

SECTION 600: ESTABLISHMENT OF ZONING DISTRICTS

In order to carry out the purpose and intent of the Zoning Ordinance, the land under the jurisdiction of the Plan Commission is hereby divided into the following districts:

<u>DISTRICT DESIGNATION</u>	<u>PRIMARILY FOR:</u>
A	Agriculture
SR	Suburban Residential
R-2	Residential Low-Density
R-4	Residential Medium Density
R-8	Residential High Density
R-20	Residential Apartment
RMH	Residential Mobile Home Park
LB	Local Business
GB	General Business
AB	Accommodation Business
CB	Central Business
M-1	Light Manufacturing
M-2	Heavy Manufacturing
M-3	Extractive Manufacturing
AZ	Airport
OS	Open Space
FHA	Flood Hazard Area Overlay
EUD	Exclusive Use Overlay
POD	Professional Office
AHR	Airport Height Restriction Overlay

SECTION 601: OFFICIAL ZONING MAP

The location and boundaries of the zoning districts established by the Zoning Ordinance are set forth on the Official Zoning Map of Huntington County which accompanies the Zoning Ordinance, and which map, with all notations, references, and other information as shown thereon, is incorporated herein and made a part of the Zoning Ordinance.

SECTION 602: INTERPRETATION OF THE ZONING MAP

Where, due to the scale, lack of detail or illegibility of the Official Zoning Map, there is any uncertainty, contradiction, or conflict as to the intended location of any zoning district boundary as shown thereon, the following rules of interpretation shall apply:

1. Boundaries indicated as approximately following the centerlines of streets shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following city or town limits shall be construed as following such city or town limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines; and in the event of change in the shore line shall be construed as moving with the actual shore line.
6. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
7. For District boundaries established as strips of zoning along streets, depth from the center lines from county roads and right-of-way lines for state highways shall be as follows:

Suburban Residential District (SR)	300 feet
Low Density Residential District (R-2)	300 feet
Medium-Low Density Residential District (R-4)	300 feet
Medium Density Residential District (R-8)	150 feet
Local Business District (LB)	150 feet
General Business District (GB)	300 feet
Accommodation Business District (AB)	300 feet

SECTION 603: CITIZEN PARTICIPATION PLAN

- A. Every application for reclassification of zoning shall include a citizen participation plan which must be implemented and completed prior to the Plan Commission public hearing
- B. For the purpose of this section, interested parties are defined as follows:
 1. All persons with a legal interest in a property, or portion of property thereof, removing streets, alleys or other rights-of-way, located within two-hundred (200) feet of the property included in an application before the Plan Commission
 2. The President of any homeowners association or neighborhood association of which the property included in an application before the Plan Commission is included, or is adjacent to, provided the name of the association president is on file in the Department of Community Development
 3. Staff of the Plan Commission

- C. The purpose of the citizen participation plan is to:
 - 1. Ensure the applicants pursue early and effective citizen participation in conjunction with their application, giving interested parties opportunity to understand the application, learn about the reclassification of zoning process, and learn about the specific application request
 - 2. Ensure that the applicants have an adequate opportunity to resolve any concerns at an early stage in the review process
 - 3. Facilitate communication between the applicants and interested parties
 - 4. Provide detailed information to interested parties to allow for informed decision making to occur

- D. The citizen participation plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors, to respect existing property owners and their interests in the neighborhood, and to allow for informed decision making.

- E. At a minimum, the citizen participation plan shall include the following:
 - 1. A listing, including name and mailing address, of which interested parties may be affected by the application
 - 2. How those interested parties will be notified of the application
 - 3. How those interested parties will be provided an opportunity to discuss the application and express any concerns, issues, or ideas they have regarding the application. At least one meeting between the applicants and interested parties is required.

- F. The citizen participation plan shall be submitted to, and approved by, staff prior to implementation.

- G. The applicant may submit a citizen participation plan prior to submittal of a reclassification of zoning application.

- H. The applicant shall submit a report of the results of the citizen participation efforts. The report shall include:
 - 1. List of those interested parties who participated
 - 2. Dates and location of all meetings where interested parties were invited to discuss the application
 - 3. Summary of concerns, issues, comments, suggestions, or ideas presented to the applicants
 - 4. Summary of how the applicant will address comments provided
 - 5. Summary of those comments provided that the applicant is unwilling or unable to address, and why