

Chapter Two

General Zoning Districts

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2.1 Establishment of Districts

For the purpose of this Ordinance, the Planning Jurisdiction is divided into the following zoning districts for the general uses as stated:

AG, Agricultural (Section 3.1 and 3.2): This district is designed for agricultural use while permitting residential development which meets the requirements of the Whitley County Zoning Ordinance.

AGP, Agricultural Production(Section 3.3 and 3.4): This district is composed of land to be used for production farming, raising of livestock, and homes and buildings associated with agricultural production. These districts are not expected to develop for urban uses. It is the intent of this district to allow agricultural uses, to conserve the desirable characteristics of the land, to preserve agricultural land, to preserve the farming industry, and to protect these areas from the encroachment of scattered urban-type uses.

RR, Rural Residential (Section 3.5 and 3.6): This district is primarily established for single family homes near the village centers and are to be used for housing, hobby farming and other uses characteristic of rural residential living.

MR, Multi-Family Residential (Section 3.7 and 3.8): This district is established for small to moderate sized multi-family apartments, duplexes, condominiums, and/or similar units.

LR, Lake Residential (Section 3.9 and 3.10): This district is generally intended to meet the special issues and land use goals for properties located around Whitley County's lakes.

MP, Manufactured Home Park (Section 3.11 and 3.12): This district is established for manufactured home parks which lease dwelling sites for single-wide and double-wide manufactured homes.

PR, Parks and Recreation (Section 3.13 and 3.14): This district is established for parks, open space, recreational areas both public and private.

VC, Village Commercial (Section 3.15 and 3.16): This district is generally intended to meet the special issues and land use goals for the unincorporated villages in Whitley County.

GC, General Commercial (Section 3.17 and 3.18): This district is generally intended for a wide variety of retail, commercial, service, entertainment, and eating establishments.

IPM, Industrial Park/Manufacturing (Section 3.19 and 3.20): This district is generally intended for business parks, light or heavy manufacturing facilities, and manufacturing parks.

IN, Intensive Use (Section 3.21 and 3.22): This district is primarily established for intensive uses that may be considered noxious under certain circumstances

PUD, Planned Unit Development (Section 6.1 – 6.9): This district is intended to encourage a more creative approach in land development and site planning.

2.2 District Land Uses

Land uses are either Permitted, Non-Permitted or a Special Exception in each Zoning District. Whitley County's permitted and special exception uses for each district are noted in the Permitted Use and Special Exception column in Chapter 3.

2.3 Unlisted or Questionable Land Uses

Any use not listed as a Permitted Use or Special Exception is considered Non-Permitted unless the Plan Commission or Zoning Administrator makes a determination otherwise. The Plan Commission or Zoning Administrator may determine into which category any questionable use is placed if not specifically listed and is similar to another use that is Permitted or a Special Exception. This determination may be appealed to the Board of Zoning Appeals.

2.4 District Intent

For each Zoning District there is listed a District Intent which describes the intended purposes of the District. These statements are general in nature and are not to be interpreted as specific regulations or considered as requirements. The specific list of uses and standards in Chapter 3 are the requirements for each District, which will be enforced.