

## Exhibit A

The following sections of the Whitley County Zoning Code are to be amended as described.

### **Section 3.1, “AG” District Intent, Permitted Uses, and Special Exception Uses**

The following shall be added to the list of Special Exception Uses:

Residential

Dwelling, two-family

Agricultural Uses

Hunting preserve

Business: General Business

Camping

Recreational vehicle park

### **Section 3.2, “AG” District Standards**

The Minimum Main Floor Area shall be amended to read:

There is no minimum floor area requirement for residences in the AG district.

### **Section 3.13, “PR” District Intent, Permitted Uses, and Special Exception Uses**

The following shall be added to the list of Special Exception Uses:

Residential

Dwelling, single-family

### **Section 3.15, “VC” District Intent, Permitted Uses, and Special Exception Uses**

The following shall be added to the list of Special Exception Uses:

Residential

Dwelling, single-family

### **Section 3.17, “GC” District Intent, Permitted Uses, and Special Exception Uses**

The following shall be added to the list of Special Exception Uses:

Business: General Business

Camping

Recreational Vehicle Park

### **Section 5.3, Lot/Yard Standards**

Amend subsection (D) to remove the second paragraph.

Add a new subsection (E) to read as follows:

Front Setback Averaging: In any Zoning District, where twenty-five (25) percent or more of the lots for a distance within three hundred fifty (350) feet of the proposed building on the same side of the road are occupied by existing buildings, the average setback of those buildings shall determine the front yard setback.

**Section 5.12, Sight Triangle Clearance Standard (STC)**

This section shall be replaced in its entirety to read as follows:

STC-01: The intent of the Sight Triangle Clearance Standard is to provide for visibility at intersections, driveways, curb cuts, and entrances for the safe movements of vehicles and pedestrians. Sight Triangle Clearance Standards apply to all intersections, drives, curb cuts, and entrances.

Development shall conform to the requirements of the Sight Triangle in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of three (3) feet and eight (8) feet above the adjacent road grade, within the Clear Sight Triangle defined by the edge of the road pavement, or its curbing when applicable, and a line connecting them at forty (40) feet from their point of intersection, or at equivalent points on private streets or driveways.

The Whitley County Highway Superintendent or the Whitley County Engineer may modify the dimensions of the Sight Triangle when deemed necessary for traffic safety.

**Section 5.17, Miscellaneous Standards (MS)**

Subsection MS-02 shall be amended to remove the existing standards for Turkey/Geese, Chickens, and Ducks and to replace them with the following:

Turkey/Geese	0.018
Layer chickens	0.012
Other chickens	0.008
Ducks (dry manure)	0.033
Ducks (wet manure)	0.2

**Section 5.22, Major Residential Subdivision Standards (RS)**

Subsection RS-01 shall be replaced in its entirety to read as follows:

RS-01: For purposes of this Ordinance, “Major Residential Subdivision” shall be defined as:

- A. A residential subdivision of three (3) platted lots or more in existence as of November 19, 2018; or
- B. A total of six (6) platted lots or more split from a parcel in existence as of November 19, 2018 (cumulative) intended for residential use; or
- C. Subdivisions intended for residential use that include new streets (public or private).

**Chapter 14, Definitions**

The following definition shall be added:

Hunting Preserve: An area of land defined by I.C. 15-17-14.7, as may be amended, for the hunting of certain animals.

**Chapter 10**

Effective upon the adoption of Rules of Procedure by the Plan Commission and the Board of Zoning Appeals that substantially duplicate many existing sections in Chapter 10, the Chapter will be replaced in its entirety with the following: