

ARTICLE FIVE
DEVELOPMENT STANDARDS

501 PROCEDURE: The following specified uses must meet the development standards as listed in this Article in addition to the requirements of all other Articles of this Ordinance. In a district which the specified use is permitted, the Zoning Administrator shall ascertain that the specifications of the Article are met. In a district in which the specified use is allowed by special exception, the Board shall ascertain that the specifications of this Article are met prior to approval of the special exception.

502 CONFINED FEEDING OPERATIONS: All confined feeding operations (as defined by IC 13-1-5.7 (d) must meet the following standards:

502.01 All structures shall be set back at least 50 feet from any right-of-way line and/or boundary line.

502.02 The outer perimeter of the confined feeding operation including open pits, lagoons, or manure slurry holding tanks, pens or lots shall not be located any closer than:

A. One-half mile to the nearest boundary of any incorporated city or town;

B. 1,320 feet from any residential district line, residence, other than the farm operator or residences owned by the confined feeding operation, any church, commercial use other than agriculturally related, school, recreational area (public or private), or any public building.

502.03 An existing confined feeding operation may be expanded, extended, or enlarged at the same immediate location provided the following:

A. The expansion, extension, or enlargement does not encroach into any required setback to a greater extent than that which exists prior to the expansion, extension, or enlargement.

502.04 Any new residence, other than the farm operator, or any new church, commercial use other than agriculturally related, school, recreational area (public or private) or public building shall not be located closer than 1,320 feet from an existing confined feeding operation.

502.05 All confined feeding operations shall meet all applicable regulations of the Indiana Department of Environmental Management.

502.06 The spreading of accumulated waste through land application shall be located so as to provide for the minimum separation distance provided below. If the required distances cannot be met, then the owner shall incorporate within 48 hours or inject the waste into the soil to minimize the odors:

A. 500 feet from a residential district line or from an existing residence other than that of the farm operator.

B. 1,000 feet from a built-up area of five or more contiguous residences.