

GENERAL ORDINANCE NO. I -1970

AN ORDINANCE AMENDING THE MASTER PLAN OF THE COUNTY OF WABASH, (GENERAL ORDINANCE NO. 1, 1966, AS AMENDED) BY CHANGING SAME AS HEREINAFTER SET OUT AND SPECIFIED

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WABASH COUNTY, INDIANA:

SECTION 1. The Master Plan and Zoning Ordinance of Wabash County, Indiana, the same being General Ordinance No. 1, 1966, as amended, is hereby further amended as follows:

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ARTICLE SECTION 3.2

(c) In A, R1, R2, and LR districts, a mobile home or travel trailer is permitted as an accessory use without regard to the other provisions of this ordinance except as specified in this subsection and providing that the following conditions are met:

- (1) Such mobile home or travel trailer shall be permitted as an accessory use only on an existing property that meets area requirements and that has a permanent dwelling unit that meets minimum floor area requirements of that district.

FILED

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Eldon L. Landis
Auditor Wabash Co., Inc.

- (2) Such mobile home or travel trailer shall be occupied by a member of the immediate family (father, mother, son, daughter, grandparent, grandson, or granddaughter) resident in the permanent dwelling unit, or by an employe or employer of the resident in the permanent dwelling unit;
- (3) The lot area assigned to the mobile home or travel trailer and the setback and yards prescribed by this Ordinance for the district in which it is to be located will be observed;
- (4) All requirements of this and other Ordinances of the County with respect to water supply and sanitary waste disposal will be met and a letter from the County Sanitarian so stating accompanies the application for an Improvement Location Permit for this accessory use.

(d) A temporary permit may be issued under certain circumstances when the following conditions are met as specified in the following subsections:

- (1) Upon application for an Improvement Location Permit and Certificate of Occupancy for a residence and having furnished the Wabash County Plan Commission all information required by the Ordinance, the Director may issue a

temporary permit for a mobile home or travel trailer to be used on the property as an abode during construction for a period of 180 days, after which time said trailer or mobile home shall be removed from the property.

- (2) If, due to inclement weather or other adverse conditions, the Applicant has not been able to complete the construction of said residence, he may apply for a renewal of the temporary permit for another one period of 180 days to complete said residence, at which time the mobile home or travel trailer will be removed from the premises with no further extension.

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RESIDENTIAL 1 AREAS

Section 4.3 Minimum Floor Area: Residential Uses

No dwelling may be erected or changed so that its ground floor area in square feet is less than that prescribed by the following table:

SECTION 4.3 A GROUND FLOOR AREA IN SQUARE FEET, PER DWELLING UNIT

Kind of Dwelling	A	FR	R1	R2	R3	LR	AB	LB	GB	IR	I
One Story Dwellings											
(1) Single Family	720	720	960	960	720	840	960	960	960	960	960
(2) Two-Family	720	720		960	720	840	960	960	960	960	960
(3) Multi-Family (Same as two-family plus 400 sq. ft. per dwelling unit)											
(4) Mobile Home	500	720		720	720	500	720	720	720	720	720

SECTION 4.3 B

More than One Story Dwellings

(1) Single Family	672	672	720	720	672	672	720	720	720	720	720
(2) Two-Family	672	672		720	672	672	720	720	720	720	720
(3) Multi-Family (Same as two-family plus 400 sq. ft. per dwelling unit)											

SECTION 4.3 C

No addition except a factory constructed addition may be added to a mobile home in order to make same comply with square footage requirements.

SECTION 4.3 D

In a Residential #1 Area, no dwelling shall be erected, placed, or changed other than a conventionally built dwelling; or a preassembled structure that meets the minimum floor area requirements in its original structural plans. All such structures shall become permanent improvements on the land and shall be placed on permanent footing and solid foundations as prescribed in good structural practice by the Indiana Administrative Building Council.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Passed by the Board of County Commissioners of Wabash County, Indiana, this 9 day of March, 1970.

Wilbur Lucless

Clarence Schuler

Clarence Bowman

BOARD OF COUNTY COMMISSIONERS
WABASH COUNTY, INDIANA

ATTEST:

Elden J. Sandis
AUDITOR, Wabash County, Indiana