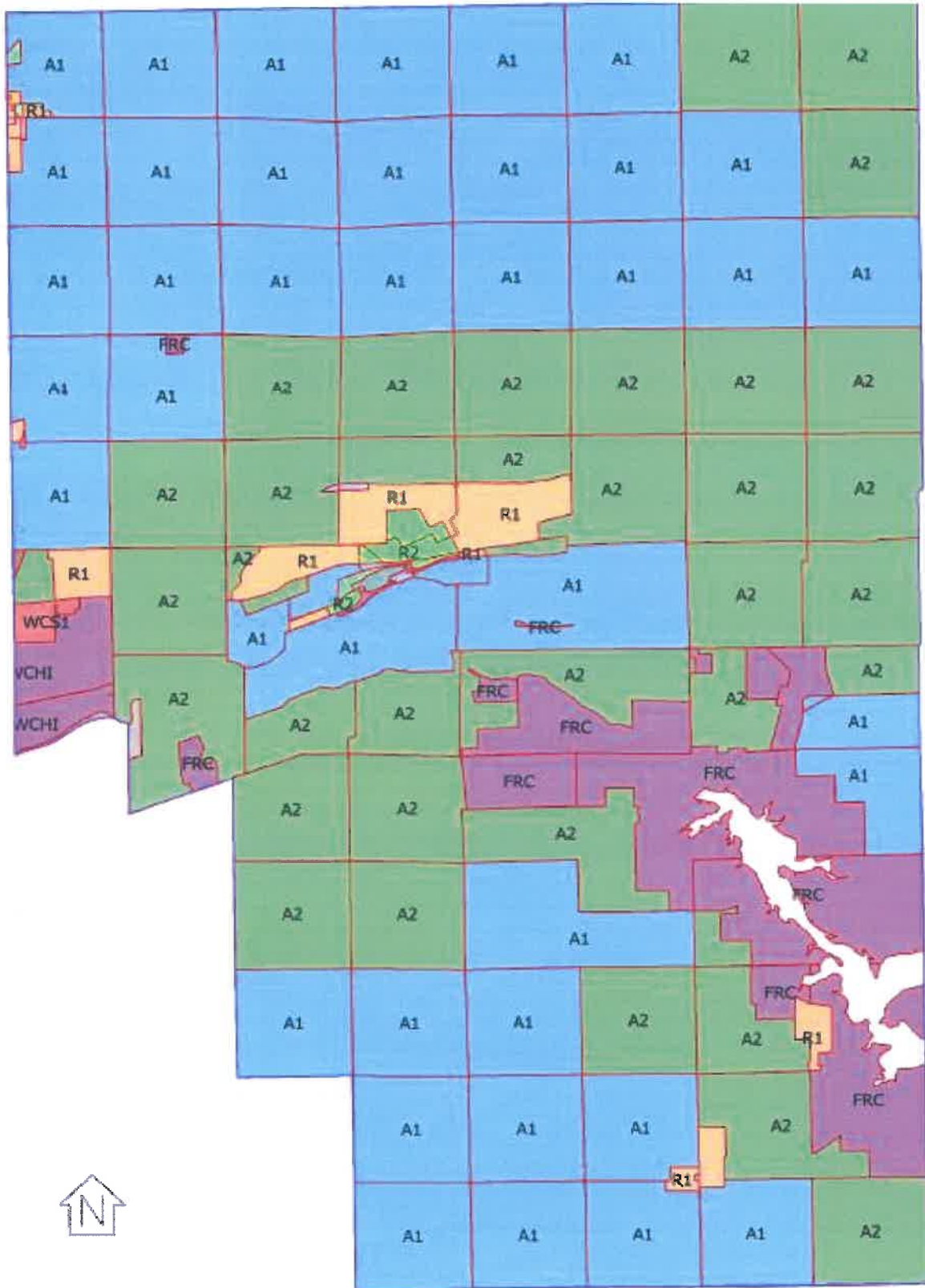
ZONE CLASSIFICATION MAP IDENTIFICATION

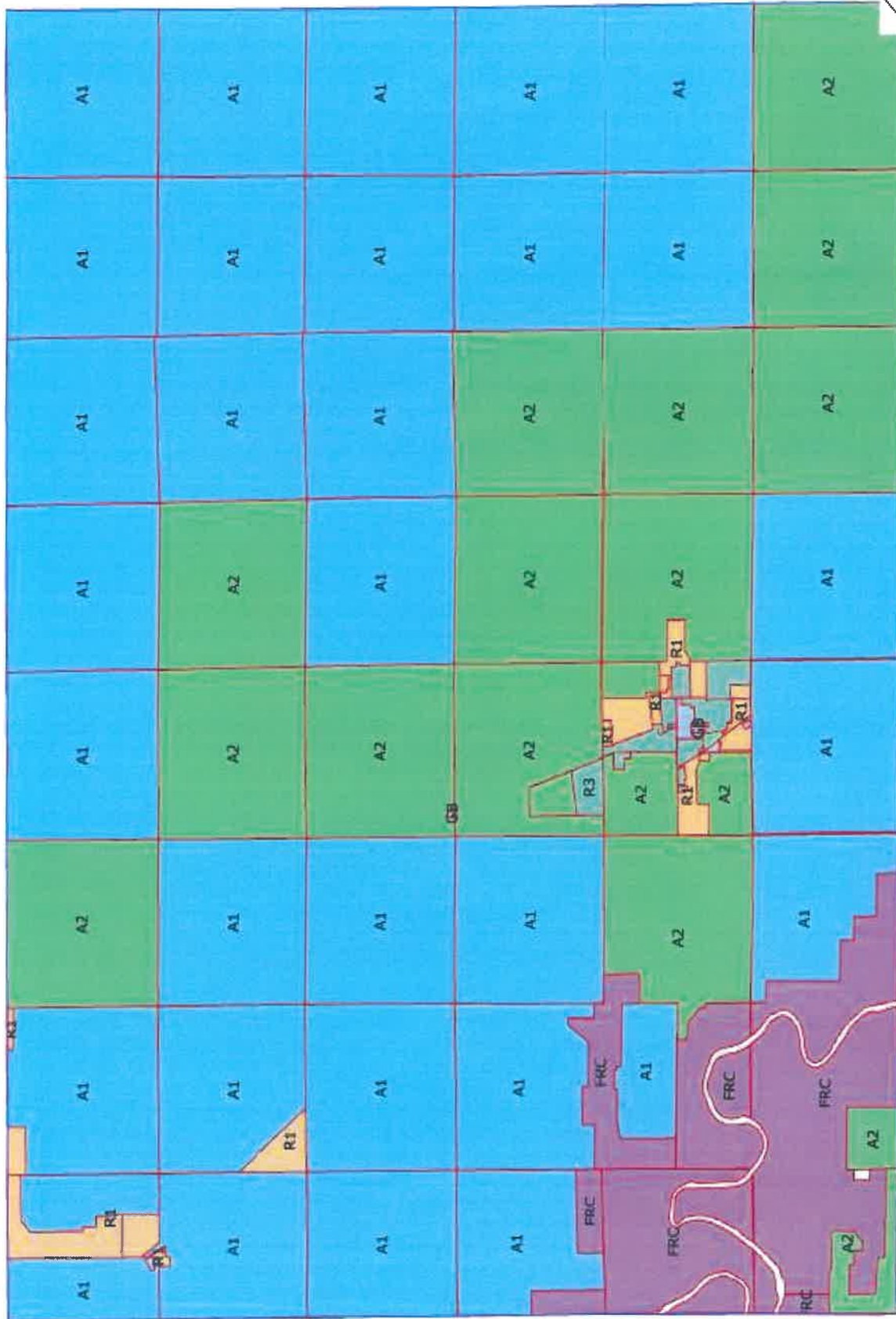
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 RL1	 WCS1



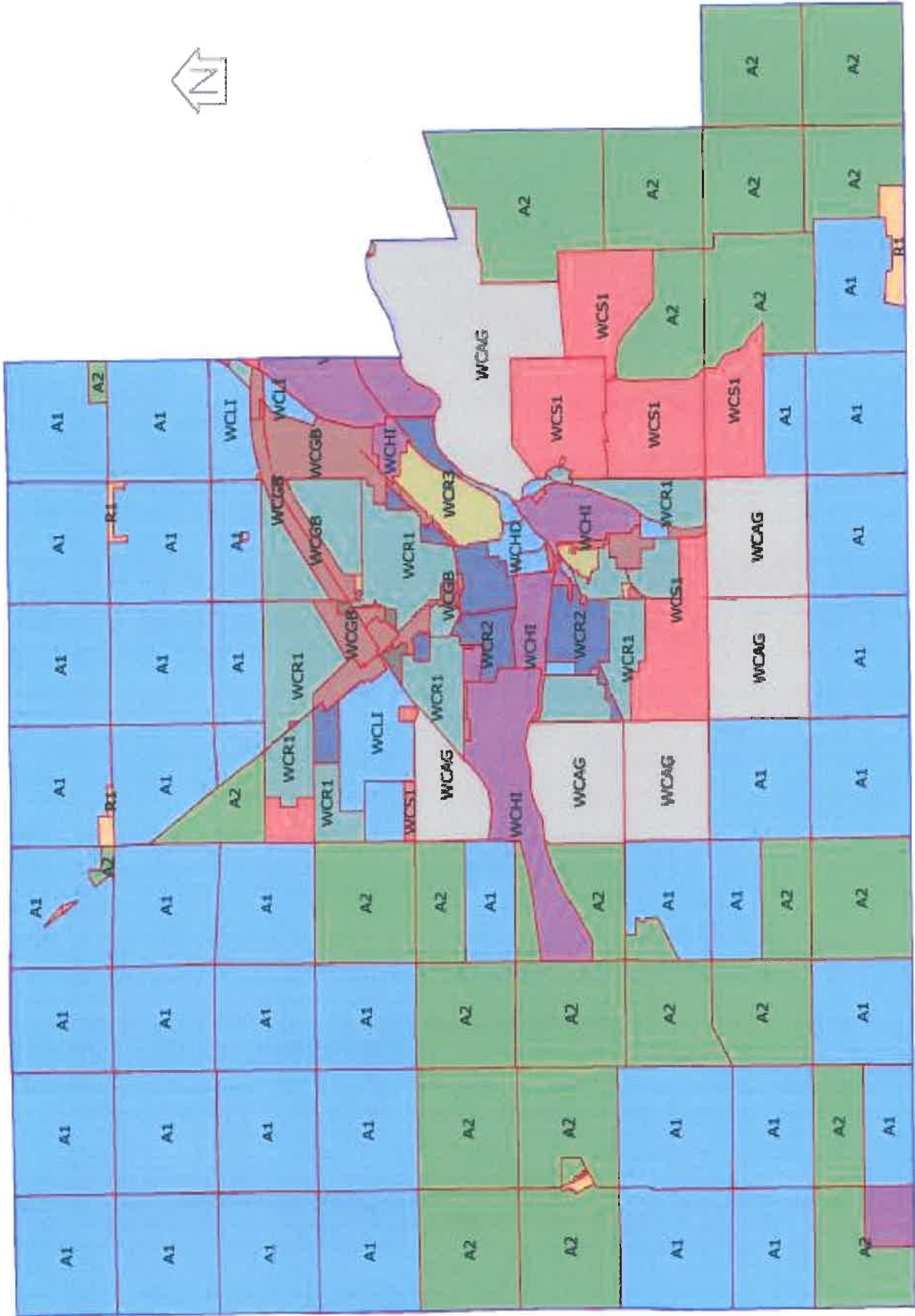
WABASH COUNTY ZONING MAP CHAPTER 26 SECTION 26.27

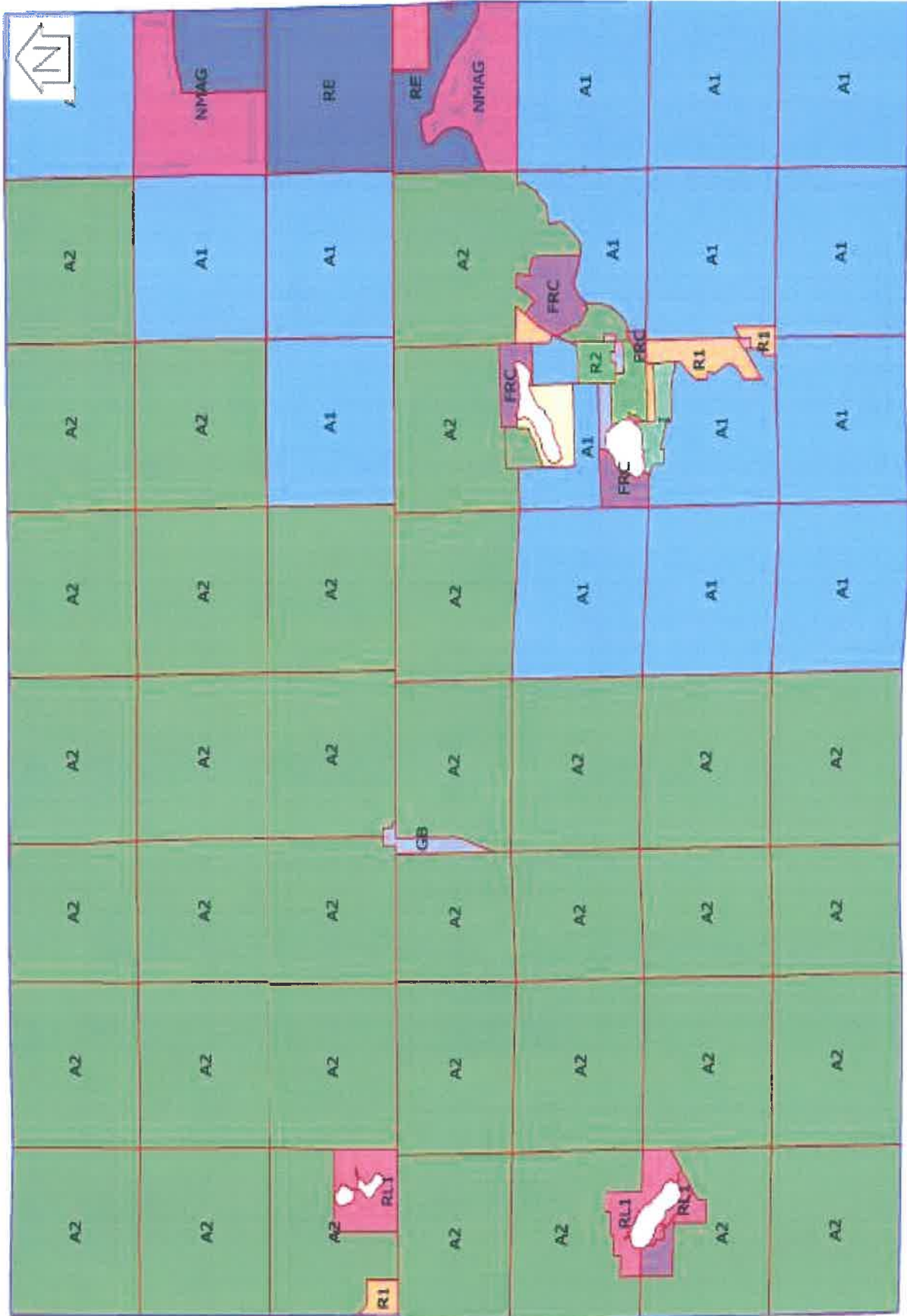




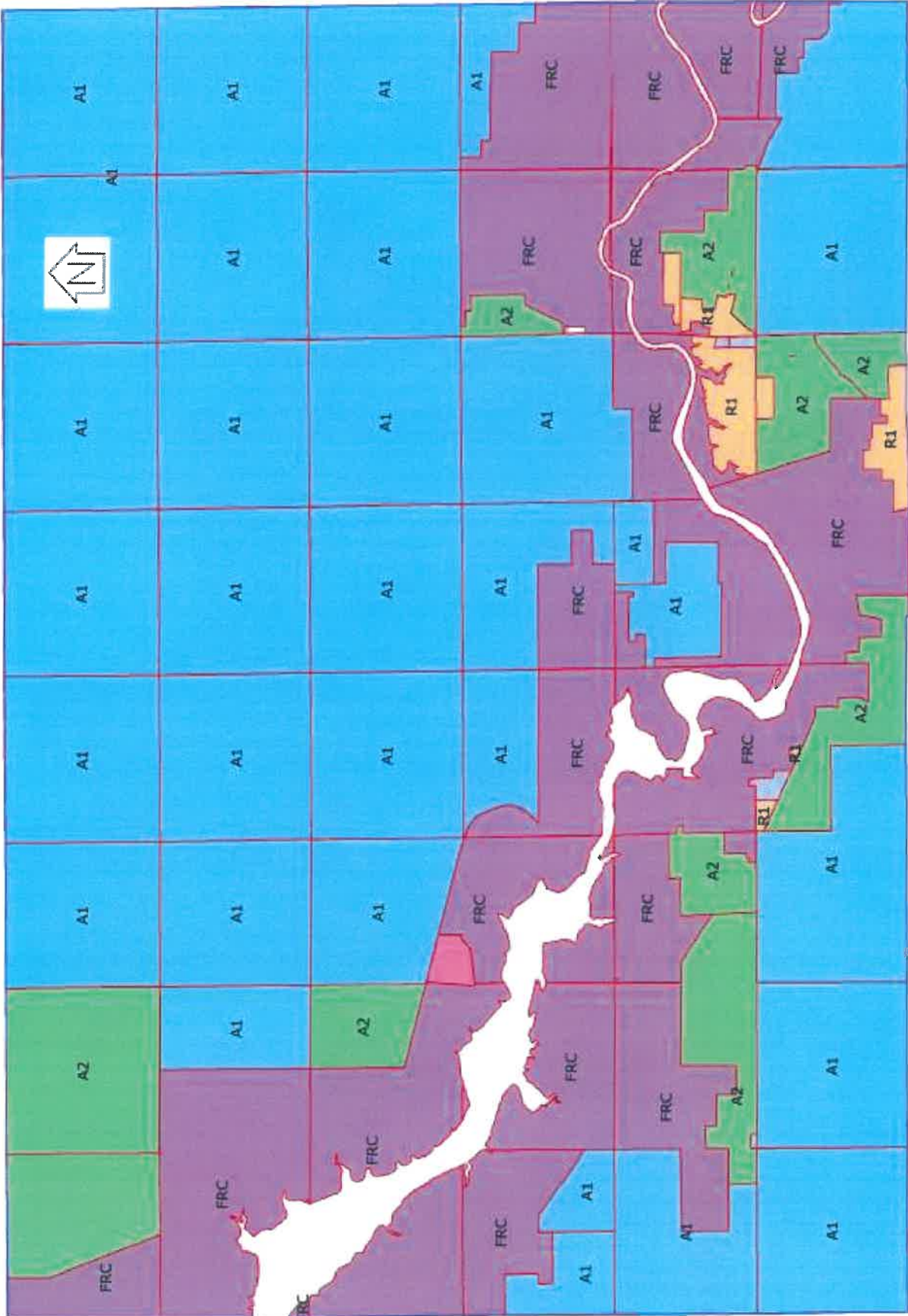


LIBERTY TOWNSHIP ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.30

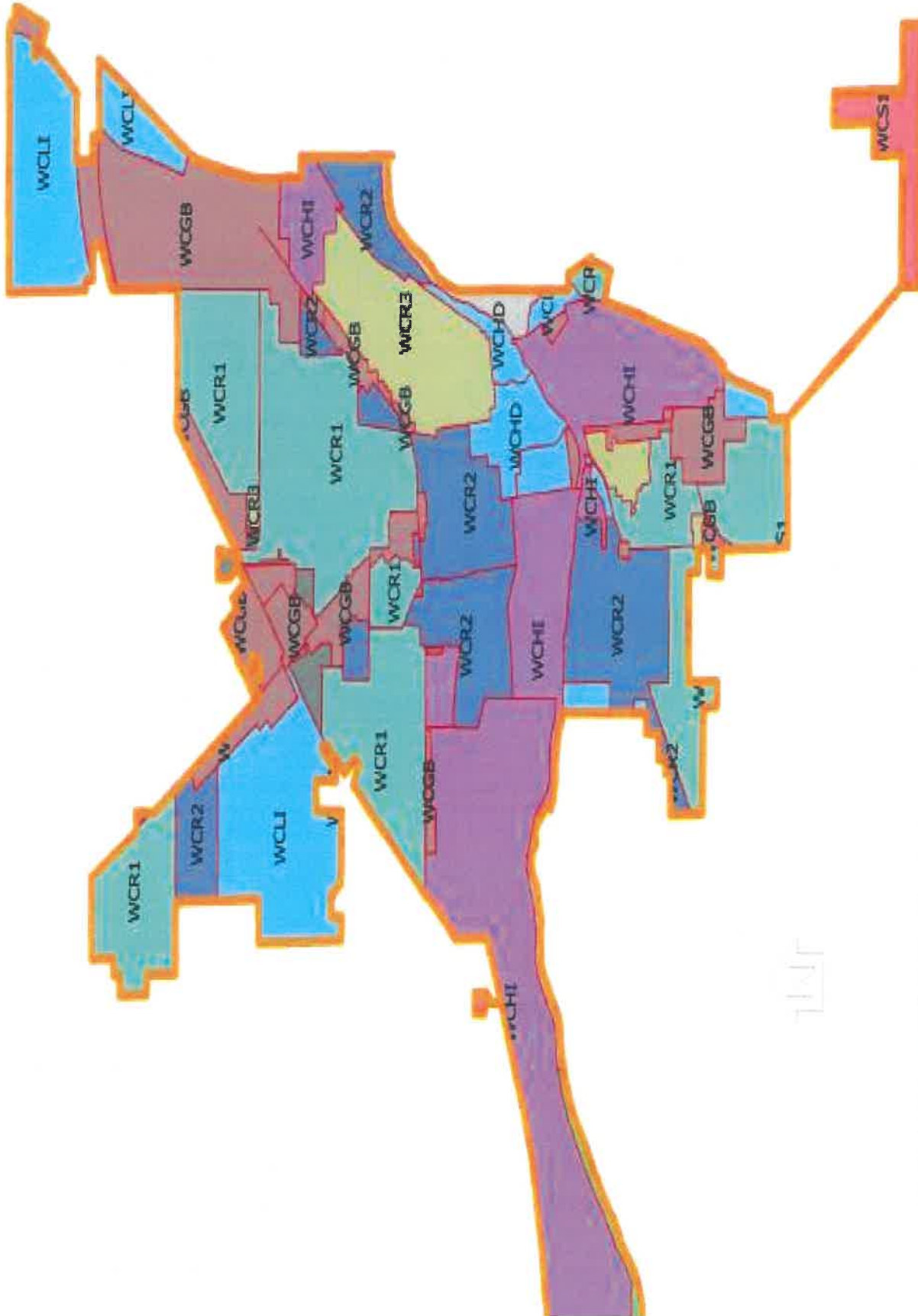




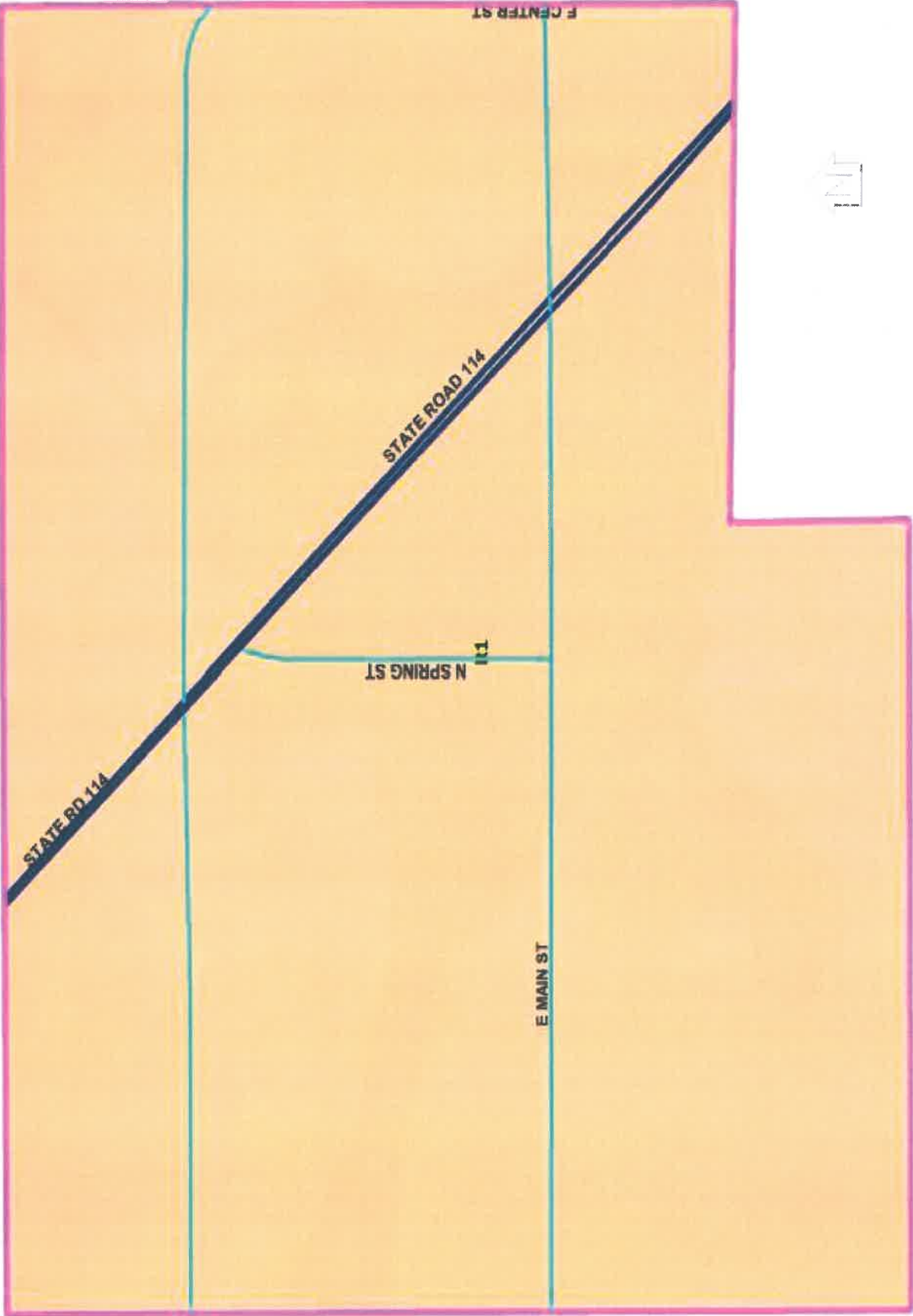
PLEASANT TOWNSHIP ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.33



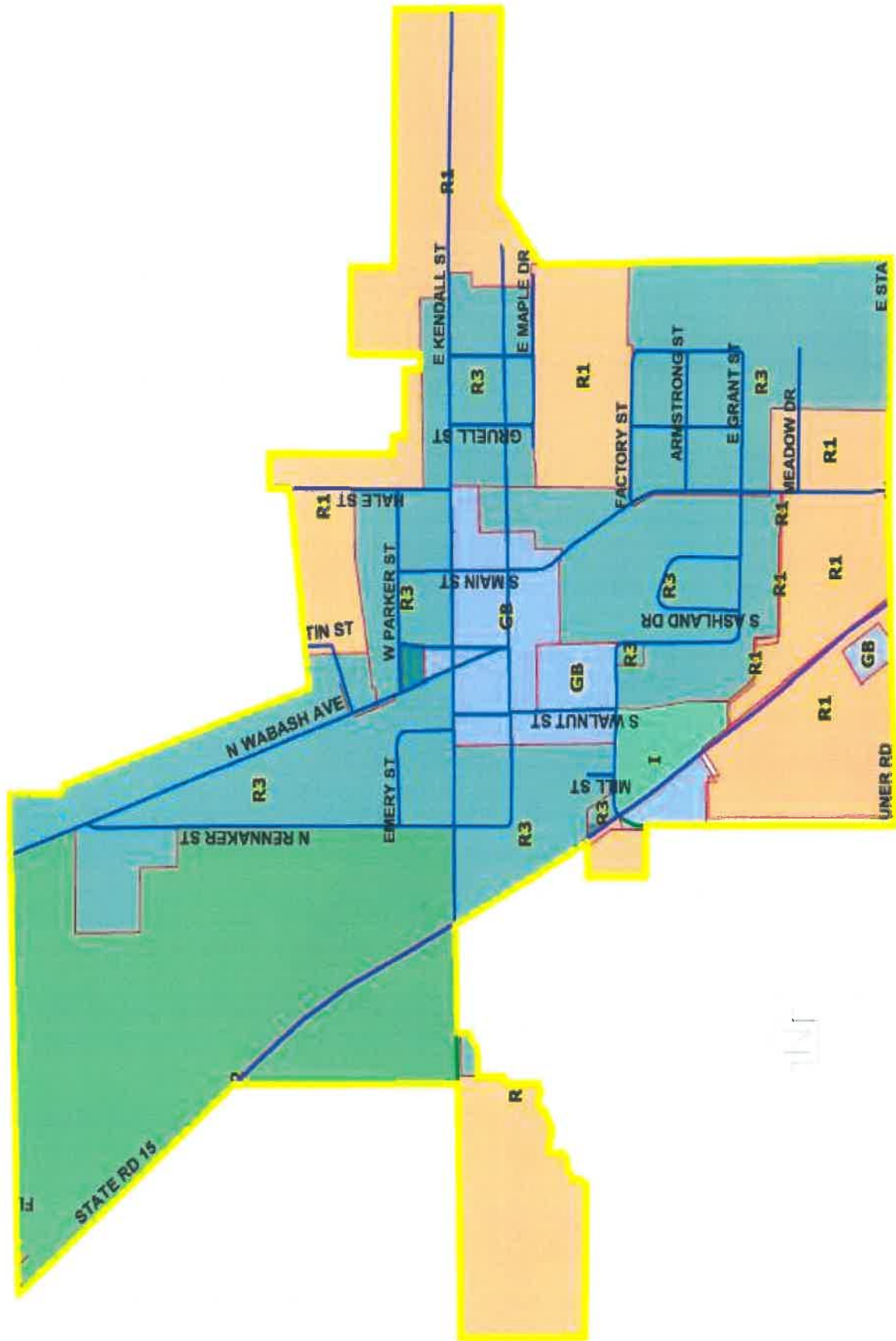
WALTZ TOWNSHIP ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.34



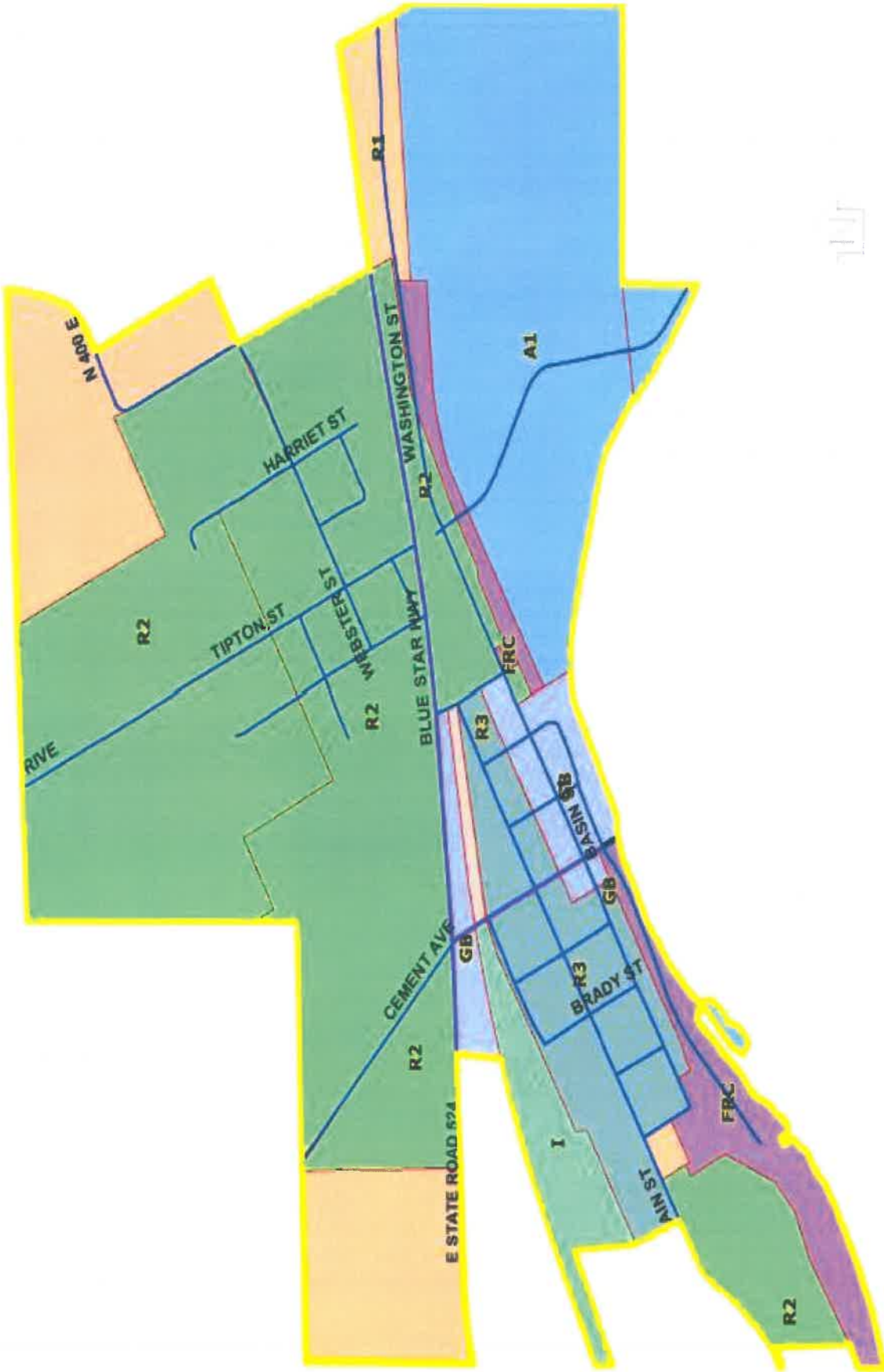
WABASH CITY ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.36



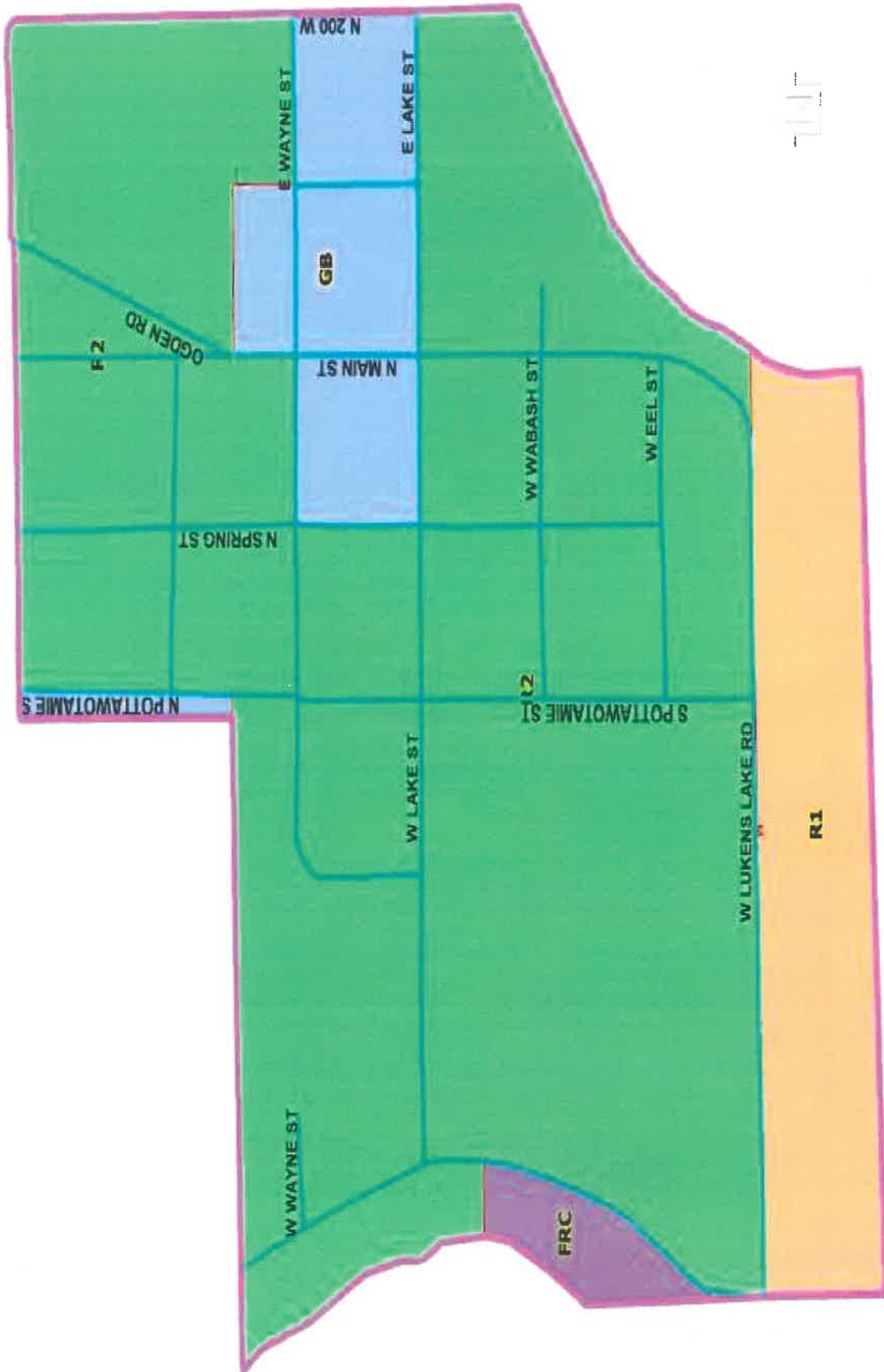
DISKO TOWN ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.37



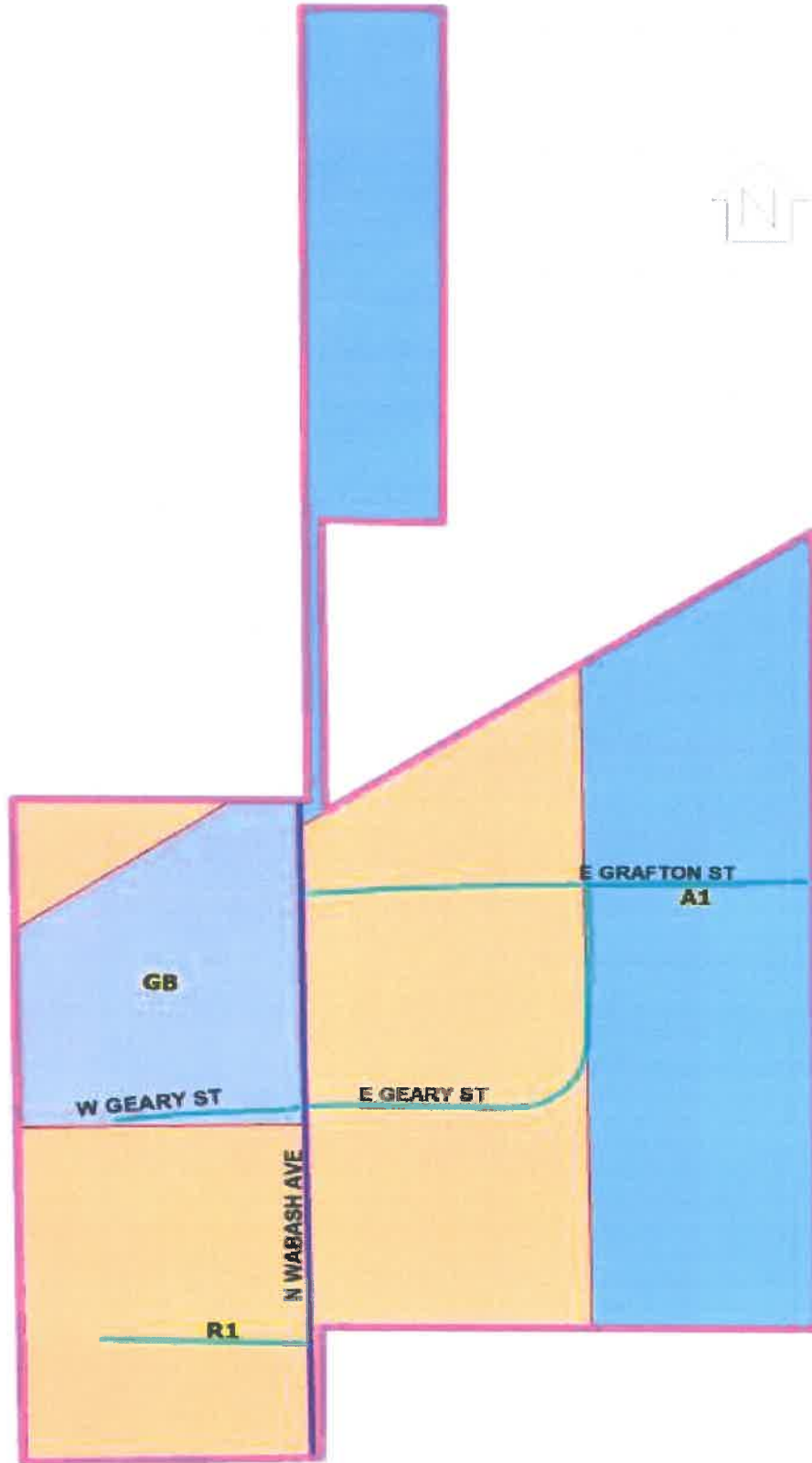
LAFONTAINE TOWN ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.38

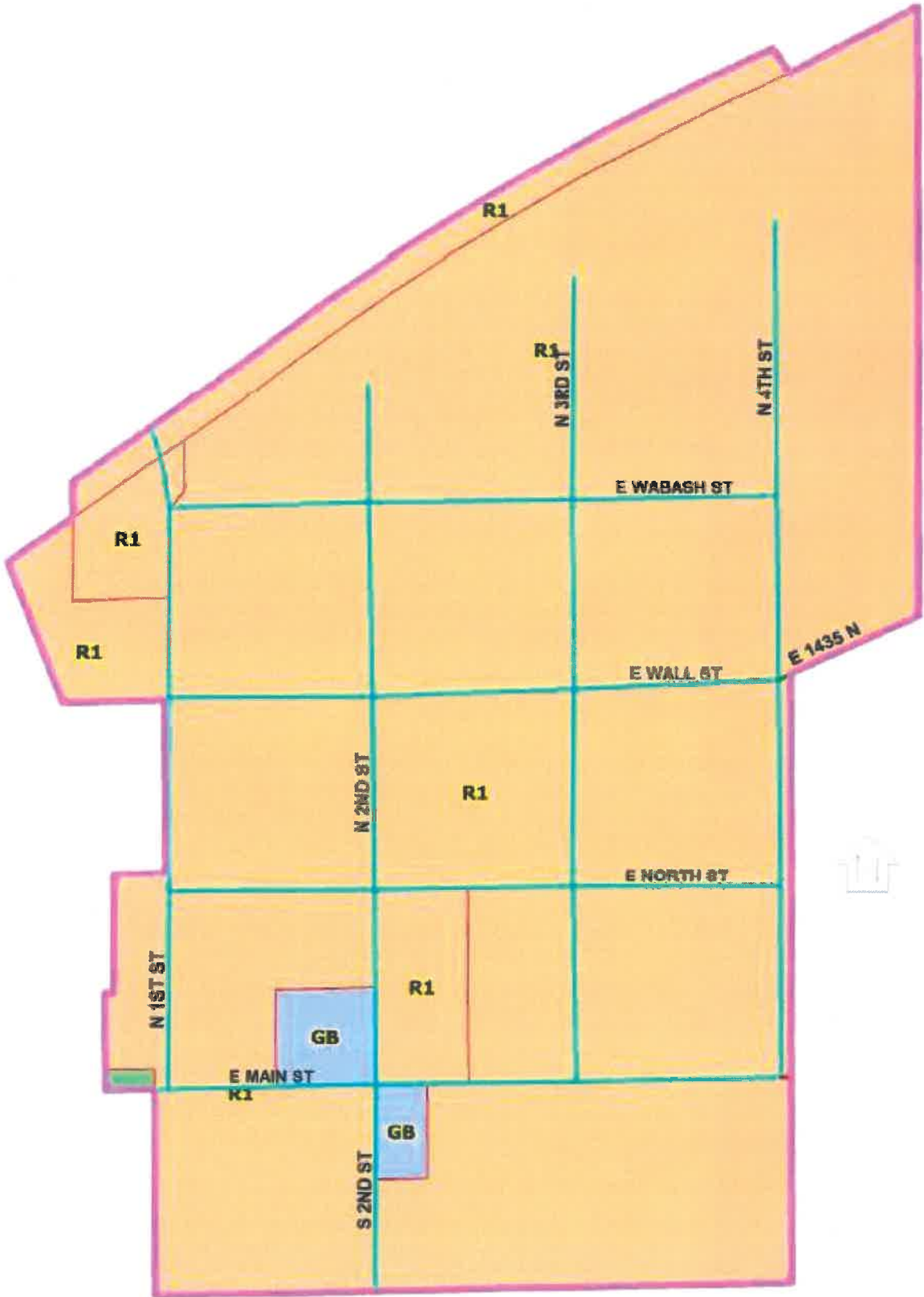


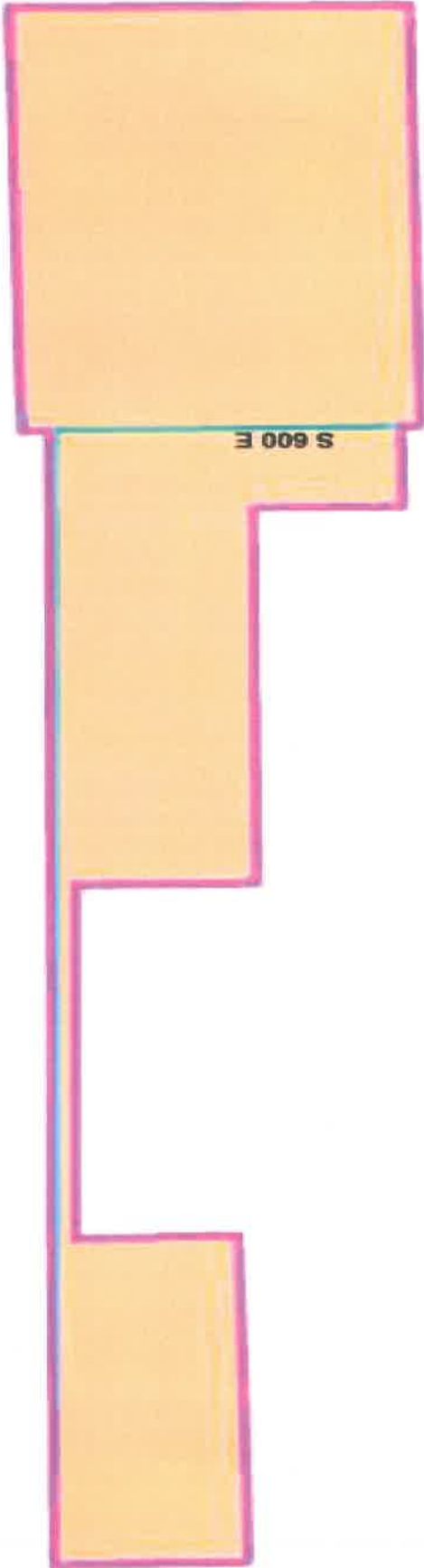
LAGRO TOWN ZONING MAP CHAPTER 26 SECTION 26.39



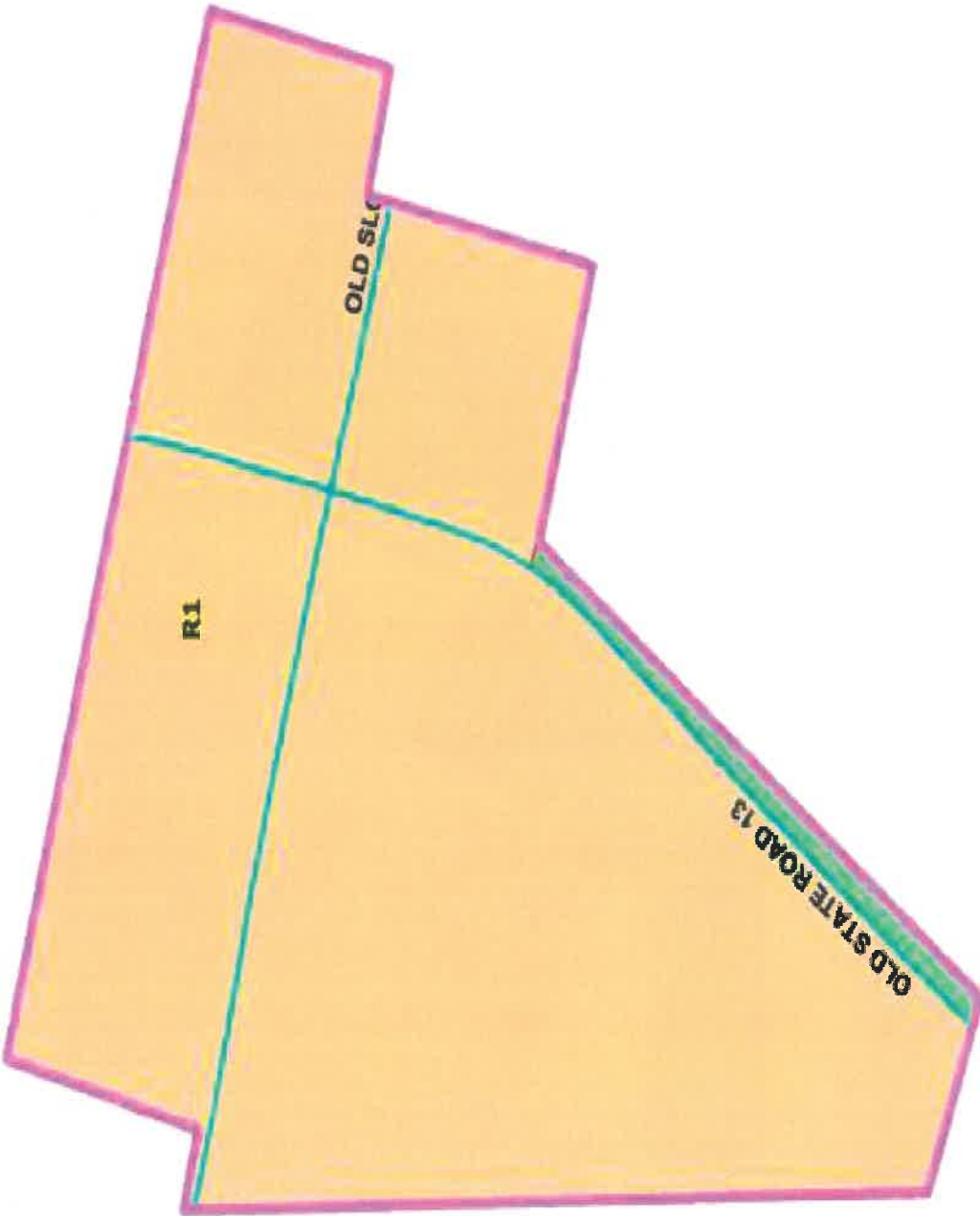
LAKETON TOWN ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.40

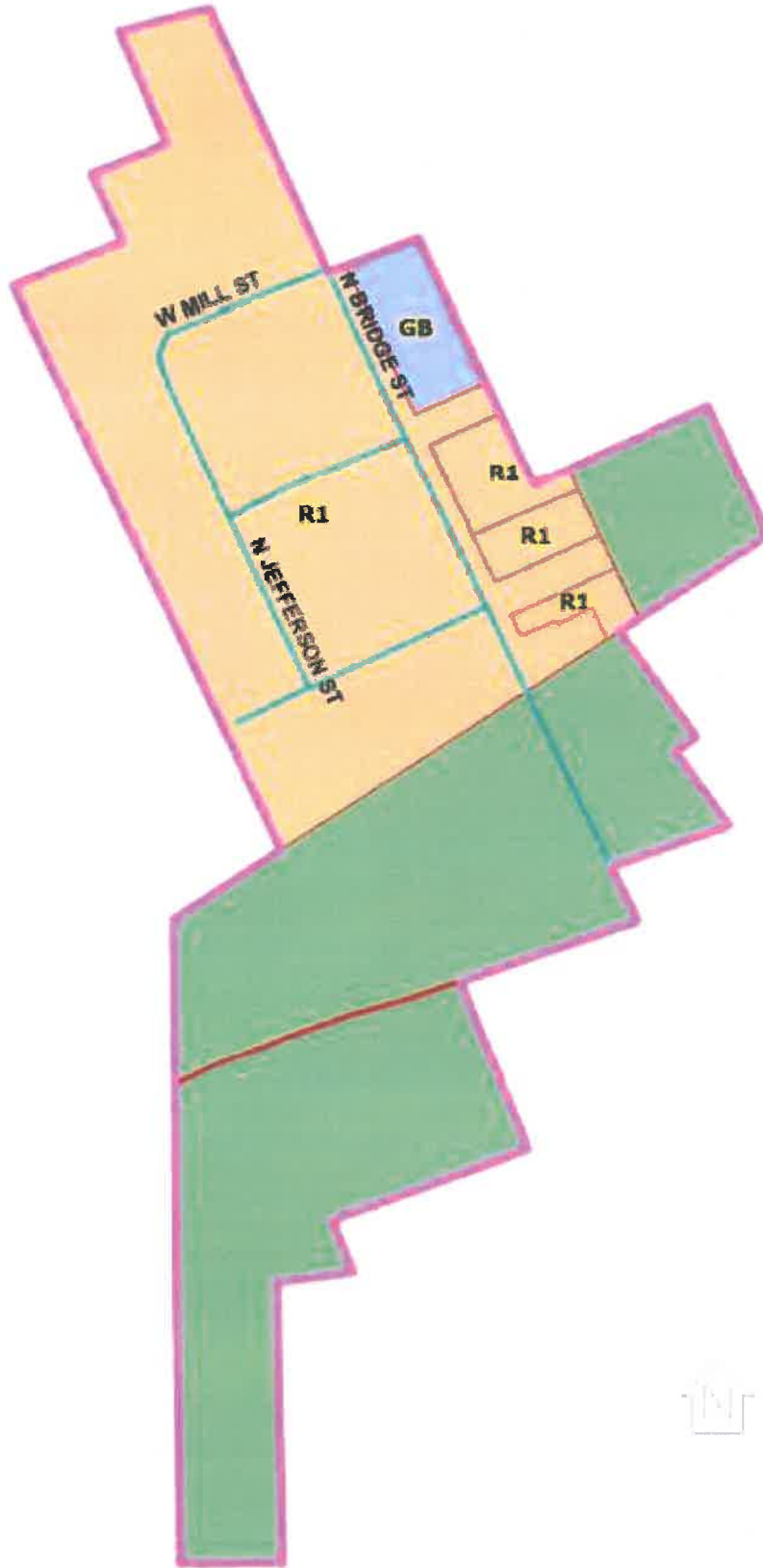


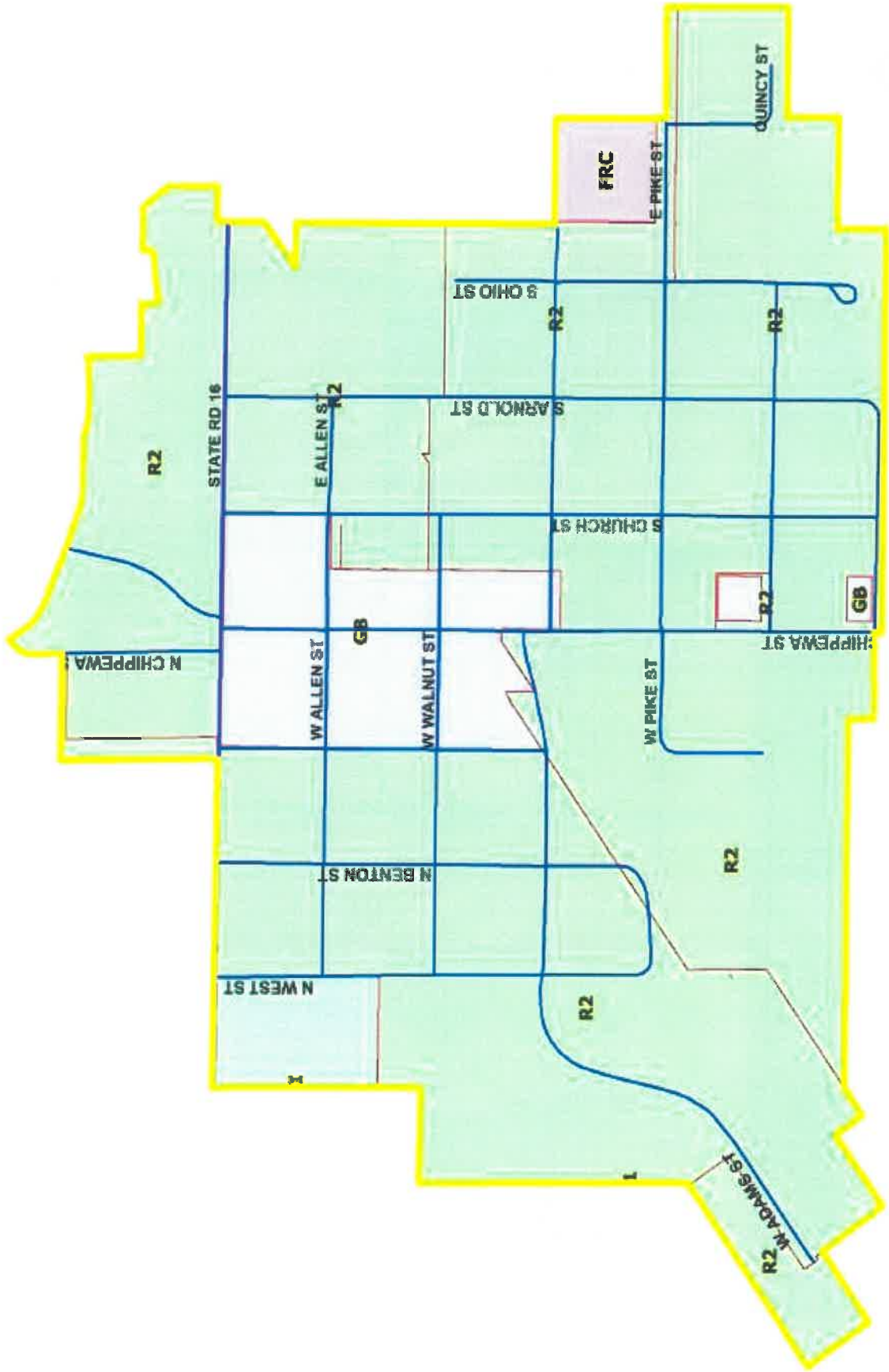




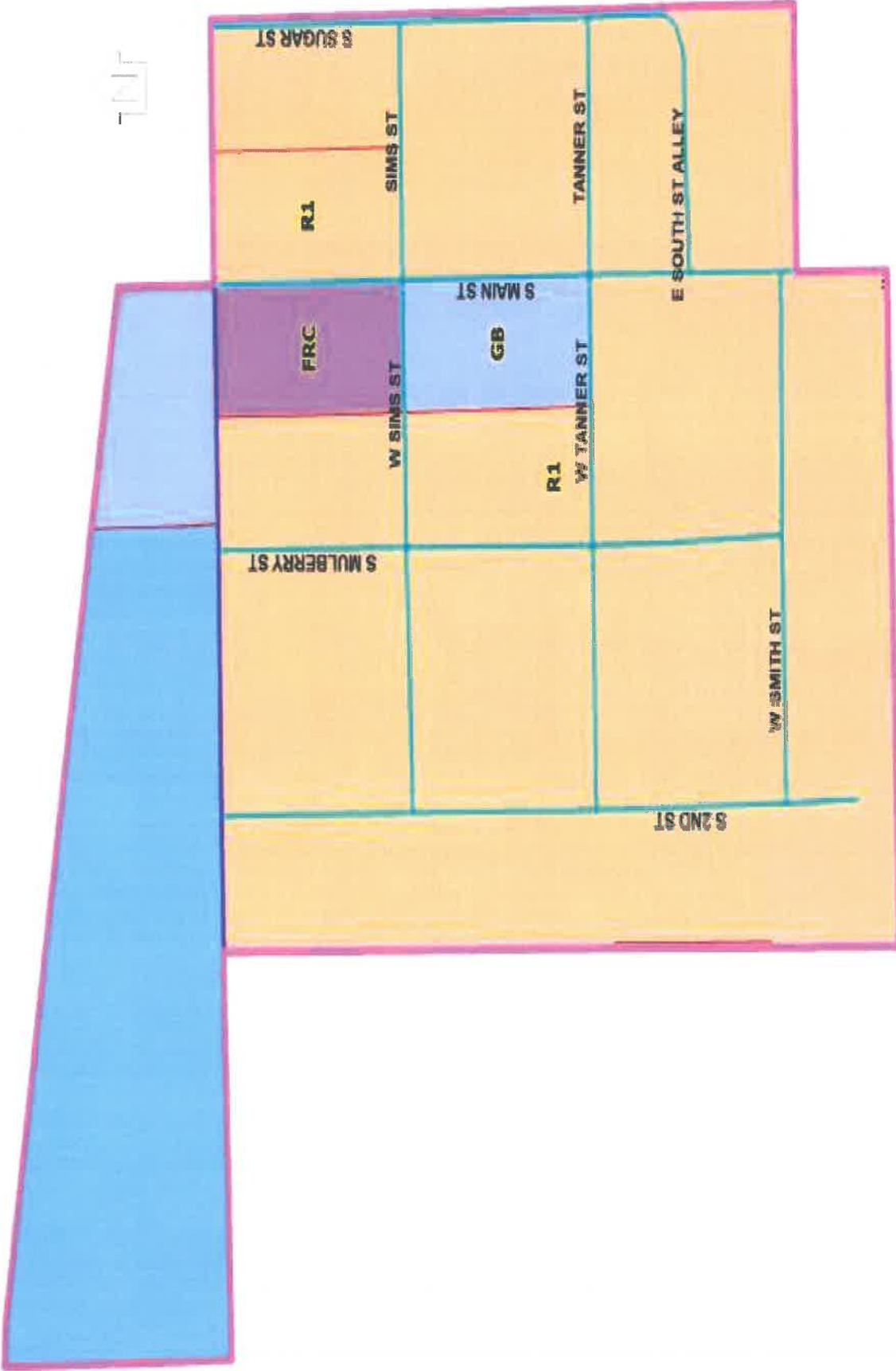
LINCOLNVILLE TOWN ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.42



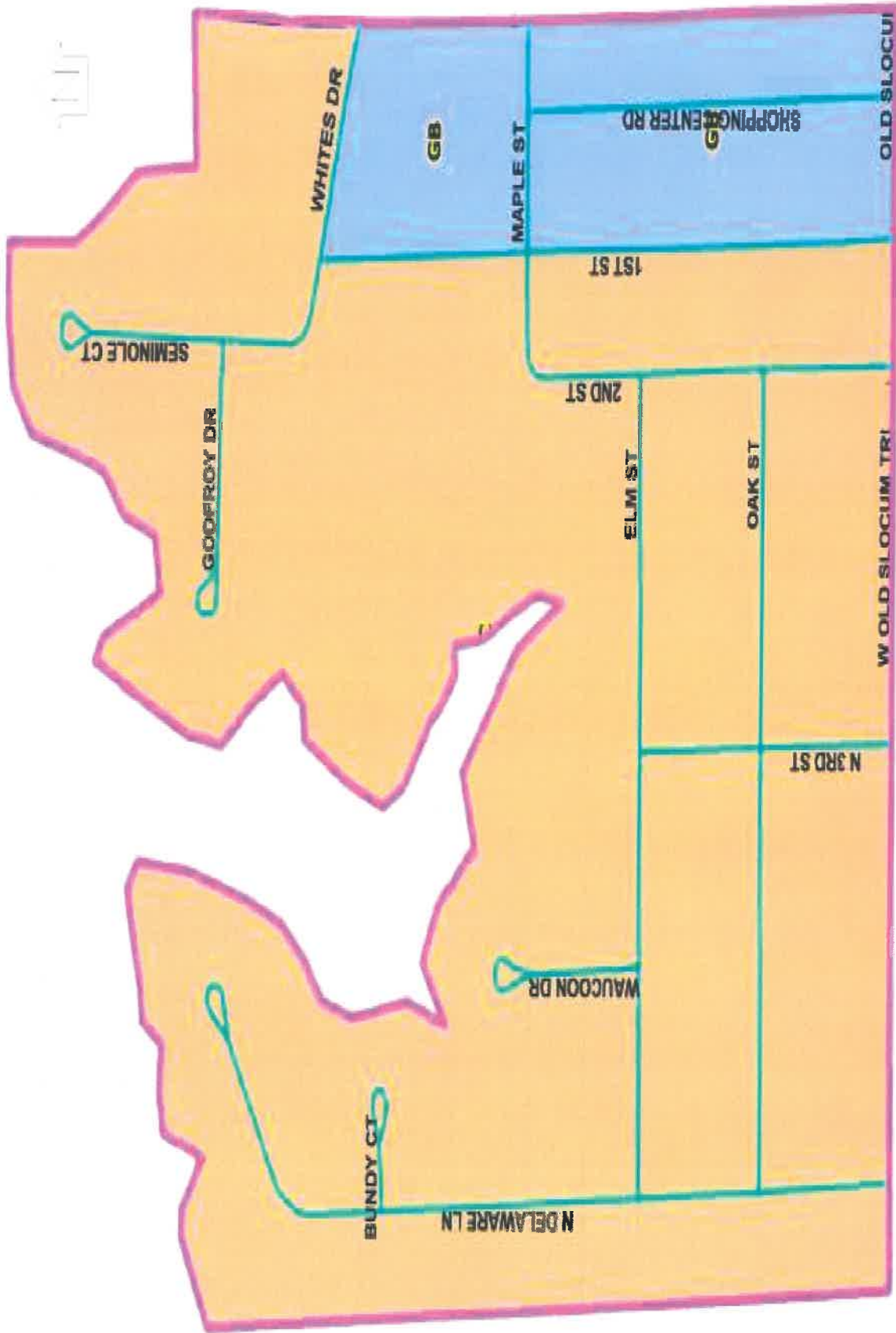




ROANN TOWN ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.45



SERVIA TOWN ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.46



SOMERSET TOWN ZONING MAP ORDINANCE CHAPTER 26 SECTION 26.47

