

Ordinance No. 2022 – 4E

AMENDING ORDINANCE 2007-1B HANCOCK COUNTY, INDIANA, ZONING ORDINANCE

AMENDING TITLE XV, CHAPTER 156, ZONING OF THE HANCOCK COUNTY CODE

REVISING ACCESSORY USE AND STRUCTURE STANDARDS

Be It Ordained by the Board of Commissioners of Hancock County, Indiana, That

SECTION 1

Title XV, Chapter 156, Section 156.062(B)(1) of the Hancock County Code is hereby amended as follows:

(B) *General accessory use and structure standards applicable to all zoning districts except as specifically provided below.*

(1) *Order of establishment.*

(a) No accessory use or structure shall be permitted to be located, placed, or established on any lot prior to the issuance of a permit for a primary use or structure. All accessory uses and structures shall be permitted only in association with, and on the same lot as, the primary use or structure. Properties located in the RR (Residential Rural) and A (Agriculture) zoning districts shall be exempt from these requirements for agricultural purposes, only.

(b) Notwithstanding Section 156.062(B)(1)(a) above, residential storage structures may be permitted as a primary use, subject to Board of Zoning Appeals approval of a special exception, in a residential zoning district pursuant to the following requirements:

1. The structure shall be for the sole purpose of storing the owner's or tenant's personal property.

2. The structure shall be located on a lot or parcel that is under the same ownership as the principal residence.

3. The structure shall be located on a lot or parcel that is adjacent to the principal residence.

4. The structure shall be located on a lot or parcel that conforms to the subdivision requirements and lot standards of Chapters 155 and 156 of the Hancock County code.

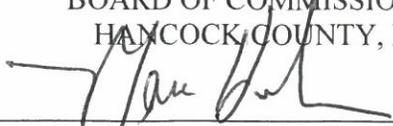
5. The structure shall be designed and built to conform to the architectural standards referenced in this chapter.

6. The quantity of such structures on the lot or parcel shall not exceed one.

7. The maximum cumulative storage area on the lot or parcel shall not exceed 1,000 square feet.

ADOPTED THIS 19th DAY OF APRIL 2022

BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA



Marc Huber

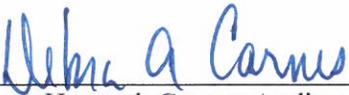


John Jessup



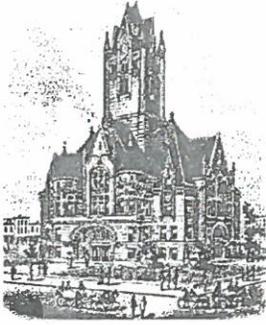
Bill Spalding

ATTEST:



Debra Carnes, Hancock County Auditor

Petitioner: Hancock County Plan Commission



*The Hancock County Area Plan Commission
Court House Annex
111 American Legion Place, Suite 146
Greenfield, IN 46140
Phone: (317) 477-1134
Fax: (317) 477-1184*

CERTIFICATION
Hancock County Area Plan Commission

Project Name: Revising Accessory Use and Structure Standards – Zoning Ordinance Text Amendment
Petitioner: Hancock County Plan Commission
Project Location: County-Wide
Townships: All
Certification Date: 17 April 2022

I, Wendell Hester, being the Secretary of the Hancock County Area Plan Commission of Hancock County, Indiana, do hereby certify that the attached zoning ordinance text amendment is a true and accurate record of the meeting of the Plan Commission on 22 March 2022. The attached ordinance received a favorable recommendation by a vote of seven (7) ayes and zero (0) nays.

The attached ordinance is hereby certified to the Board of Commissioners, Hancock County, Indiana.

HANCOCK COUNTY AREA PLAN COMMISSION
HANCOCK COUNTY, INDIANA

Wendell A. Hester

Wendell Hester, Secretary

**HANCOCK COUNTY AREA PLAN COMMISSION
111 AMERICAN LEGION PLACE
GREENFIELD, IN 46140**

PLAN COMMISSION MINUTES

DATE: March 22, 2022 TIME: 6:30 P.M.

8. Ordinance amendment regarding Accessory Structures – Mr. Dale stated our code doesn't allow an accessory structure on a parcel of ground without a primary structure unless the structure is for agricultural purposes only. He said this amendment would allow an accessory structure with Special Exception approval. The board asked if anyone would like to speak about this. Mr. Sedam stated the only issue he sees with this is if the property owner sells his primary residence, then you only have the accessory structure left sitting on the other parcel. He said maybe require a recorded commitment that you can't sell the parcels separately. Mr. Dale stated when going through the Special Exception, the BZA board could require that. There was no further discussion. Mr. Bolander made the motion for a favorable recommendation to the County Commissioners. Mr. Spalding seconded. Motion carried. Seven (7) approved the favorable recommendation, Zero (0) denied.