

*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: Bed & Breakfast Facility – Zoning Ordinance Text Amendment  
Petitioner: Hancock County Plan Commission  
Project Location: County-Wide  
Townships: All

I, Michael Long, being the Secretary of the Hancock County Area Plan Commission of Hancock County, Indiana, do hereby certify that the attached zoning ordinance amendment is a true and accurate record of the meeting of the Plan Commission on September 24, 2019. The attached ordinance received a favorable recommendation by a vote of seven (7) ayes, zero (0) nays, and two (2) absent.

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

HANCOCK COUNTY AREA PLAN COMMISSION  
HANCOCK COUNTY, INDIANA

Michael Long, Secretary

# Ordinance No. 2019 – 10 F

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

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

#### REGULATING “BED AND BREAKFAST FACILITY”

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

#### SECTION 1

Title XV, Chapter 156, Section 156.021(B), Land Use Matrix, of the Hancock County Code is hereby amended as follows:

<b>PRIMARY LAND USE</b> P = Permitted Use S = Special Exception Use	<b>ZONING DISTRICT</b>														
	<i>A</i>	<i>RR</i>	<i>R1.0</i>	<i>R2.5</i>	<i>R3.5</i>	<i>R5.0</i>	<i>RMH</i>	<i>RM</i>	<i>CN</i>	<i>CC</i>	<i>CR</i>	<i>IN</i>	<i>IBP</i>	<i>IL</i>	<i>IG</i>
<i>Agricultural Uses</i>															
Bed and Breakfast Facility	S	S	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		S	S	S	S		<u>S</u>	<u>S</u>	<u>S</u>

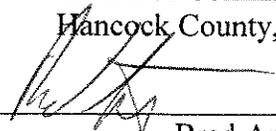
#### SECTION 2

Title XV, Chapter 156, Section 156.121, Definitions, of the Hancock County Code is hereby amended by redefining “bed and breakfast facility” as follows:

***BED AND BREAKFAST FACILITY.*** A private, owner occupied residence single-family dwelling which ~~that~~ provides temporary overnight sleeping accommodations and morning meals to the general public lodgers, for compensation, in three or fewer guest rooms for periods not to exceed three consecutive weeks.

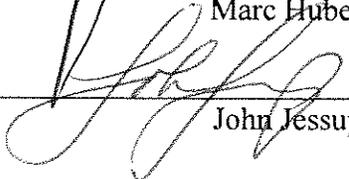
Adopted this 15th day of October, 2019.

Board of Commissioners  
Hancock County, Indiana

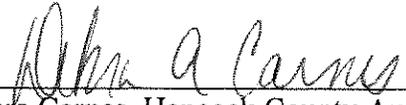
  
 \_\_\_\_\_  
 Brad Armstrong



Marc Huber



John Jessup

Attest:   
Debra Carnes, Hancock County Auditor

Petitioner: Hancock County Area Plan Commission

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

**PLAN COMMISSION MINUTES  
DATE: SEPTEMBER 24, 2019 TIME: 6:30 P.M.**

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7. Bed and Breakfast Facility - Amend the zoning ordinance Land Use Matrix to allow it by a Special Exception in the R1.0, R2.5, and R3.5 and to revise the definition. Mr. Dale stated this was advertised for a public hearing. He stated in Hancock County the IBP, IL, and IG zoning districts cover a lot of properties with single family homes that may want to have a Bed and Breakfast Facility and believes they should be allowed that opportunity by Special Exception with BZA approval. Mr. Craig asked if the B & B would have to be in the home itself or would it be permitted in an accessory structure. Mr. Dale stated it would have to be within the home itself. There was no further discussion. There were no remonstrators. Ms. Willard made the motion for favorable recommendation. Mr. Jessup seconded. Motion carried. Seven (7) approved, Zero (0) denied.