

## **ORDINANCE 2017-008**

### **An Ordinance Revising, Amending and Restating the COMPREHENSIVE ZONING ORDINANCE of the Town of Culver, Indiana, and Contiguous Unincorporated Territory Under the Jurisdiction of the Culver Plan Commission, Containing Regulations, Requirements, and Providing for the Administration, Enforcement and Amendment Thereof**

**WHEREAS**, the Town Council of Culver, Indiana, deems it necessary that the Zoning Ordinance of the Town of Culver, approved and passed as local ordinance 2010-007 and subsequent amendments be revised and amended in its entirety; and

**WHEREAS**, I.C. 36-7-4-600 through I.C. 36-7-4-699, empowers the Town to enact a zoning ordinance and to provide for its administration, enforcement and amendment; and

**WHEREAS**, the Town Council of Culver, Indiana deems it necessary for the purpose of promoting the public health, safety and general welfare of the Town to enact such an ordinance;

**WHEREAS**, the Plan Commission of Culver, Indiana has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality; and

**WHEREAS**, the Plan Commission has made a preliminary report and held public hearings thereon, and submitted its final report to the Town Council; and

**WHEREAS**, the Town Council has given due public notice of hearings related to zoning districts, regulations, and restrictions and has held such public hearings; and

**WHEREAS**, all requirements with regard to the preparation of the report of the Plan Commission and subsequent action of the Culver Town Council have been met;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Culver, Indiana as follows:

Section 1. Schedule "B" to the Zoning Ordinance to the Town of Culver be and the same hereby is amended to read in its entirety as follows:

**SCHEDULE "B"**  
**APPLICATION AND IMPROVEMENT**  
**LOCATION PERMIT FEES**  
**As of February 1, 2018**

- A. Permits provided for under Article 11 of the Culver, Indiana Zoning Ordinance shall be issued upon payment of the fees shown below:

**APPLICATION FEES**

Type Of Application	Fee
Development Variance	\$ 100.00
Special Use Variance	\$ 100.00
Zoning Change	\$ 200.00
Major Subdivision	\$ 1000.00
Minor Subdivision	\$ 500.00
Planned Unit Development	\$ 1500.00
Subdivision Re-Plats	\$ 100.00

**STANDARD FEES**

Type Of Construction	Fee
1 Or 2 Family Dwelling	< 2000 sq ft \$ 300.00 => 2000 sqft \$ 0.20 / sq ft
Residential Additions	< 1000 sq ft \$ 200.00 =>1000 sq ft \$ 0.15 / sq ft Min. \$ 200.00
Residential Renovations	\$ 200.00
Commercial	< 2000 sq ft \$ 300.00
New, Addition, Renovation	=> 2000 sqft \$ 0.25 / sq ft
Commercial Upgrade	\$ 200.00
Electrical, Mechanical, Plumbing	
Accessory Structures	< 1200sq ft \$ 150.00 =>1200 sq ft \$ 0.15 / sq ft
Decks	\$ 50.00
Patios, Handicap Ramps, Fences, And Signs	\$ 25.00
Public Right-Of-Way Driveways, Sidewalks, Or Curbs	\$ 50.00
Demolition	\$ 25.00
Erosion Control	< 500 sqft \$ 0.00 500 – 1000 sqft \$ 25.00 > 1000 sqft \$ 100.00
Roof (replacement, no structural changes)	\$75.00
Solar Permits	\$50 micro system; \$100 medium system; \$150 large system

- B. Any ancillary fees incurred as part of permit issuance such as legal, engineering, and/or survey fees are in addition to the above listed fees.
- C. Any person or agent in charge of such building or land who commences erection, construction, reconstruction, or alteration of said property without first obtaining an improvement location permit shall be automatically fined triple the fee normally charged for such permit.

- D. Any person or agent in charge of such building or land who violates, disobeys, omits, neglects or refuses to comply with any provisions of the Zoning Ordinance of Culver, Indiana or amendment thereof, shall be fined upon conviction, not more than \$100.00 for each day's violation plus cost of prosecution. Each and every day during which any illegal activity continues shall be deemed a separate offense.

Section 2. This Ordinance shall be in full force and effect from and after its passage and due attestation and publication as required by law.

**PASSED AND ADOPTED** by the Town Council of the Town of Culver, Indiana, on the 28th day of November, 2017.

**CULVER TOWN COUNCIL  
TOWN OF CULVER, INDIANA**

By \_\_\_\_\_  
Ginny Bess Munroe, President

By Sally Riccardi  
Sally Riccardi, Vice-President

By Dave Beggs  
Dave Beggs

By Joel Samuelson  
Joel Samuelson

By Tammy Shaffer  
Tammy Shaffer

**ATTEST:**

Karen Heim  
Karen Heim, Clerk-Treasurer