

RESOLUTION: 2018 - R - 12  
ORDINANCE: UDO - 47  
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 addition of personal storage buildings as permitted uses and their definitions 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 ARTICLE:** 2: Zoning District Intent, Permitted Uses & Special Exceptions  
11: Definitions

**PROPOSED LANGUAGE CHANGE:**

Storage Buildings: Agricultural

Permitted Use in the following Zoning Districts: A1, A2, A3, A4, RE

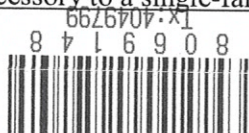
Storage Buildings: Private, Non-Accessory

Permitted Use in the following Zoning Districts: A1, A2, A3, A4, RE, R1, R2, R3

Definitions:

**Storage Buildings: Agricultural:** a stand-alone building or buildings designed or used for farming machinery and agricultural practices. Examples include barns; storage building for farm equipment, animal supplies or feed; storage buildings for crops grown and raised; and similar uses. These building cannot be used for human occupancy or commercial purposes.

**Storage Buildings: Private, Non-Accessory:** a stand-alone building or buildings designed or used primarily for the shelter or storage of personal belongings, vehicles or boats, but not airplanes, recreational vehicles, that is not accessory to a single-family or duplex residence on the same building site. This does not apply to any vehicles or




boats that are being repaired and/or kept for money paid for the work or service, storage, hire or sale. This term shall not include agricultural storage buildings. These buildings cannot be used for human occupancy or commercial purposes and should not alter or change the character of the surrounding premises.

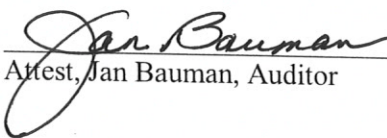
SECTION 2: That this amendment be in full force and effect upon its passage by the DeKalb County Board of Commissioners.

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 Article 2: Zoning District Intent, Permitted Uses and Special Exception Uses and Article 11: Definitions 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. Gaiffen  
Signed  
DeKalb County Plan Commission Official

Timothy B. Gaiffen  
Print

William O. VanWye  
Signed  
DeKalb County Plan Commission Official

William O. VanWye  
Print

Caeli Hixson  
Attest, Secretary  
DeKalb County Plan Commission

Caeli Hixson  
Print