

Ordinance #: 21-03-16-003

AN ORDINANCE AMENDING, AND TO AMEND THE KOSCIUSKO COUNTY ZONING ORDINANCE, ORDINANCE NUMBER 75-1 Misc. Record 53, Pg. 130, the KOSCIUSKO COUNTY SUBDIVISION CONTROL ORDINANCE 72-2 Misc. Record 53, Page 131. AND THE KOSCIUSKO COUNTY STORMWATER CONTROL ORDINANCE

1.5 Jurisdiction: The jurisdiction of this Ordinance shall include all lands and waters within the territorial jurisdiction of the County and the incorporated Town Limits of those municipalities participating in the County Area Plan Commission and/or Zoning Ordinance. All buildings erected, all uses of land or buildings established, all structural alterations or relocation of buildings, and all enlargements of or additions to uses, occurring after March 1, 1975 shall be subject to all provisions of this Ordinance which are applicable to the zoning districts in which those buildings, uses, land or waters shall be located.

2.13 OVERLAY DISTRICT:

The purpose of the Overlay District is to promote and protect the public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties within the defined district. The Area Plan Commission (APC), in establishing this District, are relying on IC 36-7-4-600 *et seq.* and IC 36-7-4-1400 *et seq.* This zoning district is, likewise, intended to serve as a tool for implementing the development policies and guidelines set forth in the Comprehensive Plan. The targeted area is designated due to the important business and connectivity corridor to Kosciusko County. The major arterials identified under this section are quickly developing and have the potential to become premier office and industrial business location and employment centers whose viability, quality, and character are important to the community as a whole, adjacent residents, employees, business owners, and taxing districts. Therefore, it is the further purpose of the Overlay District to preserve the aesthetic qualities of those bordering properties through: (1) the promotion of coordinated development in the Overlay District; (2) the establishment of high standards for buildings, landscaping, and other improvements constructed on the properties within the Overlay District which permit innovative site designs and at the same time encourage efficient land usage; and (3) the establishment of development requirements which will encourage substantial capital investments for the development of those properties and promote the quality, scale, and character of development consistent with the Overlay District's existing and planned uses. This Ordinance further seeks to foster development that will provide this district with a special sense of place that will increase property values, protect real estate investment, spur commercial activity, and promote the goals and objectives of the Comprehensive Plan.

Description:

NORTHERN OVERLAY PORTION

Beginning in the SW corner of the SE quarter of Section 30 Twps. 33N R6E also the intersection of CR 150 W. and CR 300 N., thence North on and along the center line of CR 150 W. approximately 15,780 feet to the SW corner of the SE quarter of Section 7 Twps. 33N, R6E, thence North on and along the West line of the SE quarter of Section 7 Twps. 33N, R6E approximately 42,000 feet to the NW corner of the NE quarter of Sec. 6 Twps. 34N, R6E and the center line of 1400 N., thence East on and along the center line of 1400 N. approximately 13,060 feet to the NE corner of the NE quarter of Sec. 4, Twps. 34N, R6E and the intersection of CR 1400 N. and CR 100 E., thence south on and along the centerline of 100 E. approximately 7700 feet to the intersection of CR 100 E. and CR 1250 N. and the SE corner of the NE quarter of Sec. 9, Twp. 34N, R6E, thence West on and along the center line of CR 1250 N. approximately 2680 feet to the NW corner of the SE quarter of Sec. 9, Twps. 34N, R6E, thence South on and along the West line the SE quarter of Sec. 9, Twps. 34N, R6E approximately 5300 feet to the SE corner of the NW quarter of Sec. 16, Twps.34N, R6E and a point in the center of CR 1150 N., thence West on and along the center line of 1150 N. approximately 2600 feet to the East line of Norfolk Southern Railroad Right-of-way, thence South parallel to the East right-of-way line of the Norfolk Southern Railroad approximately 6700 feet to a point of intersection of Mock Rd. and the East right-of-way line of the Norfolk Southern Railroad, thence East on and along the center line of Mock Rd. approximately 2620 feet to the East line of SW quarter of Sec. 21, Twps.34N, R6E., thence South on and along the East line of SW quarter of Sec. 21, Twps.34N, R6E approximately 13,700 feet to the SE corner of the NW quarter of Sec 4, Twps. 33N, R6E and the center line of Harper Rd., thence South on and along the center line of Harper Rd. approximately 5000 feet to the East right-of-way line of the Norfolk Southern Railroad, thence south parallel to the East right-of-way line of the Norfolk Southern Railroad approximately 20,300 feet to the centerline of CR 300 N. and the SE corner of the SE quarter Sec 29, Twps. 33N, R6E, thence West on and along the south line of the SE quarter Sec 29, Twps. 33N, R6E, approximately 6030 feet to the SW corner of the SE quarter of Section 30 Twps. 33N R6E also being the POB.

Less and Excepting any and all property within the legal Corporate and Jurisdictional boundaries of the City of Warsaw.

Subdivision Control

An ordinance regulating the subdivision and use of land, procedures to be followed in securing approval of subdivision plats and replats and basic requirements concerning construction, inspection, maintenance and acceptance of public improvements, within the territorial jurisdiction of the Kosciusko County Area plan Commission the incorporated Town Limits of those municipalities participating in the County Area Plan Commission and/or Subdivision Control Ordinance, as part of the Comprehensive Plan for Kosciusko County, Indiana.

Stormwater Control Ord

Article 1

1.4 Jurisdiction: The jurisdiction of this ordinance shall include all lands and waters within the territorial jurisdiction of the County and incorporated Town Limits of those municipalities participating in the County Area Plan Commission and/or Stormwater Control Ordinance.

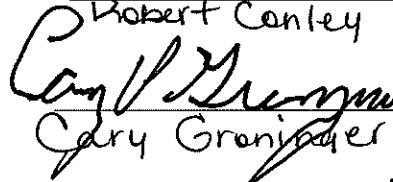
ARTICLE 2: Adoption

Section 1. These Ordinance shall be in full force and effective on the 16th day of March, 2021 and is intended to replace and amend those sections referenced within and related. Passed and adopted at a regular and duly constituted meeting of the Board of Commissioners of Kosciusko County, Indiana on this the 23rd day of March, 2021.

**BOARD OF COMMISSIONERS OF
KOSCIUSKO COUNTY, INDIANA**



Robert Conley



Cary Graninger

Approved via video conference
Brad Jackson



Attest: **Kosciusko County Auditor**
Michelle Puckett

I affirm, under the penalties for perjury,
that I have taken reasonable care to redact
each Social Security number in this
document, unless required by law.
