

EMERICK FARMS, INC.					
PIN#	ADDRESS	LEGAL DESCRIPTION		ACRES	
92-10-22-000-201.900-006	0 E. 900 South Columbia City, IN 46725	PT SE4 & PT E2 SW4	S22 T30 R10	229.049	
92-10-13-000-203.901-006	0 E. 800 South-92 Fort Wayne, IN 46814	MOST SW4 & W2 SE4 & PT E2 SE4	S13 T30 R10	233.596	
92-10-23-000-101.000-006	0 E. 800 South Columbia City, IN 46725	W2 NE4 EX2.344A	S23 T30 R10	78.742	
				541.387	
BRIAN G. & SONYA M. EMERICK					
PIN#	ADDRESS	LEGAL DESCRIPTION		ACRES	
92-10-13-000-401.000-006	7383 S. 700 East Columbia City, IN 46725	S2 NW4	S13 T30 R10	80	
92-10-03-000-211.000-006	0 E. State Road 14 Columbia City, IN 46725	W2 SE4	S03 T30 R10	78	
92-10-10-000-102.000-006	5780 E. State Road 14 Columbia City, IN 46725	N2 SE4 EX.2A & W2 E2 NE4 EX.3A EX.5A	S10 T30 R10	119	
92-10-10-000-301.000-006	5355 E. 700 South Columbia City, IN 46725	E2 NW4 & E2 SW4	S10 T30 R10	99.591	
92-10-15-000-101.901-006	5352 E. 700 South Columbia City, IN 46725	E2 NW4 & PT W2 W2 NE4	S15 T30 R10	241.187	
92-10-15-000-201.000-006	0 S. 600 East Columbia City, IN 46725	PT SE4	S15 T30 R10	55.1	
				672.878	
BRENT K. & LIZA D. EMERICK					
PIN#	ADDRESS	LEGAL DESCRIPTION		ACRES	
92-10-15-000-201.001-006	0 E. 800 South Columbia City, IN 46725	PT SE4	S15 T30 R10	55.1	

TOTAL  
1269.365



E500S

0 1,250 2,500 5,000 Feet

92-10-03-000-211.000-006

IPM

ESR 14

RR

VC

E F B I A PL

E G I A N T O N Y D R

E V I A D E L S O G N O

92-10-10-000-102.000-006

92-10-10-000-301.000-006

E700S

S600E

92-10-15-000-101.901-006

AG

92-10-15-000-201.000-006

92-10-15-000-201.001-006

E800S

S500E

92-10-13-000-401.000-006

92-10-13-000-203.901-006

S700E

92-10-23-000-101.000-006

92-10-22-000-201.900-006

E900S

E INDIAN CREEK ROAD

E P O P C O T

N



## AG Agricultural District

### 3.1 "AG" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses ***
<p>The "AG" (Agriculture) District is intended for agricultural use while permitting residential development, which meets the requirements of Section 3.2 of the Whitley County Zoning Ordinance.</p> <p>The district should allow farm and residential uses to coincide in appropriate rural areas.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• child care home (owner occupied home)</li> <li>• dwelling, single family</li> <li>• dwelling, manufactured home</li> <li>• residential facility for developmentally disabled (small)*</li> <li>• residential facility for mentally ill*</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• agricultural feed and seed sales</li> <li>• animal husbandry of livestock not in a confined feeding operation</li> <li>• confined feeding operation (Class 1)****</li> <li>• cider mill</li> <li>• commercial raising of non-farm animals (subject to maximum animal unit limits)</li> <li>• farm market (produced on-site)</li> <li>• grazing and pasture land</li> <li>• greenhouse (under 50,001 sq. ft.)</li> <li>• orchards</li> <li>• plant nursery</li> <li>• processing agricultural crop products produced on site</li> <li>• riding stables/trails</li> <li>• storage of farm vehicles, equipment, and materials (used in the farming operation-not for sale)</li> <li>• storage of agricultural products</li> <li>• tree farms</li> <li>• vineyard</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation (non-traffic generating)</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast facility</li> <li>• dwelling, mobile home</li> <li>• residential facility for developmentally disabled (large)</li> <li>• secondary dwelling unit</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• confined feeding operation (Class 2)****</li> <li>• farm equipment Sales/Service</li> <li>• processing of agricultural products not produced on site, not to include slaughterhouses</li> <li>• storage of agricultural products not produced on site</li> </ul> <p><b>Business: General Business</b></p> <ul style="list-style-type: none"> <li>• kennel</li> <li>• landing strip</li> <li>• lumber products</li> <li>• mini-warehouse</li> <li>• sawmill</li> </ul> <p><b>Business: Auto Sales/Service</b></p> <ul style="list-style-type: none"> <li>• automobile body shop (enclosed)</li> <li>• automobile repair (enclosed)</li> </ul> <p><b>Business: Food Sales/Service</b></p> <ul style="list-style-type: none"> <li>• farmer's market</li> </ul> <p><b>Business: Retail</b></p> <ul style="list-style-type: none"> <li>• specialty retail, such as antique, fabric, furniture, gift, flower, jewelry, clothing shops</li> <li>• bait/tackle shop</li> <li>• electrical supply shop</li> <li>• hardware store</li> <li>• heating/cooling/sales service</li> <li>• lumber yard</li> <li>• plumbing supply store</li> <li>• variety store</li> <li>• winery</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>• gravel/sand/mixing**</li> <li>• liquid/dry fertilizer storage and distribution</li> <li>• machine shop</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• church</li> <li>• school, public or private</li> <li>• cemetery</li> <li>• corporate retreat center</li> <li>• recycling collection point (no outdoor storage)</li> </ul>

**“AG” District Intent, Permitted Uses, and Special Exception Uses (Cont.)**

		<b>Special Exception Uses</b>
		<b>Communication/Utility</b> <ul style="list-style-type: none"> <li>• cellular/communication/radio/television tower</li> <li>• pipeline pumping station</li> <li>• utility substation</li> <li>• public well</li> <li>• telephone exchange</li> </ul> <b>Miscellaneous</b> <ul style="list-style-type: none"> <li>• home occupation (traffic generating)</li> </ul>

- \* As provided by Indiana Code (IC 12-2-28-4-8 and IC 12-28-4-7).
- \*\* State law permits mining in rural areas (areas within 7 or less homes within a square mile) regardless of local decision making. In these cases, a Public Hearing is primarily to discuss and mitigate traffic impacts, noise, etc.
- \*\*\* Only sites in the Agriculture District (AG ) that have a Primary Structure in conjunction with a Permitted Use are allowed Special Exception Uses on the same lot with BZA approval.
- \*\*\*\* Confined feeding operations are defined in Section 5.21 of this Ordinance.

## AGP Agricultural Production District

### 3.3 "AGP" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "AGP" (Agricultural Production) District is intended to provide a land use category for intensive agricultural uses and to recognize certain needs of the agricultural community. The goals of this land use district would be for enhanced Right-to-Farm protection, recognition by community, and to promote agricultural economic development.</p> <p>Non-agriculture uses that are located within this zoning district may not object to any permitted agriculture use, whether such uses currently exist, are enlarged, or change in the future to another agricultural use.</p> <p>This district should maintain large, undeveloped areas for productive agricultural uses and intense agricultural-related uses.</p> <p>Whitley County's Plan Commission and Board of Zoning Appeals should strive to protect this district from conflicting land uses, non-agriculture oriented businesses, and any use that may inflict significant environmental impacts or be injurious to neighbors.</p>	<p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• agricultural feed and seed sales</li> <li>• animal husbandry of livestock not in a confined feeding operation</li> <li>• confined feeding operation (Classes 1, 2)****</li> <li>• commercial raising of non-farm animals (subject to maximum animal unit limits)</li> <li>• farm market</li> <li>• grazing and pasture land</li> <li>• greenhouse (under 250,001 sq. ft.)</li> <li>• orchards</li> <li>• processing agriculture crop products produced on site</li> <li>• storage of farm vehicles, equipment, and materials (used in the farming operation-not for sale)</li> <li>• storage of agricultural products</li> <li>• tree farms</li> <li>• vineyard</li> </ul> <p><b>Residential Uses</b> (subject to use restriction in §3.4)</p> <ul style="list-style-type: none"> <li>• dwelling, single-family</li> <li>• dwelling, manufactured home</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation (non-traffic generating)</li> </ul>	<p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• confined feeding operation (Class 3)****</li> <li>• greenhouse (over 250,000 sq. ft.)</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• secondary dwelling unit</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation (traffic generating)</li> </ul>

\*\*\*\* Confined feeding operations are defined in Chapter 5.21 of this Ordinance.