

**RESOLUTION: 2023 – R – 11
ORDINANCE: UDO – 84
AN ORDINANCE AMENDING THE
DEKALB COUNTY UNIFIED DEVELOPMENT ORDINANCE**

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

WHEREAS, The County of DeKalb, Indiana adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009, and has had subsequent amendments to the DeKalb County Unified Development Ordinance; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the text of an adopted unified development ordinance according to IC 36-7-4-602 (b), and Section 9.05 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission held a public hearing on June 21, 2023, on the proposed textual amendments to the DeKalb County Unified Development Ordinance regarding revisions to:

Article 2, Section 2.03: A1 District Intent, Permitted Uses & Special Exception Uses;
Article 2, Section 2.04: A1 District Development Standards;
Article 2, Section 2.06: A2 District Development Standards;
Article 6, 6.01: Subdivision Introduction, Design Standards Overview;
Article 6, 6.02: Subdivision Introduction, Prerequisite Zoning;
Article 6, 6.03: Conservation Agriculture Subdivision Intent;
6.04: Conservation Agriculture Subdivision Features;
6.05: Conservation Agriculture Subdivision Standards and Effects on Development Standards;
Article 6, 6.06: Minor Subdivision Intent;
6.07: Minor Subdivision Features;
6.08: Minor Subdivision Standards and Effects on Development Standards;
and all other related sections, if applicable;

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

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

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

SECTION 1: That the DeKalb County Unified Development Ordinance be amended according to the amendments, as follows:



Conservation Agricultural (A1) District

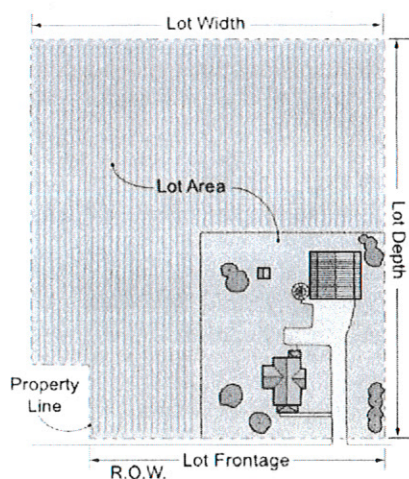
2.03 A1 District Intent, Permitted Uses, and Special Exception Uses

| District Intent | Permitted Uses | Special Exception Uses |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The A1 (Conservation Agricultural) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • agricultural operations <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing agricultural land <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for strict development standards to maximize protection of agricultural practices <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • OP, A1, A2, A3, A4, RE, R1, R2, R3, M1, M2, IN, AP1, AP2, and AP3 <p>Plan Commission</p> <ul style="list-style-type: none"> • should use this zoning district for existing developments • strive to protect these areas from residential, commercial, and industrial encroachment <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • aggressively protect the integrity of these agricultural areas | <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home based business <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production • confined feeding operation - up to two (2) times Indiana Department of Environmental Management CAFO numbers • orchard • raising of farm animals • sale of agricultural product • storage buildings: agricultural • storage of agricultural product • tree farm <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • child care, home • dwelling, manufactured home • dwelling, single family • farmstead • storage buildings: private, non-accessory | <p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • dependent housing <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • stable, commercial <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • wind energy system <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • gravel/sand processing <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • <u>dwelling, manufactured home</u> • <u>dwelling, single family</u> • fair housing facility (small) |

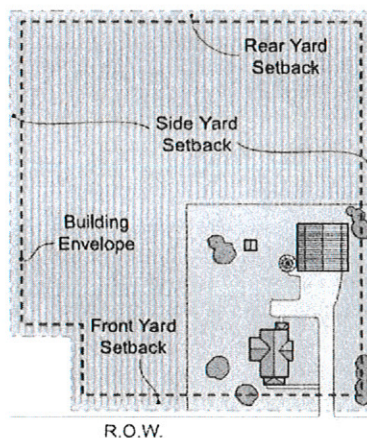
**PROPOSED
AMENDMENTS**

Conservation Agricultural (A1) District

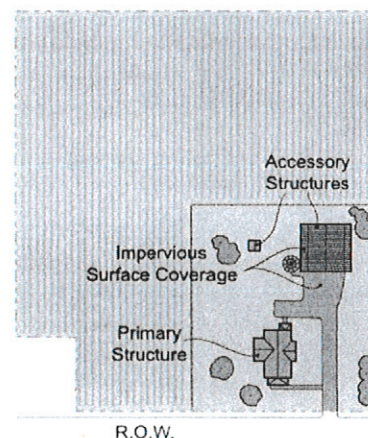
2.04 A1 District Development Standards



© 2008, Bradley E. Johnson, AICP



© 2008, Bradley E. Johnson, AICP



© 2008, Bradley E. Johnson, AICP

Minimum Lot Area:

- 2 net acres (not including any dedicated rights-of-way and recorded easements)
- 1 acre if connected to municipal sanitary sewer

Minimum Lot Width:

- 160 feet

Minimum Lot Frontage:

- 120 feet

OR

- 40 feet if the lot or lots are designed to conserve land used for agricultural crop production

Minimum Front Yard Setback:

- 50 feet for primary and accessory structures

Minimum Side Yard Setback:

- 30 feet for primary structures
- 10 feet for accessory structures

Minimum Rear Yard Setback:

- 30 feet for primary structures
- 10 feet for accessory structures

Maximum Impervious Surface Coverage:

- 15% of the lot area

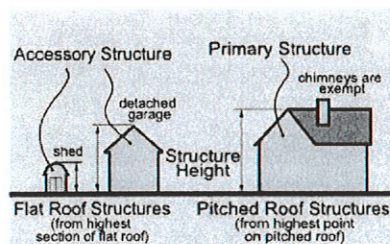
Minimum Dwelling Size:

- 1,200 square feet

Maximum Primary Structures:

- One

**PROPOSED
AMENDMENTS**



© 2004, Bradley E. Johnson, AICP

Maximum Structure Height:

- 40 feet for the primary structure
- 30 feet for accessory structure

Additional Development Standards that Apply

Accessory Structure (AS)

- AS-01 Page 5-4

Entrance and Drive (ED)

- ED-01 Page 5-7

Environmental (EN)

- EN-01 Page 5-9

Fences and Walls (FW)

- FW-01 Page 5-10

Floor Area (FA)

- FA-01 Page 5-15

Height (HT)

- HT-01 Page 5-16

Home Based Bus. (HO)

- HO-01 Page 5-17

Landscaping (LA)

- LA-01 Page 5-20

Lighting (LT)

- LT-01 Page 5-24

Lot (LO)

- LO-01 Page 5-27

Parking (PK)

- PK-04 Page 5-30

Public Improvement (PI)

- PI-01 Page 5-40

Recreational Pond (RP)

- RP-01 Page 5-41

Setback (SB)

- SB-01 Page 5-42

Sewer and Water (SW)

- SW-01 Page 5-43

Sign (SI)

- SI-01 Page 5-46

- SI-02 Page 5-47

Special Exception Use (SE)

- SE-01 Page 5-49

Structure Quantity (SQ)

- SQ-01 Page 5-50

Temporary Uses (TU)

- TU-01 Page 5-54

- TU-02 Page 5-54

Vision Clearance (VC)

- VC-01 Page 5-56

Agricultural (A2) District

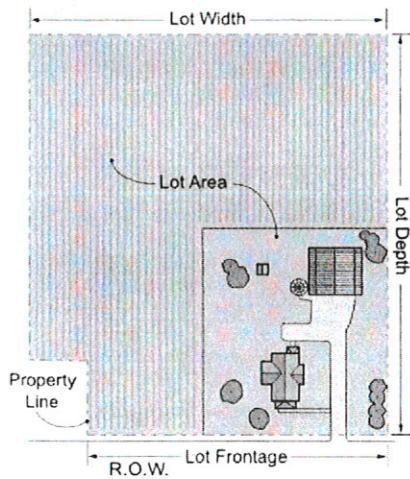
2.05 A2 District Intent, Permitted Uses, and Special Exception Uses

| District Intent | Permitted Uses | Special Exception Uses |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The A2 (Agricultural) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • agriculture operations, ag-businesses (year-round), and year-round sales of produce and products <p>Application of Zoning District</p> <ul style="list-style-type: none"> • existing agricultural land <p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for reasonable development standards to maximize protection of agricultural practices <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • OP, A1, A2, A3, A4, RE, R1, R2, R3, M1, M2, IN, C1, I1, I2, I3, AP1, AP2, and AP3 <p>Plan Commission</p> <ul style="list-style-type: none"> • should use this zoning district for existing agricultural areas and carefully for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception when it does not adversely affect adjacent properties | <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home based business <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production • confined feeding operation - up to two (2) times Indiana Department of Environmental Management CAFO numbers • orchard • raising of farm animals • storage buildings: agricultural • storage of agricultural product • tree farm <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • child care, home • dwelling, manufactured home • dwelling, single-family • fair housing facility (small) • farmstead • storage buildings: private, non-accessory | <p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • artificial lake (10 or more acres) • dependent housing • home enterprise • home workshop <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • sale of agricultural product • stable, commercial <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • camp ground • day care, adult • day care, child • kennel (small) <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • composting facility • gravel/sand processing <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • airport, private • cemetery/mausoleum • peer counseling center (non-profit) <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • bed and breakfast |

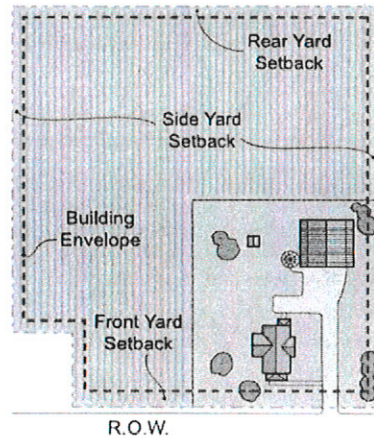
**PROPOSED
AMENDMENTS**

Agricultural (A2) District

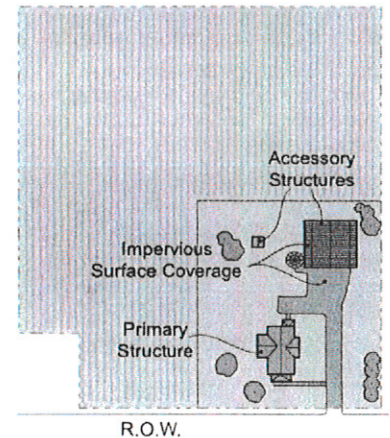
2.06 A2 District Development Standards



© 2008, Bradley E. Johnson, AICP



© 2008, Bradley E. Johnson, AICP



© 2008, Bradley E. Johnson, AICP

Minimum Lot Area:

- 2 net acres (not including any dedicated rights-of-way and recorded easements)
- 1 acre if connected to municipal sanitary sewer

Minimum Lot Width:

- 160 feet

Minimum Lot Frontage:

- 120 feet

OR

- 40 feet if the lot or lots are designed to conserve land used for agricultural crop production

Minimum Front Yard Setback:

- 50 feet for primary and accessory structures

Minimum Side Yard Setback:

- 30 feet for primary structures
- 10 feet for accessory structures

Minimum Rear Yard Setback:

- 30 feet for primary structures
- 10 feet for accessory structures

Maximum Impervious Surface Coverage:

- 20% of the lot area

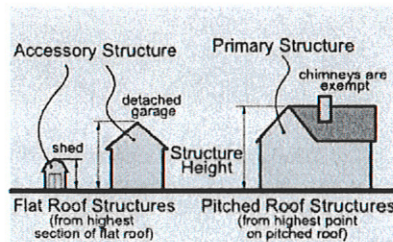
Minimum Dwelling Size:

- 1,200 square feet

Maximum Primary Structures:

- One

**PROPOSED
AMENDMENTS**



© 2004, Bradley E. Johnson, AICP

Maximum Structure Height:

- 40 feet for the primary structure
- 30 feet for accessory structure

Additional Development Standards that Apply

Accessory Structure (AS)

- AS-01 Page 5-4

Entrance and Drive (ED)

- ED-01 Page 5-7

Environmental (EN)

- EN-01 Page 5-9

Fences and Walls (FW)

- FW-01 Page 5-10

Floor Area (FA)

- FA-01 Page 5-15

Height (HT)

- HT-01 Page 5-16

Home Based Bus. (HO)

- HO-01 Page 5-17

Landscaping (LA)

- LA-01 Page 5-20

Lighting (LT)

- LT-01 Page 5-24

Lot (LO)

- LO-01 Page 5-27

Outdoor Storage (OS)

- OS-01 Page 5-28

Parking (PK)

- PK-04 Page 5-31

Public Improvement (PI)

- PI-01 Page 5-40

Recreational Pond (RP)

- RP-01 Page 5-41

Setback (SB)

- SB-01 Page 5-42

Sewer and Water (SW)

- SW-01 Page 5-43

Sign (SI)

- SI-01 Page 5-46

Special Exception Use (SE)

- SE-01 Page 5-49

Structure Quantity (SQ)

- SQ-01 Page 5-50

Temporary Uses (TU)

- TU-01 Page 5-54

Vision Clearance (VC)

- VC-01 Page 5-56

Subdivision Introduction

PROPOSED AMENDMENTS

Article

6.01 Design Standards Overview

The below table provides an overview of the major design standards that apply to each type of subdivision.
The second table identifies the effect on development standards.

| Subdivision Overview | | | | | | | | |
|------------------------------------------|----------------------------------------------------|----------------------|------------------------------------|------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|------------------------------------|
| | Conservation Agriculture Subdivision | Minor Subdivision | Conventional Subdivision | Conservation Subdivision | Traditional Subdivision | Strip Commercial | Commercial District Subdivision | Industrial Park Subdivision |
| | CA | MN | CV | CS | TD | SC | CM | IP |
| Minimum Pre-Development Area | N/A | N/A | 2 acres | 20 acres | 40 acres | 2 acres | 2 acres | 2 acres |
| Maximum Pre-Development Site Area | N/A | N/A | N/A | N/A | 200 acres | N/A | N/A | N/A |
| Maximum Lot Splits from Parent Tract | <u>1 if existing farmstead or 2 if vacant land</u> | 3 | N/A | N/A | N/A | N/A | N/A | N/A |
| Minimum Perimeter Landscaping | N/A | N/A | 30 feet | 50 feet | 20 feet | 10 feet | 10 feet | 30 feet |
| Minimum Open Space | N/A | N/A | 15% | 35% | 15% | 8% | 10% | 12% |
| Minimum Block Length | N/A | N/A | 200 feet | 200 feet | 200 feet | 200 feet | 200 feet | 200 feet |
| Maximum Block Length | N/A | N/A | 1,320 feet | 1,760 feet | 1,056 feet | 1,000 feet | N/A | 1,320 feet |
| Minimum Cul-de-sac Length | N/A | N/A | 150 feet | 100 feet | Not Permitted | Not Permitted | Not Permitted | 100 feet |
| Maximum Cul-de-sac Length | N/A | N/A | 500 feet | 1,000 feet | Not Permitted | Not Permitted | Not Permitted | 660 feet |
| Internal Street Sidewalks | N/A | N/A | Required, 2-Sided | Required, 1-Sided/Optional 2-Sided | Required, 2-Sided | Required, 1-Sided/Optional 2-Sided | Required, 1-Sided/Optional 2-Sided | Required, 1-Sided/Optional 2-Sided |
| Perimeter Street Sidewalks/Paths | N/A | When Required | When Required | When Required | When Required | When Required | When Required | When Required |
| Minimum Right-of-Way on Internal Streets | N/A | N/A | 60 feet | 54 feet on Main Streets/44 feet on Secondary Streets | 56 feet with one parking lane/62 feet with 2 parking lanes | 50 feet for public streets/34 feet for private streets | 50 feet for public streets/34 feet for private streets | 60 feet |
| Maximum Design Speed | N/A | N/A | 35 MPH | 35 MPH | 30 MPH | 35 MPH | 35 MPH | 40 MPH |
| Minimum Road Width | N/A | N/A | 28 feet | 22 feet | 30 feet | 24 feet | 24 feet | 26 feet |
| On-Street Parking | N/A | N/A | Required, 1-Sided/Optional 2-Sided | Not Permitted | Required, 1-Sided/Optional 2-Sided | Not Permitted | Not Permitted | Not Permitted |
| Minimum Tree Plot Width | N/A | 5 feet | 5 feet | 5 feet | 7 feet Residential Areas/0 feet Commercial | 5 feet | 5 feet | 5 feet |
| Minimum Sidewalk | N/A | 4 feet | 4 feet | 4 feet | 5 feet | 4 feet | 4 feet | 4 feet |

PROPOSED Subdivision Introduction (continued) **AMENDMENTS**

Article

| Effect on Development Standards | | | | | | | | |
|---------------------------------|--------------------------------------|-------------------|--------------------------|--------------------------|--------------------------------------------------|------------------|---------------------------------|-----------------------------|
| | Conservation Agriculture Subdivision | Minor Subdivision | Conventional Subdivision | Conservation Subdivision | Traditional Subdivision | Strip Commercial | Commercial District Subdivision | Industrial Park Subdivision |
| | CA | MN | CV | CS | TD | SC | CM | IP |
| Lot Sizes | None | None | None | Reduction of 25% | Reduction of 50-70% | None | None | None |
| Front Yard Setbacks | None | None | None | None | Reduction of 75-100% | None | None | None |
| Side Yard Setbacks | None | None | None | Reduction of 25% | Reduction of 50% of 5 feet; whichever is greater | None | None | None |
| Density | None | None | None | Increase by 10% | Increase by 50% | None | None | None |

6.02 Prerequisite Zoning

The below table identifies the prerequisite zoning necessary to apply for each type of subdivision.

| Effect on Development Standards | | | | | | | | |
|---------------------------------|--------------------------------------|-------------------|--------------------------|--------------------------|-------------------------|------------------|---------------------------------|-----------------------------|
| | Conservation Agriculture Subdivision | Minor Subdivision | Conventional Subdivision | Conservation Subdivision | Traditional Subdivision | Strip Commercial | Commercial District Subdivision | Industrial Park Subdivision |
| | CA | MN | CV | CS | TD | SC | CM | IP |
| OP | | X | | | | | | |
| A1 | X | X | | | | | | |
| A2 | | X | | | | | | |
| A3 | | X | | | | | | |
| A4 | | X | | | | | | |
| RE | | X | X | X | | | | |
| R1 | | X | X | X | X | | | |
| R2 | | X | X | X | X | | | |
| R3 | | X | X | | X | | | |
| M1 | | X | X | | X | | | |
| M2 | | X | | | X | | | |
| MP | | X | | | | | | |
| IN | | X | | | X | | X | |
| C1 | | X | | | X | X | X | |
| C2 | | X | | | X | X | X | |
| C3 | | X | | | | X | X | |
| C4 | | X | | | | X | X | |
| I1 | | X | | | | | | X |
| I2 | | X | | | | | | X |
| I3 | | X | | | | | | X |
| HI | | X | | | | | | X |
| AP1 | | X | | | | | | |
| AP2 | | X | | | | | | |
| AP3 | | X | | | | X | X | X |

Conservation Agriculture Subdivision (CA)

6.03 Conservation Agriculture Subdivision Intent

The Conservation Agriculture type of subdivision is intended to provide a development option with the following features:

Land Use:

- As per the Unified Development Ordinance

Price Range:

- N/A

Open Space:

- N/A

Blocks:

- N/A

Pedestrian Network:

- Sidewalks or side path along perimeter roads when required by Plan Commission

Vehicular Network

- Assure connectivity to land behind frontage lots
- Assure separation of driveways

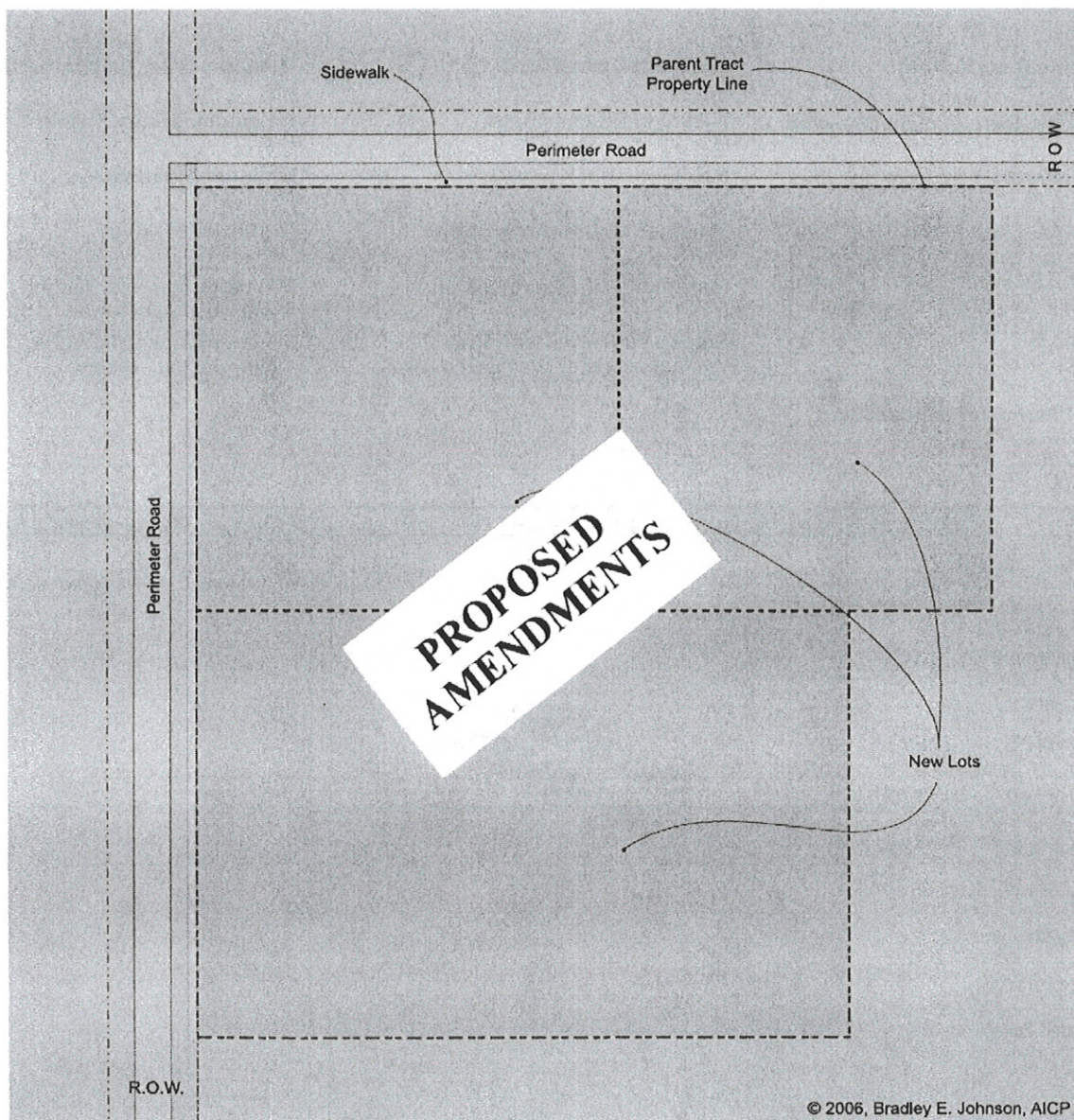
Drainage Network:

- Drainage improvements as required by Drainage Board

Site Feature Preservation:

- Strive to save existing tree stands

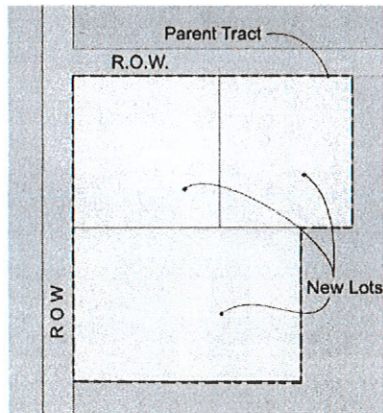
6.04 Conservation Agriculture Subdivision Features



© 2006, Bradley E. Johnson, AICP

Conservation Agriculture Subdivision (CA)

6.05 Conservation Agriculture Subdivision Standards and Effect on Development Standards



© 2006, Bradley E. Johnson, AICP

Prerequisite Base Zoning:

- A1

Minimum Pre-Development Site Area:

- N/A

Maximum Pre-Development Site Area:

- N/A

Other Parent Tract Restriction:

- Maximum of 1 total lot if farmstead exists OR 2 total lots (including residual parent tract land) may be generated from any single parent tract

Retention Pond Location:

- N/A

Minimum Perimeter Landscaping:

- N/A

Minimum Open Space:

- N/A

Minimum Block Length:

- N/A

Maximum Block Length:

- N/A

Minimum Cul-de-sac Length:

- N/A

Maximum Cul-de-sac Length:

- N/A

Sidewalks/Perimeter Paths:

- When required by Plan Commission

Minimum ROW on Internal Streets:

- N/A

Maximum Design Speed:

- N/A

Minimum Road Width:

- N/A

On-Street Parking:

- N/A

Minimum Tree Plot Width:

- 5 feet when applicable

Minimum Sidewalk Width:

- 4 feet when applicable

Additional Design Standards that Apply

- **Covenant Standards (CE)**
• CE-01..... Page 7-13
- **Dedication of Public Improv. Standards (DD)**
• DD-01..... Page 7-17
- **Development Name Standards (DN)**
• DN-01..... Page 7-21
- **Easement Standards (EA)**
• EA-01..... Page 7-22
- **Erosion Control Standards (EC)**
• EC-01..... Page 7-24
- **Lot Establishment Standards (LT)**
• LT-01..... Page 7-25
- **Monument and Marker Standards (MM)**
• MM-01..... Page 7-28
- **Pedestrian Network Standards (PN)**
• PN-01..... Page 7-32
- **Prerequisite Standards (PQ)**
• PQ-01..... Page 7-38
- **Utility Standards (UT)**
• UT-02..... Page 7-50
- **Warning Siren Standards (WS)**
• WS-01..... Page 7-52

**PROPOSED
AMENDMENTS**

Effect on Development Standards

Front Yard Setback

- All zoning district development standards apply.

Minor Subdivision (MN)

6.06 Minor Subdivision Intent

The Minor type of subdivision is intended to provide a development option with the following features:

Land Use:

- As per the Unified Development Ordinance

Price Range:

- N/A

Open Space:

- N/A

Blocks:

- N/A

Pedestrian Network:

- Sidewalks or side path along perimeter roads when required by Plan Commission

Vehicular Network

- Assure connectivity to land behind frontage lots
- Assure separation of driveways

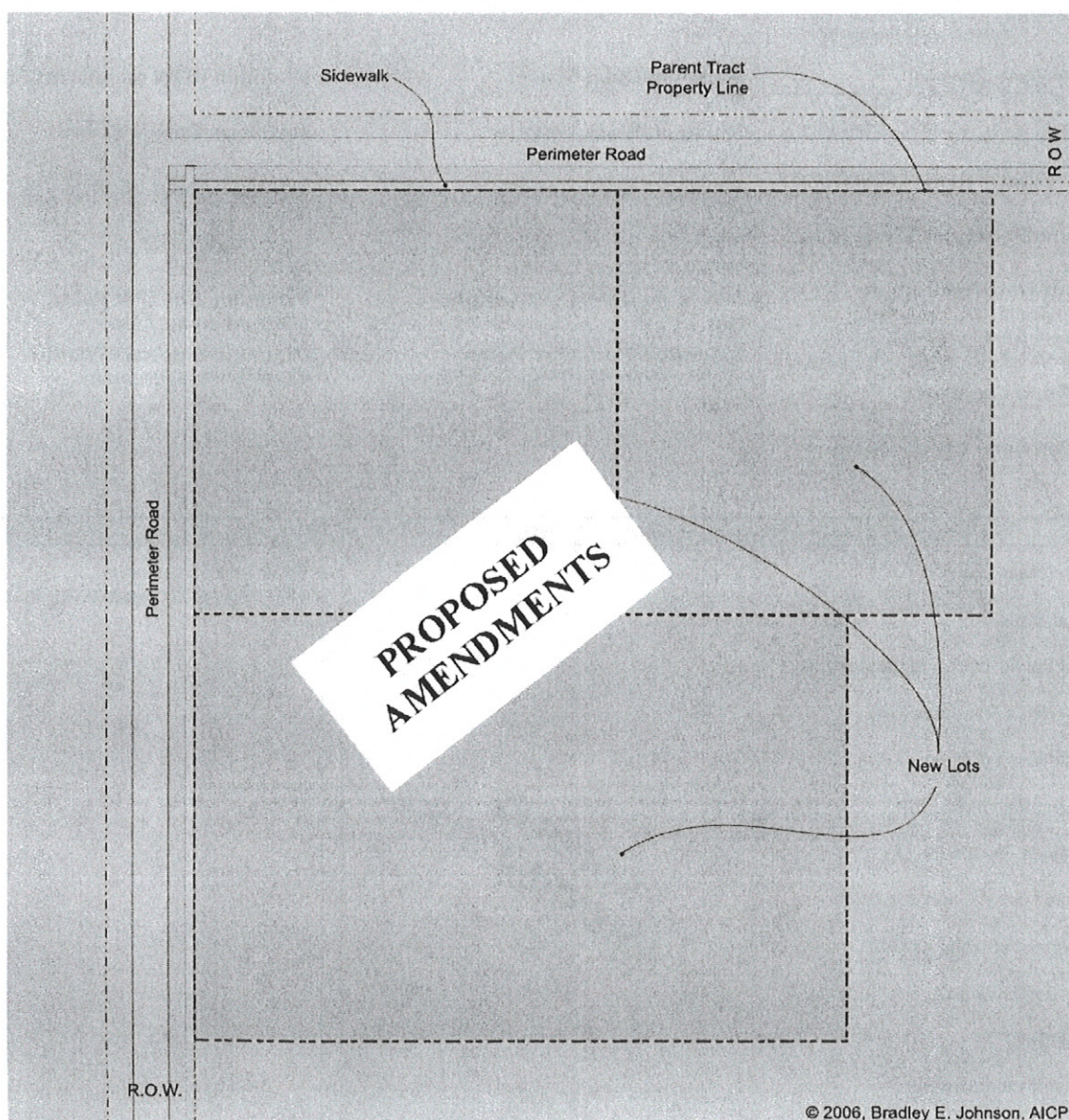
Drainage Network:

- Drainage improvements as required by Drainage Board

Site Feature Preservation:

- Strive to save existing tree stands

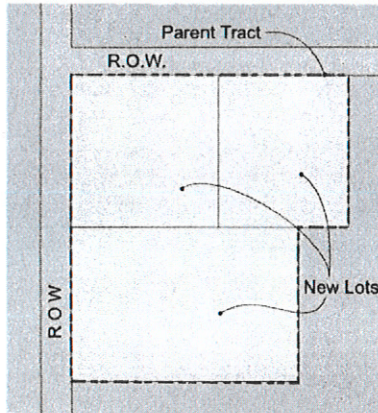
6.07 Minor Subdivision Features



© 2006, Bradley E. Johnson, AICP

Minor Subdivision (MN)

6.08 Minor Subdivision Standards and Effect on Development Standards



© 2006, Bradley E. Johnson, AICP

Prerequisite Base Zoning:

- OP, A1, A2, A3, A4, RE, R1, R2, R3, M1, M2, MP, IN, C1, C2, C3, C4, I1, I2, I3, HI, AP1, AP2 and AP3

Minimum Pre-Development Site Area:

- N/A

Maximum Pre-Development Site Area:

- N/A

Other Parent Tract Restriction:

- Maximum of 4 total lots (including residual parent tract land) may be generated from any single parent tract

Retention Pond Location:

- N/A

Minimum Perimeter Landscaping:

- N/A

Minimum Open Space:

- N/A

Minimum Block Length:

- N/A

Maximum Block Length:

- N/A

Minimum Cul-de-sac Length:

- N/A

Maximum Cul-de-sac Length:

- N/A

Sidewalks/Perimeter Paths:

- When required by Plan Commission

Minimum ROW on Internal Streets:

- N/A

Maximum Design Speed:

- N/A

Minimum Road Width:

- N/A

On-Street Parking:

- N/A

Minimum Tree Plot Width:

- 5 feet when applicable

Minimum Sidewalk Width:

- 4 feet when applicable

Additional Design Standards that Apply

Common Area Standards (CN)

- CN-01 Page 7-7

Covenant Standards (CE)

- CE-01 Page 7-13

Dedication of Public Improv. Standards (DD)

- DD-01 Page 7-17

Development Name Standards (DN)

- DN-01 Page 7-21

Easement Standards (EA)

- EA-01 Page 7-22

Erosion Control Standards (EC)

- EC-01 Page 7-24

Lot Establishment Standards (LT)

- LT-01 Page 7-25

Monument and Marker Standards (MM)

- MM-01 Page 7-28

Pedestrian Network Standards (PN)

- PN-01 Page 7-32

Prerequisite Standards (PQ)

- PQ-01 Page 7-38

Utility Standards (UT)

- UT-02 Page 7-50

Warning Siren Standards (WS)

- WS-01 Page 7-52

**PROPOSED
AMENDMENTS**

Effect on Development Standards

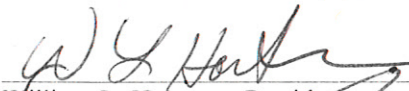
Front Yard Setback

- All zoning district development standards apply.

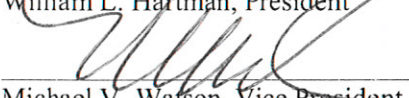
SECTION 2: That this amendment be in full force and effect upon its passage by the DeKalb County Board of Commissioners.

The DeKalb County Commissioners have voted to ☒ adopt (as certified) or ☐ reject the proposal.

DULY PASSED AND RESOLVED this 17th day of July 2023.



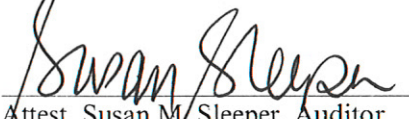
William L. Hartman, President



Michael V. Watson, Vice President



Todd R. Sanderson, Vice President



Attest, Susan M. Sleeper, Auditor

Prepared by: Chris Gaumer "I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

For color copies of this recorded document, please contact DeKalb County Plan Commission: 260-925-1923