

ORDINANCE 2017- 12
AN ORDINANCE AMENDING THE
CASS COUNTY ZONING ORDINANCE
TABLE B, DISTRICT PERFORMANCE STANDARDS

WHEREAS, the General Assembly of the State of Indiana granted powers to the counties to adopt zoning ordinances for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, the County of Cass County, Indiana adopted the Cass County Zoning Ordinance which became effective on October 3, 1986, and has had subsequent amendments as listed on the title page of the Cass County Zoning Ordinance; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the text of an adopted zoning ordinance according to IC 36-7-4-602 (b), and Section 906 of the Cass County Zoning Ordinance allows for the amendment of said Ordinance; and

WHEREAS, the Cass County Plan Commission held a public hearing on Tuesday, September 5, 2017, on the proposed textual amendments to the Cass County Zoning Ordinance regarding the following section and all related sections;

Table B, District Performance Standards; AG, Agricultural Use lot coverage

WHEREAS, The Cass County Plan Commission did send a favorable recommendation for the text amendments to the Cass County Board of Commissioners; and

WHEREAS, the Cass County Board of Commissioners believes there is merit in amending the Ordinance, as attached, in order to promote the public health, safety, comfort, morals, convenience and general welfare of the community; now therefore, be it

ORDAINED by the Cass County Board of Commissioners of Cass County, Indiana, as follows:

SECTION 1: That the Cass County Zoning Ordinance be amended according to the amendments, as follows:

Proposed Table B Change:

	AG	RR
1. Minimum Lot Area (A)		
No Central Sewage	43,560	43,560
With Central Sewage	24,000	20,000
2. Minimum Lot Width (B)		
No Central Sewage	150	150
With Central Sewage	100	100
3. Minimum Lot Area Per Family (A)		
No Central Sewage	43,560	43,560
With Central Sewage	24,000	20,000
4. Maximum Lot Coverage (C)	10 or 30*	30
5. Minimum Front Yard (B)	50	50
6. Minimum Side Yard (B)	20	20
7. Minimum Rear Yard (B)	25	25

* 30% only applies to residential used properties that are less than 1 acre on preexisting properties established before 10/2017

SECTION 2: That this amendment be in full force and effect on 10/02/17 and upon its passage by the Cass County Board of Commissioners.

Adopted this 2nd day of October 2017.

James A. Sailors
James Sailors, President

Ralph Anderson
Ralph Anderson, Member

Jeff LeDonne
Jeff LeDonne, Member

ATTEST:

Cheryl Alcorn
Cheryl Alcorn, Cass County Auditor