

ZONING ORDINANCE

FOR THE

COUNTY OF WABASH, INDIANA, AND  
THE TOWNS OF LAFONTAINE, LAGRO AND ROANN, INDIANA

AN ORDINANCE FOR THE DEVELOPMENT THROUGH ZONING OF THE AREA WITHIN THE JURISDICTION OF THE WABASH COUNTY PLAN COMMISSION.

Be it ordained by the Board of County Commissioners of Wabash County, Indiana, and by the Board of Trustees of LaFontaine, Lagro, and Roann, Indiana, under authority of Chapter 174, Acts of 1947, and all acts amendatory thereto, General Assembly of the State of Indiana:

| <u>Subject</u>   | <u>PART I</u><br><u>ZONING ORDINANCE</u> | <u>Page No.</u> |
|--|--|-----------------|
| CHAPTER 1 - Terminology . . . . .  |  | 1               |
| Section 1.1. Short Title . . . . .   |  | 1               |
| Section 1.2. Definitions . . . . .   |  | 1               |
| CHAPTER 2 - Districts . . . . .  |  | 7               |
| Section 2.1. Kinds of Districts, Establishment . . . . .                                 |  | 7               |
| Section 2.2. Boundaries: In General . . . . .  |  | 8               |
| Section 2.3. Boundaries: Shopping Center Districts . . . . .                             |  | 8               |
| Section 2.4. Boundaries: Flood Plain Districts . . . . .                                 |  | 8               |
| CHAPTER 3 - Authorized Uses . . . . .  |  | 9               |
| Section 3.1. Primary Uses . . . . .  |  | 9               |
| Section 3.2. Accessory Uses . . . . .  |  | 14              |
| Section 3.3. Special Exceptions . . . . .  |  | 15              |
| Section 3.4. Variances . . . . .   |  | 16              |
| Section 3.5. Non-Conforming Uses . . . . .   |  | 16              |
| CHAPTER 4 - Use Requirements . . . . .   |  | 18              |
| Section 4.1. Height of Structures . . . . .  |  | 18              |
| Section 4.2. Maximum Lot Coverage: Residential Uses . . . . .                            |  | 19              |
| Section 4.3. Minimum Floor Area: Residential Uses . . . . .                              |  | 19              |
| Section 4.4. Minimum Lot Size: Residential Uses . . . . .                                |  | 19              |
| Section 4.5. Minimum Lot Size: Uses Requiring Special Exceptions . . . . .               |  | 21              |
| Section 4.6. Standard Setbacks . . . . .   |  | 22              |
| Section 4.7. Setbacks: Accessory Buildings in Residential Districts . . . . .            |  | 23              |
| Section 4.8. Setbacks: Vision Clearance at Intersections . . . . .                       |  | 23              |
| Section 4.9. Setbacks: Uses Requiring Special Exceptions . . . . .                       |  | 23              |
| Section 4.10. Buffering: Minimum Distances from Residential<br>District or Use . . . . . |  | 24              |
| Section 4.11. Buffering: Fences and Walls . . . . .                                      |  | 25              |
| Section 4.12. Buffering: Screen Planting Abutting Residential Use . . . . .              |  | 26              |
| Section 4.13. Entrances . . . . .  |  | 27              |
| Section 4.14. Loading . . . . .  |  | 28              |
| Section 4.15. Parking . . . . .  |  | 30              |
| Section 4.16. Miscellaneous Residential Restrictions . . . . .                           |  | 33              |

| <u>Subject</u>   | <u>Page No.</u> |
|--|-----------------|
| Section 4. 17. Miscellaneous Advertising Restrictions . . . . .                                | 33              |
| Section 4. 18. Water Pollution. . . . .  | 33              |
| Section 4. 19. Industrial Restrictions: Smoke . . . . .  | 33              |
| Section 4. 20. Industrial Restrictions: Particulate Matter . . . . .                           | 34              |
| Section 4. 21. Industrial Restrictions: Odor . . . . .   | 35              |
| Section 4. 22. Industrial Restrictions: Toxic Materials . . . . .                              | 35              |
| Section 4. 23. Industrial Restrictions: Glare and Heat . . . . .                               | 36              |
| Section 4. 24. Industrial Restrictions: Vibration . . . . .                                    | 36              |
| Section 4. 25. Industrial Restrictions: Noise . . . . .  | 37              |
| Section 4. 26. Industrial Restrictions: Fire Hazards . . . . .                                 | 38              |
| Section 4. 27. Industrial Restrictions: Detonation Materials . . . . .                         | 38              |
| Section 4. 28. Industrial Restrictions: Exceptions . . . . .                                   | 38              |
| Section 4. 29. Industrial Restrictions: Light Industrial Uses . . . . .                        | 39              |
| Section 4. 30. Restrictions Along Streams Near Agriculture or<br>Residence Districts . . . . . | 39              |
| <br><b>CHAPTER 5 - <u>Planned Residential Developments</u> . . . . .</b>                       | <br><b>40</b>   |
| Section 5. 1. Preliminary Procedure for Establishing . . . . .                                 | 40              |
| Section 5. 2. Conditions . . . . .   | 41              |
| Section 5. 3. Development Plan . . . . .   | 42              |
| Section 5. 4. Covenants . . . . .  | 42              |
| Section 5. 5. Private Streets . . . . .  | 42              |
| <br><b>CHAPTER 6 - <u>Improvement Location Permits</u> . . . . .</b>                           | <br><b>44</b>   |
| Section 6. 1. Applicability . . . . .  | 44              |
| Section 6. 2. Certificate of Occupancy . . . . .   | 44              |
| Section 6. 3. Site Plan . . . . .  | 44              |
| Section 6. 4. Industrial Uses: Certificate of Compliance. . . . .                              | 45              |
| Section 6. 5. Special Provisions . . . . .   | 45              |
| Section 6. 6. Outdoor Advertising Signs . . . . .  | 46              |
| Section 6. 7. Records . . . . .  | 46              |
| <br><b>CHAPTER 7 - <u>Administration, Enforcement, and Appeals</u>. . . . .</b>                | <br><b>47</b>   |
| Section 7. 1. Board of Zoning Appeals: Establishment and Organization. . . . .                 | 47              |
| Section 7. 2. Board of Zoning Appeals: Hearings . . . . .                                      | 47              |
| Section 7. 3. County Building Commissioner . . . . .   | 47              |
| Section 7. 4. Enforcement. . . . .   | 47              |
| Section 7. 5. Appeals . . . . .  | 48              |
| <br><b>CHAPTER 8 - <u>Miscellaneous</u> . . . . .</b>  | <br><b>49</b>   |
| Section 8. 1. Severability . . . . .   | 49              |
| Section 8. 2. Effective Date. . . . .  | 49              |

CHAPTER 8 - MISCELLANEOUS

Section 8.1. Severability

If a part of this ordinance is invalid, all valid parts that are severable from the invalid part remain in effect. If a part of this ordinance is invalid in one or more of its applications, the part remains in effect in all valid applications that are severable from the invalid applications.

Section 8.2. Effective Date

This ordinance shall be in force and effect from and after its passage.

Passed by the Board of County Commissioners of the County of Wabash on the \_\_\_\_\_ day of March 7, 1966

BOARD OF COUNTY COMMISSIONERS  
WABASH COUNTY, INDIANA

Wilbur Curless

Eldon Landis

**PART II**  
**EXISTING USE OF LAND MAPS . . . . . Unpaged**

**ZONE MAPS . . . . . Unpaged**

**PART III**  
**MASTER PLAN ORDINANCE**

GENERAL ORDINANCE NO. 4-A, 1966

| <u>Subject</u>   | <u>Page No.</u> |
|--|-----------------|
| <b>TITLE I - DEFINITIONS . . . . .</b>                         | <b>51</b>       |
| <b>TITLE II - OFFICIAL THOROUGHFARE PLAN . . . . .</b>         | <b>54</b>       |
| <b>ARTICLE 1. THOROUGHFARE MAPS AND DRAWING . . . . .</b>      | <b>54</b>       |
| <b>ARTICLE 2. DESIGNATION OF THOROUGHFARES . . . . .</b>       | <b>54</b>       |
| <b>ARTICLE 3. POLICIES AND DIRECTIVES. . . . .</b>             | <b>54</b>       |
| Section 1. Opening or Widening of Streets . . . . .            | 54              |
| Section 2. Location of Streets . . . . .                       | 54              |
| Section 3. Consideration of Public Agencies . . . . .          | 55              |
| Section 4. Issuance of Permits . . . . .                       | 55              |
| <b>ARTICLE 4. CONTINUING AUTHORITY OF COMMISSION . . . . .</b> | <b>55</b>       |
| <b>TITLE III - SUBDIVISION CONTROL . . . . .</b>               | <b>56</b>       |
| <b>ARTICLE 1. ESTABLISHMENT OF CONTROL . . . . .</b>           | <b>56</b>       |
| <b>ARTICLE 2. PROCEDURE . . . . .</b>                          | <b>56</b>       |
| Step 1. Preliminary Plat for Subdivision . . . . .             | 56              |
| Step 2. Preliminary Plat Approval. . . . .                     | 58              |
| Step 3. Final Plat . . . . .                                   | 58              |
| Step 4. Final Plat Approval . . . . .                          | 60              |
| <b>ARTICLE 3. PRINCIPLES AND STANDARDS OF DESIGN . . . . .</b> | <b>61</b>       |
| Section 1. General . . . . .                                   | 61              |
| Section 2. Streets . . . . .                                   | 61              |
| Section 3. Blocks . . . . .                                    | 63              |
| Section 4. Lots . . . . .                                      | 63              |
| Section 5. Easements . . . . .                                 | 64              |
| Section 6. Building Line . . . . .                             | 64              |
| Section 7. Public Open Spaces . . . . .                        | 64              |
| <b>ARTICLE 4. STANDARDS OF IMPROVEMENTS . . . . .</b>          | <b>64</b>       |
| Section 1. Monuments and Markers . . . . .                     | 64              |
| Section 2. Streets . . . . .                                   | 65              |
| Section 3. Sewers . . . . .                                    | 66              |
| Section 4. Water . . . . .                                     | 67              |
| Section 5. Storm Drainage . . . . .                            | 67              |
| Section 6. Curb and Gutter . . . . .                           | 67              |
| Section 7. Sidewalks . . . . .                                 | 68              |
| Section 8. Street Signs . . . . .                              | 68              |

| <u>Subject</u>  | <u>Page No.</u> |
|---|-----------------|
| <b>ARTICLE 5. <u>PLAT CERTIFICATES AND DEED OF DEDICATION</u></b> . . . . . | 68              |
| Section 1. <u>Commission Certificate</u> . . . . .                          | 68              |
| Section 2. <u>County Commissioners Certificate</u> . . . . .                | 69              |
| Section 3. <u>Engineers Certificate</u> . . . . .                           | 69              |
| Section 4. <u>Deed of Dedication</u> . . . . .                              | 69              |
| <b>ARTICLE 6. <u>VARIANCE</u></b> . . . . .                                 | 71              |
| <b>TITLE IV - <u>PUBLIC FACILITIES PLAN</u></b> . . . . .                   | 72              |
| <b>ARTICLE 1. <u>MAP OF PUBLIC FACILITIES</u></b> . . . . .                 | 72              |
| <b>ARTICLE 2. <u>POLICY</u></b> . . . . .                                   | 72              |
| <b>ARTICLE 3. <u>CONSIDERATION BY PUBLIC AGENCIES</u></b> . . . . .         | 72              |
| <b>ARTICLE 4. <u>CONTINUING AUTHORITY OF COMMISSION</u></b> . . . . .       | 72              |
| <b>TITLE V - <u>IMPROVEMENT LOCATION PERMITS</u></b> . . . . .              | 73              |
| <b>ARTICLE 1. <u>IMPROVEMENT LOCATION PERMITS</u></b> . . . . .             | 73              |
| <b>ARTICLE 2. <u>WRITTEN APPLICATION REQUIRED</u></b> . . . . .             | 73              |
| <b>ARTICLE 3. <u>SITE PLAN AND FEE</u></b> . . . . .                        | 73              |
| Section 1. <u>Site Plan</u> . . . . .                                       | 73              |
| Section 2. <u>Fee</u> . . . . .   | 73              |
| <b>ARTICLE 4. <u>APPEAL</u></b> . . . . .                                   | 73              |
| <b>ARTICLE 5. <u>REVIEW</u></b> . . . . .                                   | 73              |
| <b>ARTICLE 6. <u>REMEDIES AND PENALTIES</u></b> . . . . .                   | 74              |
| <b>TITLE VI - <u>AMENDMENT, VALIDITY, REPEAL AND ADOPTION</u></b> . . . . . | 75              |
| <b>ARTICLE 1. <u>AMENDMENTS</u></b> . . . . .                               | 75              |
| <b>ARTICLE 2. <u>VALIDITY</u></b> . . . . .                                 | 75              |
| <b>ARTICLE 3. <u>EFFECTIVE DATE</u></b> . . . . .                           | 75              |

This Ordinance shall be in force and effect from and after its passage.

Passed by the Board of County Commissioners of the County of Wabash on the 7 day  
of March, 1964

BOARD OF COUNTY COMMISSIONERS  
WABASH COUNTY, INDIANA

Wilbur Cagle  
Clarence Schuler  
Eldon Landis