

Steps to Take for an Improvement Location Permit (Building Permit)

An improvement location permit shall be obtained before any structure or pond in any zoning classification district may be constructed, reconstructed, moved, enlarged, or structurally altered, including construction of basements and foundations, except as provide in this section.

What you need to get an improvement location permit (Building Permit):

1. A drawing to scale of:
 - a. The property boundary with dimensions.
 - b. All existing structures (improvements) with dimensions.
 - c. **All proposed structures (improvements) with dimensions *and* heights.**
 - d. All driveways or access ways onto the property with dimensions.
 - e. All public right of ways (streets, roads, etc...).
 - f. All easements on the property with dimensions.
 - g. **Location of wells and septic systems.**
 - i. **A proposed well needs to be 50ft from a property line.**
 - ii. **A proposed structure needs to be 10ft from a septic system.**
2. Must be located on the drawing:
 - a. A visual scale bar.
 - b. A north arrow.
 - c. The use of the existing and proposed structures.
3. **New home construction** requires:
 - a. A copy of the septic permit from the Health Department. If located in a town with public sewer a copy of sewer tap permit or similar document will be necessary.
 - b. Proof of contact for receiving a street cut permit from the County Highway Department or City Street Department.
4. Improvement location permit fee.
 - a. **Less than or equal to 500sq/ft = \$40.00 Per structure**
 - b. **Greater than 500sq/ft = \$60.00 Per structure**
 - c. **Paid in form of a check (payable to Area Plan Commission) or cash.**
5. Violations of the Wells County Zoning Ordinance will be subject to fines and legal action based on the type of violation.

Important Notices:

Construction must begin 180 days after receiving an improvement location permit.

Construction must be finished 2 years after receiving an improvement location permit.

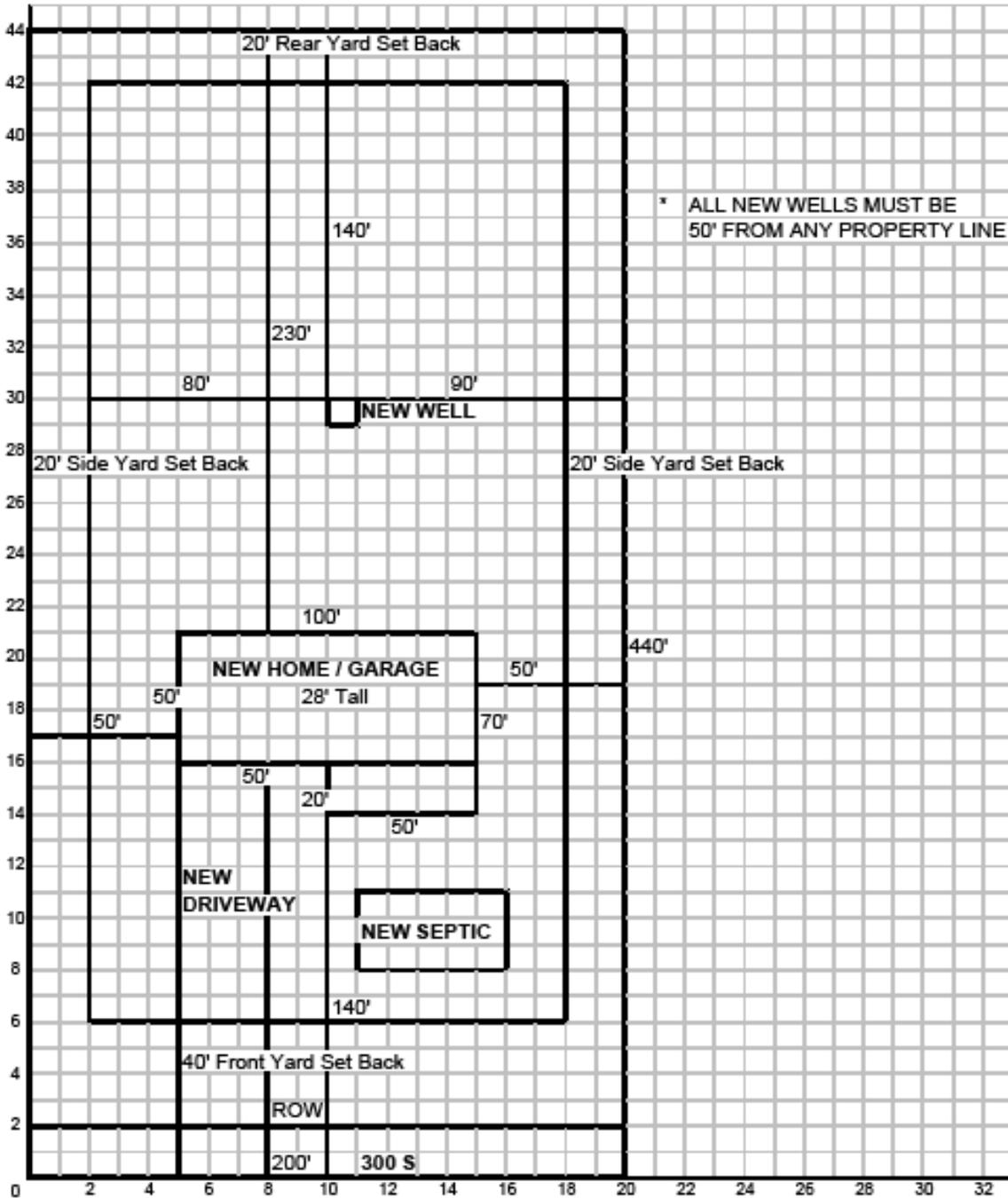
9-15 LOT SIZES, SETBACK, AND HEIGHT RESTRICTIONS. Lot sizes and setbacks and height restrictions for structures shall be as follows for the Zoning Districts designated in this Zoning Ordinance. See height regulations in General Regulations of this Zoning Ordinance concerning communication and amateur radio towers.

Table 9-15, Lot Sizes & Setbacks and Height Restrictions

- (1) A setback shall be the distance between the right-of-way of a public way or a property line to a principal and/or accessory structure. A right-of-way of a public way shall take precedent wherever it overlaps the property line.
- (2) Heights shall be measured from the highest section of the structure to the average land elevation of the parcel on which said structure is built.
- (3) If a proposed Minor Subdivision is located more than two hundred (200) feet from an existing Public Way, a twenty five (25) foot wide access strip that is contiguous with an existing Public Way and the proposed Minor Subdivision shall be deeded with proposed Minor Subdivision to allow for two-way traffic onto and off an existing Public Way.
- (4) A platted lot in a Major Subdivision or PUD may be located behind other platted lots if a twenty five (25) foot wide access strip that is contiguous with an existing Public Way is platted with said lot and if proposed lot has been approved in writing by the local legislative body under whose jurisdiction the Major Subdivision or PUD is to be located.

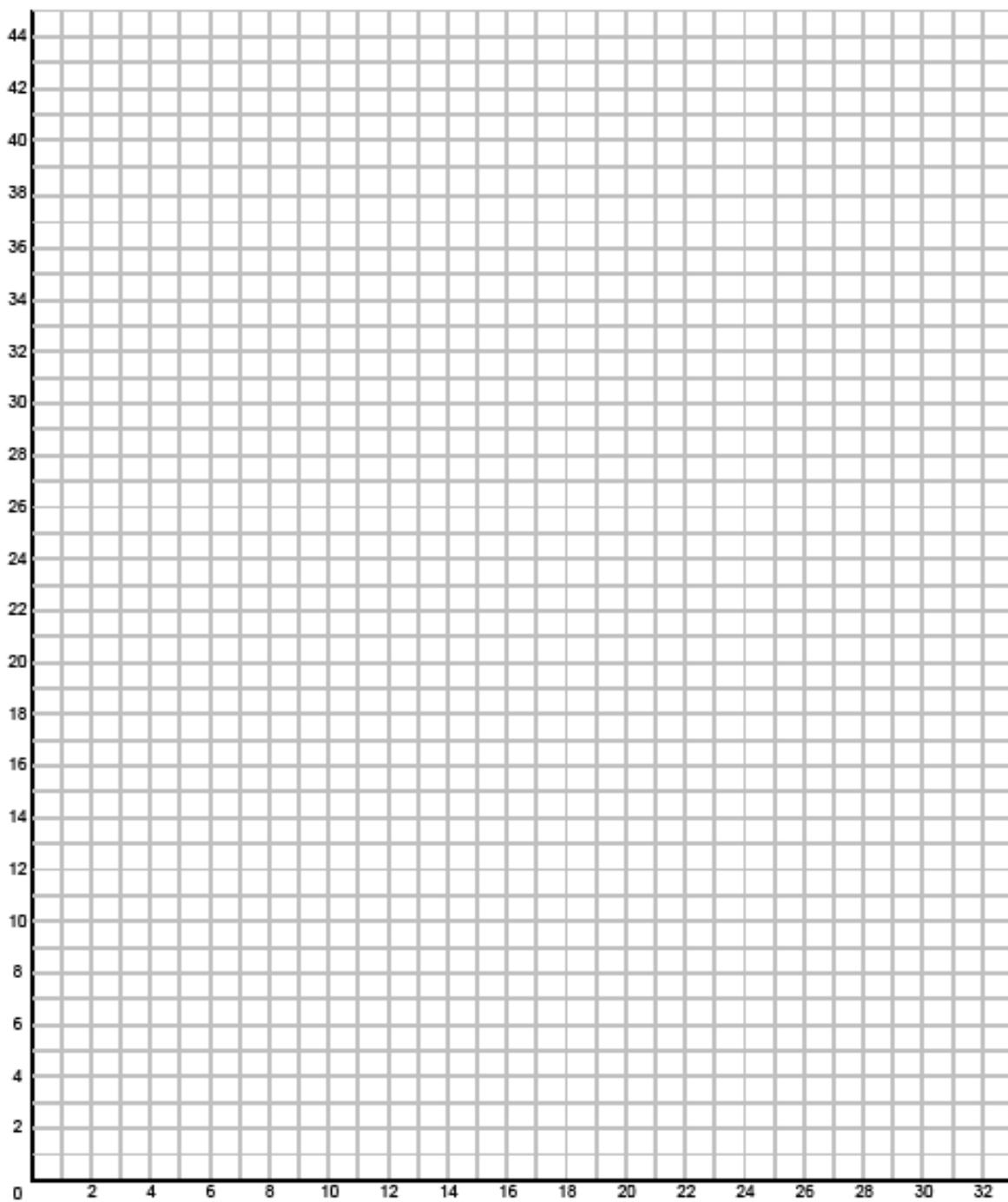
ZONING DISTRICT	Minimum Site Area (Sq. Ft.)	Minimum Road Frontage (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Height Primary Structure	Maximum Height Accessory Structure	
A-1	87,120 (2 acres)	200	40	20	20	50	100	
A-R	87,120 (2 acres)	200	40	20	20	50	100	
B-1 (CBD)	3000	30	0	0	0	50	20	
B-2	7200	60	30	8	10	50	20	
B-3	10,000	75	30	10	10	50	20	
C-1	65,340 (1.5 acres)	200	40	20	20	25	20	
I-1	20,000	100	30	20	20	50	20	
I-2	80,000	200	40	20	20	50	20	
L-1	435,600 (10 acres)	500	IDEM STANDARDS					
M-1	3600	40	20	5	5	35	20	
M-2	3600	40	20	5	5	35	20	
R-1	9500	70	35	10	10	35	20	
R-2	7000	55	30	8	10	35	20	
R-3	6000	50	20	8	10	35	20	
S-1	21,780 (0.5 acres)	100	35	10	15	35	20	

- EXAMPLE



check the scale amount which applies

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| <input type="checkbox"/> = 50 feet x 50 feet | <input type="checkbox"/> = 30 feet x 30 feet | <input checked="" type="checkbox"/> = 10 feet x 10 feet |
| <input type="checkbox"/> = 40 feet x 40 feet | <input type="checkbox"/> = 20 feet x 20 feet | <input type="checkbox"/> = 5 feet x 5 feet |



check the scale amount which applies

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| <input type="checkbox"/> = 50 feet x 50 feet | <input type="checkbox"/> = 30 feet x 30 feet | <input type="checkbox"/> = 10 feet x 10 feet |
| <input type="checkbox"/> = 40 feet x 40 feet | <input type="checkbox"/> = 20 feet x 20 feet | <input type="checkbox"/> = 5 feet x 5 feet |

NOTICE OF AGRICULTURAL ACTIVITY

TO: ALL PETITIONERS IN AGRICULTURAL ZONED AREAS OF **WELLS** COUNTY, INDIANA

This notice is given to you because of your petition to move into an area of **Wells** County that is zoned for Agriculture.

The purpose of this notice is to assure you are aware that all agricultural operations are allowed in this area.

Agricultural activity may include, but is not limited to, grazing of livestock, confined feeding of livestock, application of animal manure to land, application of herbicides and pesticides to fields and growing crops, creation of dust from field operations and noise from livestock and machinery operations which includes the drying and transportation of grain, sometimes with machinery that has a "Slow Moving Vehicle" emblem on it, meaning it is traveling at 25 mph or less.

People who choose to live in these areas must understand that agricultural operations may be occurring nearby.

You must also understand that Indiana has a "RIGHT TO FARM" law that protects farm operations from unwarranted nuisance suits by neighbors who move next to an existing farm operation. Farm operations do not constitute a nuisance so long as they are not negligently maintained, do not endanger human health and do not cause bodily injury to third parties.

By signing this notice form you verify that you have received it, read it and understand it. You are not giving up the right to seek redress for negligence by individuals associated with a farm operation or by other residents of the area.

I, _____ CERTIFY THAT I HAVE RECEIVED THIS NOTICE. I HAVE READ IT AND I UNDERSTAND IT.

Printed Name

Date