

ORDINANCE NO. 73-3

AN ORDINANCE AMENDING ORDINANCE No. A 67-4
"THE FLOYD COUNTY, INDIANA ZONING ORDINANCE
DATED AUGUST 7, 1967

BE IT ORDAINED by the Board of County Commissioners of Floyd County, Indiana, under authority of Chapter 174 of the Acts of 1947 and all Acts amendatory thereto of the General Assembly of the State of Indiana, that the zoning Ordinance No. A 67-4, dated August 7, 1967 is amended in that Section 2.03 GENERAL USE PROVISIONS, Paragraph 5 LOTS is hereby deleted and there is hereby substituted in its place the following:

5. LOTS - Every building hereinafter erected shall be located on a lot which fronts on a dedicated county road or street, subject to the following provisions: If said lot fronts on a dedicated road or street upon which the county owns a 30 foot right of way from the center line of said dedicated county road, then the following lot size requirements are necessary:

(a) A minimum of one hundred (100) foot frontage along said dedicated county road, and a minimum square footage of eighteen thousand (18,000) feet not including any portion of the county right of way.

In the event the County does not own a thirty (30) foot right of way from the center line of any dedicated county road, then before a building permit will issue the owner of said proposed lot must dedicate thirty (30) feet from the center line to the County for public use and have the following requirements:

(a) A minimum of one hundred (100) foot in frontage and a minimum square footage of eighteen thousand (18,000) feet.

BE IT FURTHER ORDAINED that Section 2.03 GENERAL USE PROVISIONS, Section 8, sub-paragraph 4 entitled FRONT YARD is hereby repealed and there is substituted in its place, the following:

4. FRONT YARD

(a) A sixty (60) foot set back line shall be the minimum front yard requirement, said set back line to be measured from the edge of the County right of way; however, in no event shall said minimum front yard requirement on set back line be less than ninety (90) feet from the center line of the dedicated county road.

BE IT FURTHER ORDAINED that Section 3.01 ADMINISTRATION is amended by including a new paragraph 14 which reads as follows:

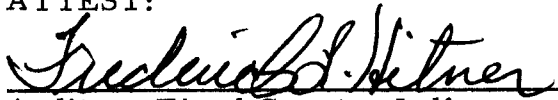
14. The Building Commissioner is hereby empowered to withhold the issuance of a building permit if, in his opinion, the applicant's building site is located in the flood plain as set out on the USDA map, and said applicant must, prior to being issued a building permit, submit his application before the Floyd County Plan Commission to pass or reject said application before any improvement location permit can be issued.

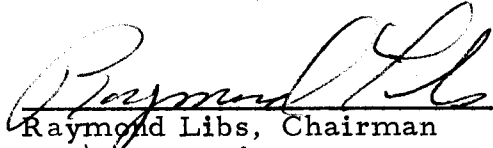
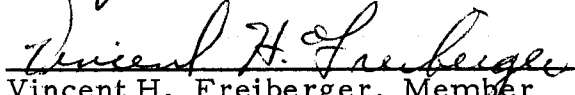
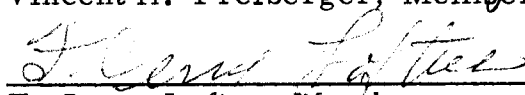
BE IT FURTHER ORDAINED by the Board of County Commissioners of Floyd County, Indiana that Section 3.01 ADMINISTRATION is further amended to provide a new paragraph 15 which shall read as follows:

15. Prior to the issuance of a building permit or improvement location permit, the Building Commissioner must make a determination as to whether the proposed building site presents a dangerous situation insofar as ingress and egress to said county road before said permit will issue. If said decision is that the proposed site presents a dangerous situation, then said application must be presented to the Floyd County Plan Commission to pass or reject said application.

Passed by the Board of County Commissioners of Floyd County, Indiana, this 20th day of October, 1973.

ATTEST:


Auditor, Floyd County, Indiana


Raymond Libs, Chairman

Vincent H. Freiburger, Member

F. Jerry Loftus, Member