

Wells County



Farmland Coverage
85.04% land in farmland

2014 Population
27,862 ↑

Top Employing Industries
Manufacturing, Health care and social assistance

County Type
Rural County

Ordinance Regulates CFOs
Definition
Uses IDEM definition, but also includes manure lagoons both on-site and satellite

| ZONING DISTRICT | PERMITTED USE / SPECIAL EXCEPTION |
|------------------------------|-----------------------------------|
| Agricultural Intensive (A-1) | Permitted Use |
| REZONE REQUIRED: NO | |

ADDITIONAL STANDARDS

Use standards for CFOs beyond zoning district's standards unless otherwise specified.

SETBACKS¹

| | |
|--------------------|------|
| Right of Way (ft) | None |
| Property Line (ft) | 300 |

BUFFERS

| | |
|--------------------------------------|---|
| Zoning Districts (ft) | Residential districts-2,640 |
| Municipal Boundary ² (ft) | 5,280 |
| Residential Use (ft) | 800 |
| <i>Exception for farm house</i> | Yes |
| Religious Institution (ft) | 2,640 |
| School (ft) | 5,280 |
| Recreational Areas (ft) | 2,640* |
| Business (ft) | 2,640 from a commercial or industrial use |
| Other Buffered Uses (ft) | *Public use area-2,640 |

APPLICATION PROCESS REQUIREMENTS

Only checked processes are required.

- Pre-application permit required
- Site plan required
- Development plan review
- Other Processes
- Site scoring system

Site Scoring System Summary

Scoring system awards points for odor abatement practices, buffers above the minimum standard, manure application methods, community support, interest in another CFO in good standing among other things. Must score a minimum of 220 points to be approved.

OTHER

| | |
|---|--|
| Proof of IDEM Permit Required | No |
| Existing Violation Clause | None |
| Odor Control Standards | None |
| <i>Manure Management</i> | |
| Manure Application Standards | Manure management plan required |
| Manure Storage Standards | Construction plans for manure lagoons must meet specified standards of IDEM or the USDA and shall be planned and constructed under the supervision of NRCS |
| Animal Mortalities Standards | None |
| Transportation/Driveway & Parking Standards | Suitable truck turnaround area with all-weather surface |
| Well/Water Standards | None |
| Screening/Shelterbelt Standards | None |
| Minimum Lot Size (acres) | None |
| Other | Closure plan required |

RELATED STANDARDS

| | |
|--------------------------------|--------------------------|
| Reciprocal Buffer | <input type="checkbox"/> |
| County Has Agricultural Clause | <input type="checkbox"/> |

COUNTY LIVESTOCK STATS

| | |
|------------------------------------|------------|
| Active CFO Permits (2014) | 42 |
| Approximate Livestock Count (2012) | 19,126,673 |

WELLS COUNTY FACTS

| | |
|---|----------|
| 2014 Population Density (people/mi ²) | 75.6 |
| Housing Unit Density (houses/mi ²) | 31.6 |
| PCPI (2014) | \$39,244 |
| <i>Unincorporated Area</i> (excluding census designated places) | |
| Share of Population | 46% |
| Share of Land | 96% |

FOOTNOTES

1. Unless a reduction of setback would benefit a residential structure not on the parcel; Includes CFO and lagoon
2. Non-incorporated town plat with post office- 2,640

COUNTY CONTACT INFORMATION

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ORDINANCE

Information presented as of 8/15/2015. For more details about Wells County's land use ordinances on CFO/CAFOs, please visit <https://ag.purdue.edu/Documents/ordinance>.