

HUNTINGTON COUNTY ZONING ORDINANCE

SECTION 100: TITLE

This Ordinance shall be known and may be cited as the “Zoning Ordinance” of the County of Huntington, Indiana.

SECTION 101: PURPOSE AND INTENT

The purposes of the Zoning Ordinance are as provided in IC 36-7-4-201.

SECTION 102: JURISDICTION

The Zoning Ordinance shall apply to the following lands within Huntington County:

- A. All unincorporated areas, excepting those areas wherein a municipal Plan Commission has exercised their rights to extend their jurisdiction over contiguous unincorporated area that is outside the corporate boundaries of the municipality. Those areas are:
 1. The unincorporated area surrounding the Town of Roanoke, bounded by County Road 1100N to the north; Little River to the east; County Road 800N to the south, and County Road 250E to the west.
 2. The unincorporated area surrounding the Town of Warren, bounded by County Road 900N to the north; County Road 300E to the east; State Road 218 and County Road 1100S to the south; and Meridian Road to the west.
 3. The unincorporated area surrounding the Town of Andrews, bounded by U.S. 24 on the north; County Road 700W on the east; County Road 100N on the south; and the western line of Reserve #34 in Dallas Township on the west.
 4. The unincorporated area surrounding the Town of Mt. Etna, bounded by County Road 550S on the north; County Road 500W on the east; County Road 700S on the south; and State Road 9 on the west.

SECTION 110: GENERAL PROVISIONS

- A. This Zoning Ordinance is adopted pursuant to IC 36-7-4 as amended.
- B. In their interpretation and application the provisions of the Zoning Ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.
- C. The provisions of the Zoning Ordinance are not intended to abrogate any easement, covenant or any other private agreement or restriction (hereinafter collectively referred to as private provisions), provided that where the provisions of the Zoning Ordinance are more restrictive or impose higher standards or regulations than such private provisions, the requirements of the Zoning Ordinance shall govern. Where the provisions of the private provisions impose duties and obligations more restrictive, or set forth higher standards than the requirements of the Zoning Ordinance, or the determinations of the Plan Commission in enforcing the provisions of this Zoning Ordinance, and such private provisions are not inconsistent with enforceable zoning ordinance provisions or determinations thereunder, then such private provisions shall be operative and supplemental to the provisions of this Zoning Ordinance and determinations made thereunder. Private provisions may not be enforced by the Plan Commission unless the Plan Commission, with its approval, has been made a party to such private provisions.

SECTION 120: SEVERABILITY CLAUSE

Should any section, subsection, paragraph, subparagraph, clause, word, or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 130: REPEAL OF CONFLICTING ORDINANCE, EFFECTIVE DATE

All Ordinances or parts of Ordinances in conflict with the Zoning Ordinance or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect. This Ordinance shall become effective on October 15, 1984.

Passed by the Board of Commissioners of Huntington County, Indiana on this 15th day of October, 1984.

BOARD OF COMMISSIONERS

Meredith Helms

Arnold Knecht

Larry A. Whinery

ATTEST: Bonnie S. Ostrow
Auditor