

Proposed Amendments to Pulaski County Unified Development Ordinance for Consideration  
for 1-January-2018 effective date

**1. Address apparent absence of Brewery, Distillery, and Winery from Tables of Uses.**

**1A**

Current permitted use/spec. ex's for Microbrewery/-distillery/-winery/brewpub and Food Production

	A-1	R-3	C-1	C-2	L-I	H-I	P-D
Micro-booze		SE	Yes	Yes	Yes	Yes	Yes
Food prod.	SE		SE	SE	Yes	Yes	Yes

Proposed permitted use/spec ex's for Microbrewery/-distillery/-winery, Food Production, and Brewery/Distiller/Winery

	A-1	R-3	C-1	C-2	L-I	H-I	P-D
Micro-booze	*SE*	SE	Yes	Yes	Yes	Yes	Yes
Brewpub		SE	Yes	Yes	Yes	SE	Yes
Food prod.	SE			SE	Yes	Yes	Yes
Alcohol prod.	SE			SE	Yes	Yes	Yes

\*\*\*Note: Separates brewpub/other production facilities with restaurants from production facilities without restaurants to allow the latter in areas where restaurants aren't permitted.

**1B** Amend description of 'Viticulture' (page 104) to include on-site micro-winery and winery as part of viticulture. Minimum parking requirements for vineyard with (micro-)winery on page 141 table: 1 space per employee plus 1 space per every 250 sf of tasting-area sf

**1C** Need to prepare description and standards for 'Alcohol production'

1.c.i. DESCRIPTION An establishment engaged in the production and packaging of alcoholic beverages for distribution, retail, or wholesale both on and off-premise. A brewery produces 15,000 or more barrels of beer per year and sells the majority of the beer it produces for off-site resale and consumption. A winery produces 100,000 or more gallons of wine per year. A distillery produces more than 15,000 or more gallons of alcoholic spirits per year. Accessory uses may include a taproom, seating areas, ancillary sales of related merchandise, event space, and warehouse space for stored product.

1.c.ii. STANDARDS (Apply to Food Production, too) --- 1) Buffer areas in the side and rear shall not be used for parking. In the C-2 corridor commercial district and A-1 general agriculture district, a Type C perimeter buffer (Section 5.3) is required adjacent to any use or district except where another industrial use or zoning district, including along streets and roads separating the use from a non-industrial district. In the case of road/street separation, the Administrator may lessen the buffer-width requirement. No rear buffer is required if an alley is present.

2) Special front setback required for A-1 production facility: 60'  
Special building separation required for A-1 production facility: 30'  
Approval of A-1 production facility request dependent upon Highway Superintendent sign-off pertaining to road quality/strength and any required improvements to road as necessary, at applicant's cost.

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Proposed use must present an opportunity for value-added production reliant on agricultural products grown primarily in Pulaski County and its region, and may not be a general food-production facility without connection to local agriculture

3) The use shall not generate more noise, smoke, odor, fumes, vibrations or other disturbance than is characteristic of permitted business uses located within 1,000 feet in any direction when observed, measured, or monitored from the closest lot line. In cases where such monitoring, measuring or observation is required, it shall be the responsibility of the applicant to provide adequate information to the Administrator.

**2. Increase the maximum size for a sign exempted from permit from 6s.f. to 12.s.f, maximum side length of 4’.**

**3. Need to address short-term rental use (AirBnb, VRBO)/distinction between regular bed-and-breakfast and short-term rental use within homes.**

Treat somewhat similarly to regular bed-and-breakfast operations (pages 102, 113, 124)  
*except for the following*

- a. Separate guest kitchens are not permitted, although short-term renters may use the primary kitchen.
- b. May not include the provision of prepared meals by the operator.
- c. No more than two sleeping rooms shall be provided in an owner-occupied unit, and no more than five sleeping rooms in a dwelling not under full-time occupation (as opposed to up to 10 in a regular bed-and-breakfast).
- d. Short-term rental units allowed by right as an accessory use, rather than primary use, in any district where the type of dwelling in which it occurs is so permitted, so long as it occurs in an owner-occupied dwelling unit, *except that when any operator intends to permit stays of longer than one week (seven days) at a time, the use must be approved by special exception.*
- e. So as to protect the characters of neighborhoods wherein this use occurs, short-term rental units shall be permitted only by special exception, as a primary use, when non-owner-occupied units are used for short-term rentals.

**4. Setback changes.**

- a. Decrease A-1, non-CAFO A-2, R-R, and industrial front-yard setbacks from 40’ to 30’.
- b. Decrease A-1 side setback from 40’ to 20’ for animal/crop production and residential uses; decrease to 30’ for non-production agricultural and non-residential uses.
- c. Increase non-CAFO A-2 side setback from 15’ to 20’ for non-high-intensity agriculture; increase to 30’ for non-agricultural, non-residential uses

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**5. Correct permitted-in districts for Offices Uses**

Current permitted use/spec. ex's for Office Use Type

	R-3	C-1	C-2	L-I	H-I	P-D
Flex Tenant			Yes	Yes	SE	Yes
General		SE	Yes	Yes	SE	Yes

Proposed permitted use/spec. ex's for Office Use Type

	R-3	C-1	C-2	L-I	H-I	P-D
Flex Tenant		SE	Yes	Yes	SE	Yes
General	SE	Yes	Yes	Yes	SE	Yes

**6. Create Urban Agriculture Uses, determine applicable zoning districts, and develop standards.**

Three uses: community garden (non-profit), indoor urban farm, outdoor urban farm  
PRIMARYLY CROP PRODUCTION, NO ANIMAL HUSBANDRY OTHER THAN  
AQUACULTURE.

	R-1	R-2	R-3	R-4	C-1	C-2	L-I	H-I	R-D	P-D
Comm. Garden	Yes	Yes	Yes	Yes	Yes	SE			Yes	Yes
Ind. Urb. Farm			SE		SE	Yes	Yes	Yes		Yes
Outd. Urb. Farm					SE	SE	Yes	Yes		Yes

A *community garden* is a neighborhood-based, non-commercial development with the primary purpose of providing space for members of the community to grow plants for beautification, education, recreation, community distribution, or personal use. These developments are non-profit; managed by public or civic entities, nonprofit organizations, or other community organizations; and volunteer-operated, although operation may involve paid staff of municipal or non-profit organizations. Processing and long-term storage of plants and plant products are prohibited on-site, but tools and supplies may be stored within a compliant accessory building.

A community garden shall be no larger than the standard area of three lots minus required setbacks, calculated based on the preferred lot dimensions for the applicable zoning district as stipulated in Chapter 3 of this ordinance. No visual screening required in the applicable district shall be required for a community garden other than as required for on-site parking screening. Composting is limited to materials generated on-site, must be visually shielded from off-site view, shall be at least 15' from any lot line, and should be located within or immediately adjacent to the garden. Incidental sale of such compost material is allowed as an accessory use to the principal use.

Although community gardens are to be operated in a non-commercial manner, the produce grown on-site may be sold either for the benefit of the nonprofit operating

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organization or for charitable support, or for personal profit in those situations in which the produce has been grown by and for the use by individual persons.

Corporate sales may be conducted on-site pursuant to the following stipulations: unless retail sales are expressly permitted in the applicable district, or are permitted by special exception or other conditional permission, and a special exception or other conditional permission has been obtained, on-site sales are limited to produce grown on-site, and no more than 25 percent of gross sales revenues may be generated from on-site sales.

Sales of produce by individuals who grew the produce for their own use is prohibited on-site and limited to participation in farmers' markets and through similar avenues in compliance with the terms of this ordinance.

An *urban farm* is a commercial development dedicated to the growing of fruits, vegetables, and other plant products, along with related tasks (washing, packaging and storing), for wholesale or retail sales, situated within a town, a village, or the developed area immediately adjacent the boundaries of a town or village.

*Indoor:* All activities must be conducted within completely enclosed buildings; operations may include greenhouses, vertical farming, hydroponic, aquaponics systems, and aquaculture. Within the R-3 and C-1 districts, such use is permitted only on a lot not more than 99' in width; within the R-3 district, a special exception may only be granted upon the condition that side setbacks be a minimum of 16.5'

*Outdoor:* Activities occur in unenclosed or partially enclosed structures, including growing beds, growing fields, hoophouses, orchards, or indoor-type uses adapted to outdoor production. May include indoor operations in conjunction with outdoor operations. Within the C-1 district, all operations must occur inside side setbacks of 16.5' and on a lot no more than 99' in width.

Unless retail sales are expressly permitted in the applicable district, or are permitted by special exception or other conditional permission, and a special exception or other conditional permission has been obtained, on-site sales are limited to produce grown on-site, and no more than 25 percent of gross sales revenues may be generated from on-site sales. Composting is limited to materials generated on-site, must be visually shielded from off-site view, shall be at least 15' from front and rear lot lines and 25' from side lot lines, and should be located within or immediately adjacent to the growing area. Incidental sale of such compost material is allowed as an accessory use to the principal use.

Hoophouses and other fabric-based and non-permanent structures shall not require building permits or be considered accessory buildings, but shall securely attached to the ground and be included when measuring lot coverage and building setbacks.

**7. Some minor clean-up to language in Sections 2 and 6 regarding types of subdivision for clarification/avoid appearance of contradiction or gaps.**

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SECTION 2.3 ~~////~~ S. ADMINISTRATIVE SUBDIVISIONS ~~////~~ 4. Required approvals. (pages 59-60)

- a. For removal of interior lot lines, a legal description of the property and the new lot number(s).
- b. For removal of platted easements, signed and notarized letters of approval of the proposed action by all utilities having an interest in such easements, and in the case of drainage easements, any neighboring property owners affected by such easements. A notation shall be placed on the plat indicating that the easement has been vacated.
- c. For changes in the notations on a previously approved plat, an explanation of the reason(s) for the changes. If the Plat Committee finds that such changes have a significant effect on the subdivision as previously approved, the Plat Committee shall require such changes to be decided by the Plan Commission.

~~d. For division of land into cemetery plots, a plat of the cemetery showing the layout of the cemetery, including private drives, parking areas, and the sizes of burial lots. Such plat shall comply with the requirements of Indiana Code, 23-14-8 and any amendments thereto.~~

NEW D.e. For divisions by court decree, a copy of the decree showing by legal description how the land is to be divided.

NEW E. f. Sale or exchange of tracts between adjoining land owners:

- 1) For sale or exchange of adjoining land where one or more of the affected parcels is platted, a legal description and indication on the drawing of the tract to be divided and the tract to be added and certification by a registered land surveyor that monuments have been or will be set to indicate the relocated property lines. If the land involved in the subdivision has not been monumented, no monumentation is required.
- 2) For sale or exchange of adjoining unplatted land, a legal description and indication on the drawing of the tract to be divided and the tract to be added.
- 3) For subdivision where the purpose is to resolve a boundary dispute or to establish a mutually agreed upon boundary line, an affidavit signed by all affected property owners stating the purpose of the subdivision.
- 4) At the time that an administrative subdivision as defined in Section 8 Definitions is submitted for secondary approval, the submission shall include quitclaim or warranty deed(s) containing the legal description for each parcel of property for which ownership is transferred within and by said Administrative Subdivision.

~~g. A division of a building site containing an existing dwelling which has been located on an agriculturally used site for at least ten (10) year (any division of agricultural production land that will result in new parcels used only for agricultural production shall be exempted);~~

NEW F h. For corrections of legal descriptions, an affidavit signed by the affected owners stating that the description was in error, and a corrected legal description. Such correction shall be recorded, and an appropriate notation shall be placed upon the previously recorded plat.

~~i. For dedication or granting of easements for purposes other than access, a legal description. Such easements shall be recorded, and an appropriate notation shall be placed on the recorded plat.~~

~~j. For dedication of right-of-way or access easements, a legal description and a plat showing the parcels and the location of the right of way or easement. In addition, for right of way dedication, certification by a registered land surveyor that monuments will be set indicating the relocated property lines.~~

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NEW G (combines current i. and j.). For dedication of right-of-way or access easements, a legal description and a plat showing the parcels and the location of the right-of-way or easement. In addition, for right-of-way dedication, certification by a registered land surveyor that monuments will be set indicating the relocated property lines. For dedication or granting of easements for purposes other than access, a legal description. Such easements shall be recorded, and an appropriate notation shall be placed on the recorded plat.

NEW H (combines and edits current d. and g.). The following divisions of land shall be exempt from subdivision review procedures under this section and Section 6.1.C.2.c.

1. The division of land into cemetery plots. However, a plat of the cemetery showing the layout of the cemetery, including private drives, parking areas, and the sizes of burial lots shall be provided to the Administrator, who shall issue an Administrative Exemption and collect the fee therefor. Such plat shall comply with the requirements of Indiana Code, 23-14-8 and any amendments thereto.
2. Any division of agricultural crop-production, pasture, forested, or prairie land that will result in new parcels used only for continued crop-production, pasture, forest, or prairie without the addition of any structures within a period of at least five years.

SECTION 6.1 //// C. GENERAL //// 2 DIVISION FROM PARENT TRACT //// C. ADMINISTRATIVE SUBDIVISION (pages 184-185).

NOW C-1) Administrative Subdivisions are subject only to the APPROVAL of the Plat Committee that such subdivision is within one of the following categories:

NOW 1-A. ~~1)~~ A re-subdivision which involves only the removal of interior lot lines, with the outside perimeter of the property remaining unchanged, resulting in fewer parcels than were contained in the original parcel;

NOW 1-B. ~~2)~~ A resubdivision which involves only the removal or relocation of easements on the property;

NOW 1-C ~~3) For e~~ Changes in the notations on a previously approved plat, ~~an explanation of the reason(s) for the changes.~~ If the Plat Committee finds that such changes have a significant effect on the subdivision as previously approved, the Plat Committee shall require such changes to be decided by the Plan Commission.

NOW 1-D ~~4)~~ A division of land pursuant to an allocation of land by court decree;

~~5) The division of land into cemetery plots;~~

Now 1-F ~~6)~~ A re-subdivision to correct errors in an existing legal description, provided that no additional building lots are created;

NOW 1-E ~~7)~~ A division of land involving no more than two (2) parcels for the sale or exchange of tracts between adjoining land owners, provided that no additional building sites are created;

~~8) A division of a building site containing an existing dwelling which has been located on an agriculturally used site for at least ten (10) year (any division of agricultural production land that will result in new parcels used only for agricultural production shall be exempted);~~

NOW 1-G ~~9)~~ A division or re-subdivision of land for the acquisition by the public or by a utility for street right-of-way or easement.

NOW C-2) ~~10)~~ Replats which meet the conditions of administrative subdivisions also may be considered under the terms of this Section.

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NEW C-3). The following subdivisions of land shall be exempt from review under this section and Section 2.3.S.4. (combines and edits current 5) and 8).

- a. The division of land into cemetery plots. However, such division shall be subject to an Administrative Exemption.
- b. Any division of agricultural crop-production, pasture, forested, or prairie land that will result in new parcels used only for continued crop-production, pasture, forest, or prairie without the addition of any structures within a period of at least five years.

**8. Amend Nonconforming Lot language, pages 13-14.**

**8A.** Add text to 1.8.D: “Nonconforming Lots of Record. IT IS THE INTENT OF THIS ORDINANCE TO DISCOURAGE THE ESTABLISHMENT OF NONCONFORMING LOTS. NO DIVISION OF LAND SHALL RESULT IN THE CREATION OF A NONCONFORMING LOT WITHOUT THE ISSUANCE OF A VARIANCE OF DEVELOPMENT STANDARDS AFTER EVIDENCE HAS BEEN PROVIDED TO JUSTIFY THE CREATION OF SAID NONCONFORMING LOT. IN SUCH CASES, no use or structure shall be located on a nonconforming lot of record established after the effective date of this ordinance, except in accordance with the standards in this section.”

**8B.** Add text to 1.8.D.3. “Development on Vacant Nonconforming Lots. Development on VACANT LEGAL PRE-EXISTING nonconforming lot ESTABLISHED PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE shall meet the minimum...”

**9. Incorporate Rules of Procedure language regarding re-application for public hearing into UDO by reference.**

**9A.** Page 36, add new 2.3.F.6. Reapplication. An application receiving a denial from the Board of Commissioners shall be heard again only in accordance with the Advisory Plan Commission’s Rules of Procedure.

**9B.** Page 52, add new 2.3.O.3.f.3) An applicant that has received an adverse Board of Zoning Appeals decision shall only refile an application in accordance with the Board of Zoning Appeals’ Rules of Procedure.

**9C.** Page 54, add new 2.3.P.3.e.3) An applicant that has received an adverse Board of Zoning Appeals decision shall only refile an application in accordance with the Board of Zoning Appeals’ Rules of Procedure.

**10. Allow Minor Manufacturing in the A-1 district by Special Exception**

Standards:

Special front setback required for manufacturing facility: 60’

Special building separation required for manufacturing facility: 30’

Type-C landscaping buffer required and industrial landscaping requirements apply

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Approval dependent upon Highway Superintendent sign-off pertaining to road quality/strength and any required improvements to road as necessary, at applicant's cost.

**11. Amend/update Mobile Home/Manufactured Home language**

Current UDO terminology/standards

*Mobile home.* A transportable dwelling unit which is a minimum of eight feet in width and which is set on a concrete pad or tied down, with wheels, axles, and towing chassis remaining intact, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical system contained therein, and which was manufactured either: Prior to June 15, 1976 and bears a seal attached under Indiana Public Law 135, 1971, certifying that it was built in compliance with the standards established by the Indiana Administrative Building Council, or subsequent to or on June 15, 1976 and bears a seal, certifying that it was built in compliance with the Federal Mobile Home Construction and Safety Standards

*Mobile homes are allowed by right in R-4 District/Mobile Home Parks and nowhere else.*

*Single-family detached dwelling.* A dwelling containing one dwelling unit that is occupied by one family and that is not physically attached to any other principal structure on an individual lot. For regulatory purposes, this term does not include manufactured dwellings, recreational vehicles, or other forms of temporary or portable housing. A manufactured building constructed for use as a single-family dwelling (manufactured dwelling) that is 950 square feet in area or larger is treated similar to a single-family detached dwelling.

*Single-family detached dwellings, including "manufactured building[s] constructed for use as single-family dwelling[s]" (manufactured dwelling[s]) that [are] 950 square feet in area or larger), are permitted by right in A-1, R-R, R-2, R-3, R-4, and C-1, and by special exception in A-2, R-1, and C-2.*

Proposed new UDO terminology/standards

*Single-family detached dwelling.* A dwelling containing one dwelling unit that is occupied by one family and that is not physically attached to any other principal structure on an individual lot. For regulatory purposes, this term does not include **some** manufactured dwellings, **any** recreational vehicles, or **any** other forms of temporary or portable housing. ~~A manufactured building constructed for use as a single-family dwelling (manufactured dwelling) that is 950 square feet in area or larger is treated similar to a single-family detached dwelling.~~ Type-A conforming manufactured homes are treated as single-family detached dwellings for the purposes of interpretation, implementation, and enforcement of this ordinance

*Single-family detached dwellings, including "~~manufactured building[s] constructed for use as single-family dwelling[s] (manufactured dwelling[s]) that [are] 950 square feet in area or larger,~~ **Type-A conforming manufactured homes**, are permitted by right in A-1, R-R, R-2, R-3, R-4, and C-1, and by special exception in A-2, R-1, and C-2.*



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*Manufactured home.* Any transportable dwelling unit, designed and built in a factory, which is a minimum of eight feet in width and which is set on a concrete pad or tied down, with wheels, axles, and towing chassis remaining intact, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical system contained therein, and which was manufactured either: Prior to June 15, 1976 and bears a seal attached under Indiana Public Law 135, 1971, certifying that it was built in compliance with the standards established by the Indiana Administrative Building Council, or subsequent to or on June 15, 1976 and bears a seal, certifying that it was built in compliance with the Federal Mobile Home Construction and Safety Standards (1974 U.S.C. 5401 et seq.).

*Type-A conforming manufactured home.* A manufactured home, as defined above, that complies with the following specifications:

A. shall have been constructed after January 1 of the year including the date 20 years prior to the day of permanent installation and must **have or** exceed nine hundred fifty (950) square feet of occupied space per I.C. 36-7-4-1106 (d);

B. is attached to a permanent foundation of masonry construction and has a permanent perimeter enclosure constructed in accordance with the One and Two-Family Dwelling Code;

C. has wheels, axles, and towing chassis removed.

*As noted above, Type-A conforming manufactured homes are permitted by right in A-1, R-R, R-2, R-3, R-4, and C-1, and by special exception in A-2, R-1, and C-2. They are to be held to the same standards as single-family detached dwellings.*

*Type-B conforming manufactured home.* A manufactured home, as defined above, meeting all of the requirements of a Type-A conforming manufactured home, except that it shall have been constructed after January 1, 1981, but before January 1 of the year including the date 20 years prior to the day of permanent installation.

*Type-B conforming manufactured homes are permitted by right in R-4 and by special exception in all other districts where SFDD's/Type-As are permitted. They are otherwise held to the same standards as single-family detached dwellings.*

*Type-C conforming manufactured home.* A manufactured home, as defined above, meeting all of the requirements of at Type-A conforming manufactured home, except that it is has fewer than 950 square feet of occupied space and no square-footage minimum.

*Type-C conforming manufactured homes are held to the same standards, including permissible districts, as the cottage-home use type.*

(NOTE: ALSO ADD 'P' TO COTTAGE HOME/R-4 DISTRICT.)

*Mobile home.* Any Manufactured Home, as defined above, that does not meet the requirements for any Conforming Manufactured Home use, as defined above.

*As noted above, mobile homes are allowed by right in R-4 District/Mobile Home Parks and nowhere else. Mobile homes of less than 720.s.f require a variance*

**12. Minor tweak to Use Standards for Campground/RV park**

Add 4.3.E.9.b.3) on page 124. "The erection of not more than three single-family detached homes and/or Type-A manufactured homes is permitted within a campground/RV park pursuant to the following stipulations:

- a) Any such home must meet all of the standards set forth in this ordinance applicable to the type of structure, the R-D zoning district, and the Campground/RV park use.
- b) Any such home must meet all applicable building codes, health codes, and other federal, state, and local standards as applicable.
- c) Any such home must be resided in by an owner-operator, manager, or employee of the campground/RV park; rental, whether long-term or short-term, to persons unaffiliated with the campground/RV park is strictly prohibited.

**13. Map amendments (rezoning) to correct initial-map error**

Parcel 66-06-11-400-009.001-008 (Carol K. Gutwein, west of Morgan Hill) from A-2 to A-1;

new, to-be-created parcel, with new parcel number to be assigned, carved out of parcels 66-06-11-400-009.000-008 and 66-06-11-100-004.000-008 (Roger E. and Sandra J. Ward, north and east of Morgan Hill), with the following legal description:

A parcel of land in the East Half of Section 11, Township 30 North, Range 3 West, Jefferson Township, Pulaski County, Indiana, more particularly described as follows: Beginning at the Southwest Corner of the Southeast Quarter of said Section; Thence North 3 Degrees 25 Minutes 07 Seconds West (Bearing Assumed), along an existing Fence Line to the intersection of an existing Fence Line (East-West), a distance of 1360.03 Feet to the Point of Beginning

Thence continuing North on the West Line of said Southeast Quarter 2588 Feet more or less to the Southwest corner of a parcel of land owned by Krohn in Document No. 20090137; Thence East, parallel with the South Line of said Southeast Quarter 1330 Feet; Thence South parallel with the West Line of said Southeast Quarter a distance of 2588 Feet; Thence West, parallel with the South Line of said Southeast Quarter 1330 Feet to the Point of Beginning, containing 80 Acres, more or less.  
from A-1 to A-2.

All parcels located at State Road 14/County Road 600 West/County Road 100 North

**14. Add definition for 'village' to Section 8.**

A settlement originally platted as a town but never incorporated. For certain purposes, such as distinguishing between the R-1 Village Residential District and other zoning districts, the term may be employed to describe any tract or subdivision housing area neither served by public utilities nor with lots meeting minimum-size requirements.

**15. Addition to General Provisions**

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Page 9, new 1.5.A.1. Lots developed solely for the purpose of constructing public-use non-motorized trails by a governmental agency or non-profit organization whose primary focus is trail development, maintenance, and promotion, without the inclusion of structures on said lots, shall be exempted from lot-dimension, building-setback, and lot-coverage minimums at the administrator's discretion upon consideration of adjacent uses and adjacent-parcel building setbacks.

**16. Amend use-variance language**

Page 52, 2.3.O.4.b.4) Replace 'practical difficulty' with 'unnecessary hardship' per Indiana Code.

**17. Reconcile UDO and Findings of Fact documents for Special Exception criteria**

Page 54, 2.3.P.4. Remove .e. and f. New .d., "most desirable use for which the land in this zoning district is adapted". Combine .b., .c., and .d. into one .b. Add new .a., "Compatible with the comprehensive plan". New .c., "conserve property values"

**18. Add application requirements to Map Amendment (Rezoning)**

Page 34, 2.3.F.2.b.3) Supplemental application materials include a copy of the deed for the property involved, the required filing fee, a site plan signed, dated, and clearly showing the entire layout of the property, neighboring uses, and a statement of intent detailing any written commitments and addressing findings-of-fact concerns.

**19. Specify Findings of Fact in Variance and Special Exception application requirements**

Page 52, 2.3.O.3.c.3) add "and addressing findings-of-fact concerns" after "made by the applicant".  
Page 54, add 2.3.P.3.c.4)b) add "Findings-of-fact questions must be addressed, as well."