

ORDINANCE 4-C-25

SYNOPSIS: This ordinance, if adopted, would amend Chapter 156, titled “Subdivision Code” of the City of Huntington Code of Ordinances by making certain revisions”.

AN ORDINANCE AMENDING CHAPTER 156 OF THE CITY OF HUNTINGTON CODE OF ORDINANCES

WHEREAS, the General Assembly of the State of Indiana has granted the powers to local units of government to control land use within their jurisdictions; and

WHEREAS, the City of Huntington, Indiana (“City”) has previously enacted a Zoning Ordinance under the authority of IC 36-7-4-600 Series; and

WHEREAS, from time to time it is prudent for the City to review and revise zoning standards in order to achieve the community vision established by the Comprehensive Plan; and

WHEREAS, the City of Huntington Plan Commission, on February 27, 2025, conducted a public hearing on this proposed amendment, Docket PC-25-002; and

WHEREAS, the City of Huntington Plan Commission, by a 5-0 vote, issued a Favorable recommendation on this proposed amendment, a copy of that favorable recommendation is attached hereto and incorporated herein by reference as “Exhibit A”.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Huntington, Indiana, that the following definitions in Section 156.004 of the City of Huntington Code of Ordinances are hereby revised and created to read as follows:

Building Line - The line establishing the minimum open space or setback to be provided between a building or structure and the corresponding lot line.

Common Area - A lot created for the use, benefit or amenity of a subdivision that is held in common ownership (typically by an owner’s association) and restricted in its use by plat, restriction or deed. Examples may include but are not limited to those lots serving floodplain, stormwater drainage, recreation, buffering, access, conservation, landscaping or other similar purposes.

Floodplain - The channel proper and the areas adjoining any wetland, lake, or watercourse, which have been, or hereafter may be covered by the regulatory flood. The floodplain includes both the floodway and the fringe. (Additional flood definitions and regulations are contained in the Huntington City Zoning Ordinance).

Frontage - The width of a lot measured along the street or private drive. The minimum width for a lot not serviced by an Individual Sewage Disposal System and located on the circular portion of a cul-de-sac shall be measured at the front Building Line and shall not be diminished throughout the rest of the lot. These lots shall be at least 40 feet at the front lot line and not be diminished throughout the rest of the front yard setback. Lots in a subdivision comprised entirely of a Common Area, block or other tract and not intended to contain a primary structure are required to provide access of no less than 30 feet in width in the form of road frontage or an easement.

4-C-25

Right-of-Way - A strip of land occupied or intended to be occupied by a street, sidewalk, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, county drain, communication lines, special landscaping, or for another special use.”

BE IT FURTHER ORDAINED THAT, Section 156.011(A)(2) is amended to read as follows:

“Filing fee of \$50.00 per lot paid to the Department.”

BE IT ALSO ORDAINED THAT, Section 156.012(A)(2) is amended to read as follows:

“Filing fee of \$400.00 paid to the Department.”

BE IT ALSO ORDAINED THAT, Section 156.012(B) is amended to read as follows:

“Eleven (11) copies of the drawing and five (5) copies of the drainage plan shall be submitted with the application.”

BE IT ALSO ORDAINED THAT, Section 156.013(A)(2) is amended to read as follows:

“Filing fee of \$100.00 paid to the Department.”

BE IT ALSO ORDAINED THAT, Section 156.013(B) is amended to read as follows:

“Accepted this _____ day of _____, 20_____.

_____”

BE IT ALSO ORDAINED THAT, Section 156.014(N) is amended to read as follows:

“Addresses for lots provided access by an unnamed private drive shall be assigned according to where the private drive accesses off the City or County Road.”

BE IT ALSO ORDAINED THAT, the following Subsections of Section 156.015 are amended to read as follows:

- “(H) Curb and gutter are required on all new streets to aid in storm water drainage.
- “(Q) Lots shall not exceed a depth to width ratio of three (3) to one (1). Some deviation from this provision may be permissible for topographical and drainage purposes, but not for the purpose of splitting a large tract into deeper than normal lots so that the provision of streets for proper access to lots can be avoided.
- “(S) Sidewalks shall be located within one (1) foot of the back of the right-of-way, nearest the lot line.
- “(CC) Street name identification signs and traffic control signage shall be installed by the Developer in accordance with the Street Manual and complying with all applicable standards.”

BE IT ALSO ORDAINED THAT, Section 156.016(C)(1) is amended to read as follows:

4-C-25

“Subdivider shall submit one (1) set of “As-Built” plans in hard copy and electronic format to the City certifying the final installation grades, inverts, and locations of all infrastructure including streets, water mains, sanitary and storm sewers, storm water detention facilities, and discharge control structures. Sanitary sewer taps shall be measured from the nearest downstream manhole.”

BE IT ALSO ORDAINED THAT, Section 156.018(A) is amended to read as follows:

“A petition for vacation of all or part of a plat shall be filed in accordance with IC 36-7-3-10 and the Rules of Procedure of the Commission. Filing fee of \$100.00 shall be paid to the Department. The Commission may only approve the vacation of all or part of the plat upon making written affirmative findings on each of the factors listed in IC 36-7-4-711(f).”

BE IT ALSO ORDAINED THAT, Subsection 156.018(B) is deleted in its entirety.

BE IT ALSO ORDAINED THAT, Section 156.020(C) is amended to read as follows:

“Filing fee of \$50.00 paid to the Department.”

BE IT FINALLY ORDAINED THAT, this ordinance shall be effective immediately upon its adoption and all ordinances or parts of ordinance in conflict herewith are repealed.

Signature Page Follows

A motion to consider for final adoption on the same day of introduction was [NOT OFFERED or NOT SUSTAINED or SUSTAINED] by a vote of ___ in favor and ___ in opposition.

4-C-25

Duly adopted on first reading this ____ day of _____, 2025, by a vote of ____ in favor and ____ in opposition.

Duly adopted on final reading this ____ day of _____, 2025, by a vote of ____ in favor and ____ in opposition.

CITY OF HUNTINGTON, INDIANA by its COMMON COUNCIL

Voting in Favor:

Voting in Opposition:

_____	Charles Chapman (President)	_____
_____	Paul Pike	_____
_____	Todd Johnson	_____
_____	Dave Funk	_____
_____	Dwight Brautigam	_____
_____	Andrew Rensberger	_____
_____	PJ Felton	_____

Attest:

Christi A. McElhaney, Clerk-Treasurer

Presented by me to the Mayor for approval or veto, this ____ day of _____, 2025.

Christi A. McElhaney, Clerk-Treasurer

This ordinance having been adopted by the Common Council and presented to me is [APPROVED or VETOED], this ____ day of _____, 2025.

Richard Strick, Mayor