

Changes are in red

District	Permitted uses, Special Exception, Standards	Suggested changes/additions/deletions
GC District	Permitted- Single family homes Special Exception- Single family, two-family and multi-family dwellings all upper floor only Special Exception-Apartments	There are no size requirements for living space. Suggestion: Minimum Main Floor Area: • 980 square feet for one story Primary Structures; or 850 square feet for multiple story Primary Structures, provided that the total Finished Floor Area is 1,200 square feet or more. Minimum Floor Area Per Unit: • 720 square feet average per dwelling unit in a multiple-unit Primary Structure. 500 square feet minimum per dwelling unit in a multiple-unit Primary Structure.
	Day care facility, fitness center/gym, health spa, permitted sign painting/fabrication, school: Special Exception	These are all listed in permitted uses and special exception. need to determine which list to keep them in.
HC District	Permitted-Apartment complexes, condominiums	There are no size requirements for living space. Suggestion: Minimum Floor Area Per Unit: • 720 square feet average per dwelling unit in a multiple-unit Primary Structure. 500 square feet minimum per dwelling unit in a multiple-unit Primary Structure.
	Schools: Permitted	Listed in both permitted and special exception. need to determine which list to keep it in.
DC district	14' x 70' mobile homes: Remove	Mobile homes are only allowed in the AG and MP districts. Needs removed from the list
IN District	Special Exception- single family homes	There are no size requirements for living space. Suggestion: Minimum Main Floor Area: • 980 square feet for one story Primary Structures; or 850 square feet for multiple story Primary Structures, provided that the total Finished Floor Area is 1,200 square feet or more.
	Public wells, storage tank-non-hazardous, research center: permitted telephone exchange,: remove	These are all listed in permitted uses and special exception. need to determine which list to keep them in.

AG District	<p>Maximum lot depth 3 times the lot width Minimum Lot width 200' Remove 3:1 ratio Min. Lot width 125' Side and rear setbacks for accessory 10'</p> <p>Temporary/hardship dwelling in special list, needs removed Remove</p>	<p>Questions brought to me about possible changes? The Plan Commission and Boards of Zoning Appeals should also strive to promote less than 1 dwelling unit per 10 acres communitywide in the "AG" district.</p>
RR, SR, R1, R2, R3 AG, KW, IR, IN, IU	<p>The minimum lot width and frontage are different required amounts (ie. AG 200' lot width and 80' frontage)??</p> <p>Lot Width: The distance as measured between the side lot lines. The lot width of a property that has irregular boundaries shall be the narrowest distance between side lot lines. Cul-de-Sac front lot widths shall be regarded as the minimum frontage requirement and shall be measured at the front set back line, with the rear property boundary line being at least the minimum width</p> <p>Lot Frontage: All property of a lot fronting on a street right-of-way or as measured between side lot lines.</p>	<p>Very confusing to public, as well as, staff, possibly change format to state: Minimum Lot width and frontage: (ie. AG District: Minimum lot width 200', provided a minimum of 80' is on public street with access to said public street)</p> <ul style="list-style-type: none"> • Changed language in R1, R2, R3, RR, SR, KW, AG, IR, IN, IU
7-1.4 Processes per Type of Petition	<p>The Area Plan Commission hereby requires that a Location Improvement Permit be obtained for the following: 12. Surface and subsurface drainage work (excluding agricultural uses), 13. Street cuts, 14. Curb cuts, 15. Storm sewer hook-ups Remove</p>	<p>This was brought to my attention, we have never issued a permit for #12-15. We require drainage approval prior to issuing permits for residential and commercial projects.</p> <p>Curb, street cuts and sewer hook ups are permitted through the City, Towns County and State, depending on location.</p>
Sub-division Ordinance	<p>One split per 80 acres</p>	<p>Pg 1-5 & 1-6, One split per 20 acres</p>
Violations	<p>9-1.9 Fines and Penalties</p>	<p>First Notice: Warning Second Notice: \$100.00 Third Notice: \$500.00 Fourth Notice: \$1,400.00</p>

