



ADVISORY PLAN COMMISSION STAFF REPORT

Application No:	2024-APC-05
Meeting Date:	February 27, 2024
Subject:	A Agricultural District Accessory Use Height
Action Requested:	The Plan Commission wishes to amend the Town of Pittsboro Unified Development Ordinance "A" Agricultural District Accessory Use Height to require no maximum accessory structure height.
Petitioner:	Town of Pittsboro Advisory Plan Commission
Location:	Not Applicable
Parcel Size:	Not Applicable
Existing Zoning:	Not Applicable
Recommendation:	Approve
Prepared By:	Cynthia Bowen, FAICP cbowen@reasite.com 317-263-0127

Procedure

Proposed zoning text amendments (rezones) are considered by the Plan Commission and ultimately approved or rejected by the Town Council. Before making a recommendation to the Town Council, the Plan Commission must hold a publicly advertised hearing. The public hearing is advertised in The Republican one time, at least 10 days before the hearing. After the Plan Commission conducts the hearing and makes a recommendation, the proposed zoning text amendment is certified to the Town Council. The Town Council has 90 days to hear the text amendment. If the Town Council approves the proposal, it immediately becomes effective. If the Town Council fails to act on the proposal within 90 days after certification, the text amendment takes effect as if it has been adopted ninety days after certification. If the Town Council rejects the proposal or makes an amendment to the proposal, then it shall be returned to the Plan Commission for its consideration, with a written statement of the reasons for the rejection or amendment. The Plan Commission has 45 days to approve the amendment or reject the amendment. If the Plan Commission approve the amendment it becomes law. If the Plan Commission fails to act within 45 days, the ordinance stands as passed by the Town Council. If the Plan Commission disproves the rejection or amendments by the Town Council, the action of the Town Council on the original rejection or amendment stands only if confirmed by another vote of the Town Council within 45 days after the Plan Commission certifies its disapproval.

Background

The Town Planner drafted amendments to the UDO per direction of the Plan Commission from their January 23, 2024 Plan Commission Meeting. The Plan Commission held a workshop on February 8, 2024 to discuss each amendment and provide further direction to the Town Planner. Drafts of the amendments were published for review on February 20, 2024.

Correspondence

As of the writing of this staff report, staff hasn't received any comments from the public.

Summary

Technical Advisory Committee: Not Applicable

Waivers: None.

Secondary Plat Standards: Not Applicable.

Zoning District Standards: Not Applicable.

Attachments

1. Draft Amendments

Recommendation

Staff recommends that the Plan Commission forward a favorable recommendation to the Town Council for "A" Agricultural District Accessory Use Height to require no maximum accessory structure height.

Motions

1. Motion to forward a favorable recommendation to the Pittsboro Town Council for Unified Development Ordinance "A" Agricultural District Accessory Use Height to require no maximum accessory structure height.
2. Motion to forward an unfavorable recommendation to the Pittsboro Town Council for Unified Development Ordinance "A" Agricultural District Accessory Use Height to require no maximum accessory structure height.
3. Motion to continue UDO Amendments 2024-APC-05 to the to the March 26, 2024 Advisory Plan Commission Meeting.

RESOLUTION No. _____
RESOLUTION OF THE PITTSBORO
ADVISORY PLAN COMMISSION

A Resolution Recommending and Certifying to the Pittsboro Town Council
Amendment to the Town of Pittsboro Unified Development Code.

BE IT RESOLVED the Town of Pittsboro, Indiana Advisory Plan Commission, having reviewed, considered, and received public comment, both written and verbal, after notice and public hearing held on February 27, 2024, at the Town Administrative Building, 33 E Main Street, Pittsboro, Indiana, 46167 on the proposed amendments to the Town of Pittsboro Unified Development Ordinance to Section 4.2 "A" Agricultural District, which is attached hereto and incorporated by reference, now hereby certifies and recommends, and directs the Secretary of the Advisory Plan Commission to certify a copy of said amendments, to the Town Council for approval at it next regularly scheduled meeting.

Approved this 27th day of February, 2024, by a vote of _____ yeas and _____ nays.

ADVISORY PLAN COMMISSION OF PITTSBORO,
INDIANA

By: _____
Steve Maple
President, Plan Commission

By: _____
Breana Love
Secretary, Plan Commission

Attested By:

Printed Name:

PREPARED BY:
Cynthia Bowen, FAICP, LEED AP
STAFF PLANNER

4.2 “A” AGRICULTURAL DISTRICT

A. DESCRIPTION OF DISTRICT

The Agricultural District is composed of land being used for agricultural activities, flood plain, and other rural uses, located near the periphery of the jurisdictional boundary, which is not expected to develop for intensive urban uses within the near future. It is the intent of this district to allow agricultural uses, to conserve the desirable characteristics of the land, to preserve prime agriculture land, and to protect the open area from the encroachment of scattered urban-type uses that may inhibit the overall development in accordance with the Comprehensive Plan.

B. USES

1. Permitted Uses

See Section 3.2 and Appendix A, Schedule of Uses.

2. Special Exception Uses

See Section 3.3 and Appendix A, Schedule of Uses.

3. Accessory Uses

See Section 3.4

4. Home Occupation Uses

See Section 7.7.

5. Temporary Uses

See Section 3.5.

C. DEVELOPMENT STANDARDS

Utility Requirements	Well water and septic systems may be utilized in this district, subject to the approval of the Hendricks County Health Department or the Indiana State Board of Health.
Minimum Lot Size	20 acres
Minimum Lot Width	300 feet
Minimum Front Setback	75 feet
Minimum Side Setback	20 feet
Minimum Rear Setback	25 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	No Maximum*
Minimum Primary Structure Floor Area	1,500 square feet

*The maximum height of the building is unlimited, provided, that the setback for the portion of the building that exceeds 50 feet shall be increased by 1 foot for each 1 foot of height above 50 feet until the ultimate height of the building is allowed.

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Minimum Lot Size	20 acres
Minimum Lot Width	300 feet
Minimum Front Setback	75 feet
Minimum Side Setback	20 feet
Minimum Rear Setback	25 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	40 feet <u>No Maximum*</u>
Minimum Primary Structure Floor Area	1,500 square feet

*The maximum height of the building is unlimited, provided, that the setback for the portion of the building that exceeds 50 feet shall be increased by 1 foot for each 1 foot of height above 50 feet until the ultimate height of the building is allowed.