

ORDINANCE NO. 2022-10

**AN ORDINANCE AMENDING SECTIONS 901, 902, 903, 904, 905, 908, 909, 910, 911, AND 916
ALLOWING VACATION AND SHORT-TERM RENTALS AS SPECIAL EXCEPTIONS IN THE ZONING
ORDINANCE OF HUNTINGTON COUNTY, INDIANA,**

WHEREAS, the Huntington County Plan Commission considered application PC-22-6 filed by the Huntington Countywide Department of Community Development to Amend Sections 901, 902, 903, 904, 905, 908, 909, 910, 911, and 916 allowing vacation and short-term rentals as Special Exceptions in the Zoning Ordinance of Huntington County, Indiana; and,

WHEREAS, the Huntington County Plan Commission conducted a duly noticed public hearing on application PC-22-6 on September 14, 2022; and,

WHEREAS, the Huntington County Plan Commission, by a 6-0 vote, issued a favorable recommendation to application PC-22-6 at a meeting duly conducted on September 14, 2022. The Huntington County Plan Commission Certification of the favorable recommendation is attached hereto and incorporated by reference as Exhibit "A", and,

WHEREAS, the Board of Commissioners of Huntington County now determines that from time to time, it is necessary to amend land use regulations in accordance with IC 36-7-4-607; and,

WHEREAS, such regulations are designed to promote the public health, safety, general welfare, efficiency and economy in the process of the normal and orderly development of the land within the jurisdictional area.



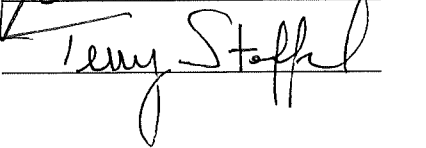
NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF COMMISSIONERS OF HUNTINGTON COUNTY, INDIANA, that the Huntington Zoning ordinance be Amended in Sections 901, 902, 903, 904, 905, 908, 909, 910, 911, and 916 by allowing vacation and short-term rentals as Special Exceptions and to read as follows:

See Exhibit "B"

Adopted this 26th day of September, 2022

BOARD OF COMMISSIONERS OF HUNTINGTON COUNTY, INDIANA

Voting in Favor:

Rob Miller
(President)

Tom Wall

Terry Stoffel

Voting in Opposition:

ATTEST:


(Jill Landrum) as Auditor

Exhibit "A"

Huntington County Plan Commission Certification

On September 14, 2022, the Huntington County Plan Commission, by a 6-0 vote, certified a favorable recommendation on application PC-22-6 to Amend Sections 901, 902, 903, 904, 905, 908, 909, 910, 911 and 916 of the Huntington County Zoning Ordinance, Huntington County, Indiana, by allowing vacation and short-term rentals as Special Exceptions.

A handwritten signature in black ink that reads "Jessica Beal". The signature is written in a cursive style with a large, looped "B" at the end.

Jessica Beal, Secretary
Huntington County Plan Commission

Exhibit "B"

SECTION 904: RESIDENTIAL MEDIUM DENSITY (R-4) DISTRICT

- A. The residential medium density district is intended to be a moderately dense residential district. It is the intent of this section to allow single-family and two-family dwelling units and uses servicing the needs of a moderately dense residential area.
- B. The permitted principal uses are:
1. Dwelling, Single-Family
 2. Dwelling, Two-Family
 3. Manufactured Home Type I
 4. Home Occupation Type I
 5. Park
 6. Child Care Home
 7. Day Care Home
- C. The following uses are Special Exceptions, permitted subject to Section 501:
1. House of Worship
 2. Nursing Home
 3. Cemetery
 4. Funeral Home
 5. Utility service structure, station or yard
 6. Communication Tower
 7. Group Home
 8. Commercial Recreation Area
 9. School
 10. Home Occupation Type II
 11. Public Safety Facility
 12. Planned Unit Development
 13. Child Caring Institution
 14. Manufactured Home Type II
 15. Vacation and Short-Term Rentals
- D. The following minimum standards and requirements shall apply:
1. Front Yard Setback
Twenty-Five (25) feet from the right-of-way line of the street
 2. Side Yard Setback
Six (6) feet from lot line
 3. Rear Yard Setback
Fifteen (15) feet from lot line
 4. Lot Area –
 - a. Ten thousand eight hundred ninety (10,890) square feet [1/4 acre] if serviced by central sewer
 - b. Two (2) acres, if serviced by on-site sewer
 5. Lot Width –
 - a. Sixty (60) feet if serviced by central sewer
 - b. Two-hundred (200) feet if serviced by on-site sewer
 6. Ground Floor Area - Seven hundred twenty (720) square feet

7. Buildable Area – 1.10-acres
8. Signs
 - a. The following sign types are permitted:
 1. Bulletin Board
 2. Construction
 3. Home Occupation
 4. Political
 5. Real Estate
 6. Tenant
 - b. Signs shall be non-illuminated
 - c. Except as identified below, all permitted signs shall be erected or installed in accordance with Section 707(M):
 1. Home Occupation sign:
 - a. Limited to one (1) per lot
 - b. Maximum copy area - ten (10) square feet
 - c. Minimum ten (10) foot setback from all lot lines
 2. Uses which have obtained special exception approval are permitted the signs allowed for permitted uses and the following:
 - a. Building sign:
 1. Limited to two (2) per building
 2. Maximum copy area- sixty (60) square feet
 - b. Pedestal sign:
 1. Limited to one (1) per lot
 2. Maximum copy area - thirty-six (36) square feet
 3. Minimum ten (10) foot setback from all lot lines
 4. Maximum height - eight (8) feet