

RESOLUTION: 2018 - R - 13  
ORDINANCE: UDO - 48  
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 July 18, 2018, on the proposed textual amendments to the DeKalb County Unified Development Ordinance regarding the establishment of buildable lots in Section 1.19 and all related sections;

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:

**ORDINANCE SECTION:** 1.19: Establishing Buildable Lots

**PROPOSED LANGUAGE CHANGE:**

No structure shall be permitted on a lot unless the lot:

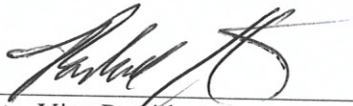
- A. Resulted from a legal subdivision of land approved by the Plan Commission, or
- B. Was legally established prior to January 1, 2009 but is not the result of a split of a platted lot not approved by the Plan Commission
- C. Is otherwise allowed by recorded covenants and/or restrictions of a platted subdivision which was approved by the Plan Commission.

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

DULY PASSED AND RESOLVED this 30 day of July 2018.

Donald D. Grogg, President

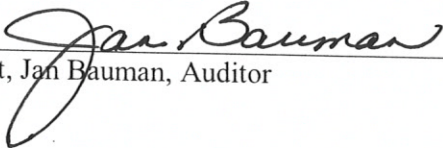




Randall J. Deetz, Vice President



Jacqueline R. Rowan, Vice President



Attest, Jan Bauman, 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."



**A DEKALB COUNTY PLAN COMMISSION  
CERTIFICATION OF A PROPOSED TEXTUAL AMENDMENT TO THE UNIFIED  
DEVELOPMENT ORDINANCE TO THE DEKALB COUNTY COMMISSIONERS**

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

WHEREAS, DeKalb County adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009; 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 9.05 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission, in accordance with law, held a public hearing on July 18, 2018 and did consider the textual amendments to Section 1.19 Establishing Buildable Lots in the DeKalb County Unified Development Ordinance; and now, therefore be it

*RESOLVED*, That in accordance with IC 36-7-4-605, the DeKalb County Plan Commission certifies with a ✓ favorable, \_\_\_\_\_ unfavorable, \_\_\_\_\_ no recommendation for the attached zone ordinance map amendment(s) to the County Commissioners of DeKalb County, Indiana.

Certified this 18<sup>th</sup> day of July 2018.

DEKALB COUNTY PLAN COMMISSION

Timothy B. Griffin

Signed  
DeKalb County Plan Commission Official

Timothy B. Griffin

Print

William O. Van Wye

Signed  
DeKalb County Plan Commission Official

William O. Van Wye

Print

Caeli Hixson

Attest, Secretary  
DeKalb County Plan Commission

Caeli Hixson

Print