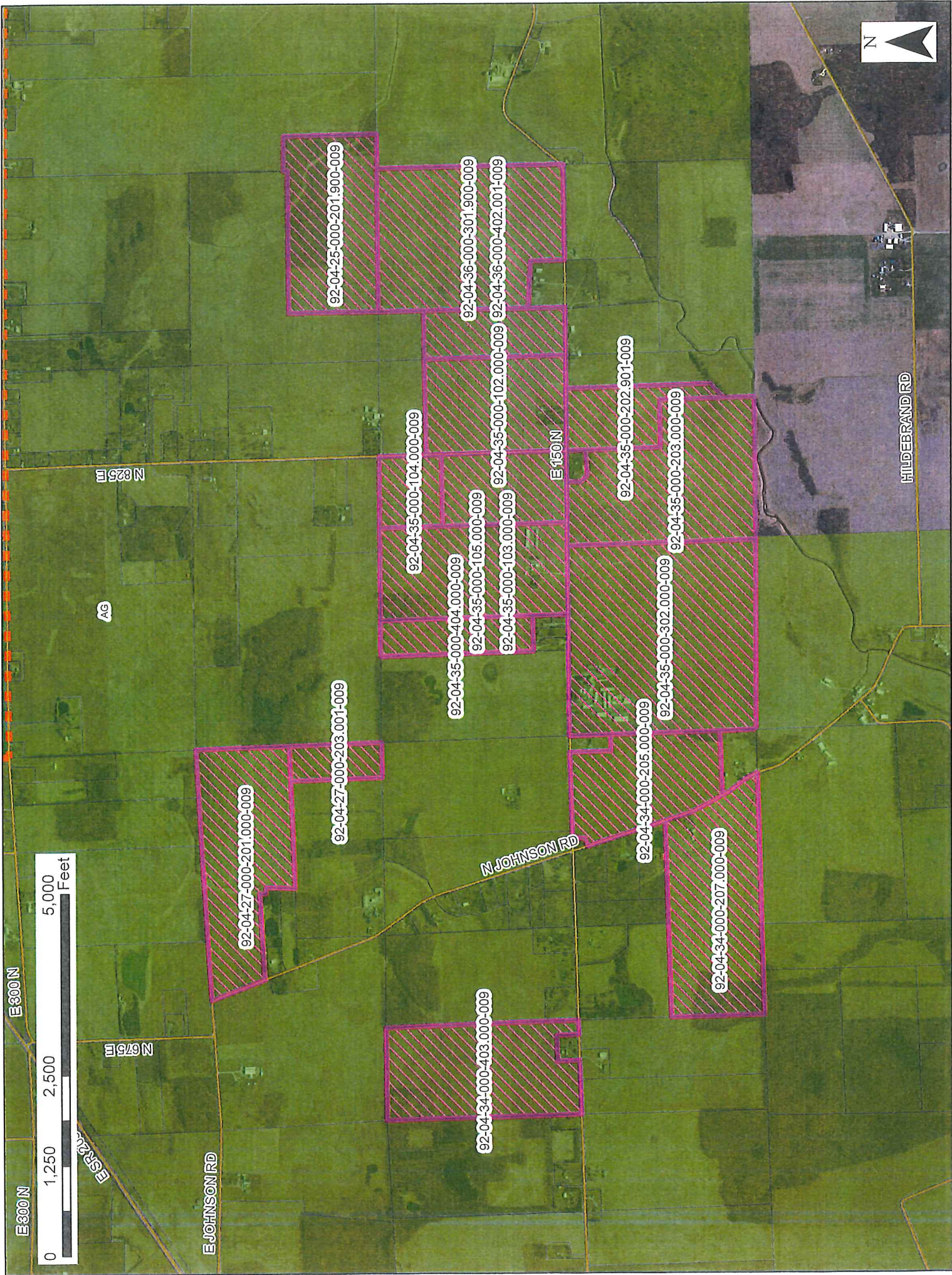


JB SONS					
PIN#	ADDRESS	LEGAL DESCRIPTION		ACRES	
92-04-25-000-201.900-009	0 E. 150 North, Churubusco, IN 46723	MOST S2 SW4 & W PT SW4 SE4	S25 T32 R10	71.5	
92-04-34-000-205.000-009	0 N. Johnson Road, Columbia City, IN 4672	MOST E2 SE4 E RD EX8.8A EX.668A EX3A	S34 T32 R10	54.53	
92-04-34-000-403.000-009	6649 E. 150 North, Columbia City, IN 4672	W2 NW4 EX2.524A	S34 T32 R10	77.476	
92-04-35-000-202.901-009	0 E. 150 North, Churubusco, IN 46723	PT SE4	S35 T32 R10	30	
92-04-36-000-301.900-009	0 E. 150 North, Churubusco, IN 46723	PT NW4	S36 T32 R10	112.71	
92-04-36-000-402.001-009	0 E. 150 North, Churubusco, IN 46723	PT W2 NW4	S36 T32 R10	30.6	
JOHNSON BROS				376.816	
PIN#	ADDRESS	LEGAL DESCRIPTION		ACRES	
92-04-27-000-201.000-009	0 N. Johnson Road, Columbia City, IN 4672	N2 SE4 & 22.66A E RD SW4 EX5.21A EX9.502A EX5.429A	S27 T32 R10	82.519	
92-04-27-000-203.001-009	0 N. Johnson Road, Columbia City, IN 4672	PT S2 SE4	S27 T32 R10	14.618	
92-04-34-000-207.000-009	1185 N. Johnson Road, Columbia City, IN 4	W PT S2 SE4 & SE4 SW4	S34 T32 R10	93	
92-04-35-000-102.000-009	8365 E. 150 North, Churubusco, IN 46723	PT S END E2 NE4	S35 T32 R10	60.176	
92-04-35-000-103.000-009	0 N. 825 East, Churubusco, IN 46723	SE PT W2 NE4	S35 T32 R10	39.5	
92-04-35-000-104.000-009	0 N. 825 East, Churubusco, IN 46723	NE20A W2 N PT NE4	S35 T32 R10	20	
92-04-35-000-105.000-009	7789 E. 150 North, Churubusco, IN 46723	E PT E2 NW4 W20A N2 NE4	S35 T32 R10	76.81	
92-04-35-000-203.000-009	0 E. 150 North, Churubusco, IN 46723	MOST SE4 EX2.54A	S35 T32 R10	97.46	
92-04-35-000-302.000-009	7582 E. 150 North, Churubusco, IN 46723	SW4	S35 T32 R10	160	
92-04-35-000-404.000-009	0 E. 150 North, Churubusco, IN 46723	PT NW4	S35 T32 R10	24.731	
				668.814	
				TOTAL	1045.63





E 300 N



N 675 E

N 825 E

AG

E JOHNSON RD

92-04-27-000-201.000-009

92-04-27-000-203.001-009

92-04-25-000-201.900-009

92-04-34-000-403.000-009

92-04-35-000-104.000-009

92-04-35-000-104.000-009

92-04-35-000-105.000-009

92-04-35-000-103.000-009

92-04-36-000-301.900-009

92-04-36-000-402.001-009

92-04-35-000-102.000-009

E 150 N

92-04-35-000-202.901-009

92-04-34-000-205.000-009

92-04-35-000-302.000-009

92-04-35-000-203.000-009

92-04-34-000-207.000-009

HILDEBRAND RD





# 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.