

ORDINANCE NO. _____
AN ORDINANCE TO AMEND ORDINANCE NO. 93-7, AS
AMENDED, THE AREA ZONING CODE OF FAYETTE COUNTY,
AND THE CITY OF CONNERSVILLE, INDIANA - 1993 TO
AMEND THE AREA ZONING CODE OF FAYETTE COUNTY,
AND THE CITY OF CONNERSVILLE, INDIANA – 1993
REGARDING THE AMENDMENT OF THE FOLLOWING
PROVISIONS. DELETE AND REPLACE 153.33: ACCESSORY
USE, 153.26: YARD EXCEPTIONS, 153.15.30:
MANUFACTURED HOME PERMITTED, 153.34: TEMPORARY
USES, IN ITS ENTIRETY OF SAID AREA ZONING CODE AND
FIXING A TIME WHEN THE SAME SHALL TAKE EFFECT.

WHEREAS, I.C. 36-7-4, et seq., empowers the Fayette County Area Plan Commission to hold public hearings and make recommendations to the Board of County Commissioners of Fayette County, Indiana and the City Council of the City of Connersville, Indiana concerning ordinances for the zoning or districting of all lands within the unincorporated areas of Fayette County, Indiana and all lands within the corporate limits of the City of Connersville, Indiana; and, WHEREAS, the Fayette County Area Plan Commission has conducted a public hearing on December 21, 2023 in accordance with I.C. 36-7-4, et seq., with respect to a Proposal to amend the Area Zoning Code of Fayette County, Indiana, and has certified such Proposal to the Board of County Commissioners of Fayette County, Indiana and to the City Council of the City of Connersville, Indiana with a favorable recommendation:

NOW, THEREFORE, BE IT ORDAINED BY THE
BOARD OF COUNTY COMMISSIONERS OF FAYETTE COUNTY, INDIANA
AND THE CITY COUNCIL OF THE
CITY OF CONNERSVILLE, INDIANA AS FOLLOWS:

Section 1. Amendment of Fayette County Area Zoning Code
TO AMEND THE AREA ZONING CODE OF FAYETTE COUNTY, AND THE CITY OF
CONNERSVILLE, INDIANA – 1993 REGARDING THE AMENDMENT OF THE
FOLLOWING PROVISIONS. DELETE AND REPLACE DELETE AND REPLACE 153.33:
ACCESSORY USE, DELETE AND REPLACE 153.26: YARD EXCEPTIONS, DELETE
AND REPLACE 153.30: MANUFACTURED HOME PERMITTED, DELETE AND
REPLACE 153.34: TEMPORARY USES,

Delete **Section 153.33: ACCESSORY USES in its entirety and replace with the following:**

Section 153.33: ACCESSORY USES

- (A) Intent. Accessory uses shall be permitted in all zone districts in accordance with the provisions of this section.
Accessory uses:
- (1) Shall be incidental and subordinate to, and commonly associated with, the operation of the principal use of the lot.

- (2) Shall be operated and maintained under the same ownership and on the same lot as the principal use.
- (3) Shall be clearly subordinate in height, area, bulk, extent and purpose to the principal use served.
- (4) Maximum floor area of a residential accessory building is 1,000 square feet, with a maximum height of no taller than the primary use (dwelling). Maximum floor area off a utility shed is 400 square feet. Sheds and garages may not be used as a living space and may not include restroom facilities and kitchen facilities.
- (5) Shall not be located closer to any lot line than the minimum setback line required, unless specified in this Code.
- (6) Shall be permitted prior to the erection and operation of the principal use if the accessory use meets the following criteria:
 - (a) Use for storage or securing of equipment.
 - (b) Use for farm animal shelters or barns.
 - (c) Any use in accordance with Section 80.35 with a Temporary Improvement Location Permit.
 - (d) At no time shall an accessory use be used for living, sleeping, or housekeeping purposes.

(B) Interpretation.

- (1) Such appurtenant features as walks, driveways, curbs, drainage installations, retaining walls, mailboxes, lamp posts, bird baths and structures of a like nature, are allowed without permits. (See Sec. 153.26 (H).)
- (2) The keeping of domestic pets, provided it is not for profit and not construed as a kennel, is allowed without permit.
- (3) Fences, walls and structural screens are allowed without permit **and shall not** impede intersection visibility. (See Sec. 153.26 (G).)
- (4) Such buildings or structures as patios, outdoor fire places, doghouses, children's play equipment, and also detached storage buildings, bath houses and cabanas not exceeding 200 square feet in size are allowed without permit when the yard requirements of this Code are adhered to.
- (5) Rummage or garage sales are allowed without permit in any district provided there are not more than two such sales annually of not more than 3 days duration each on the premises. Rummage or garage sales of more than 3 but not more than 10 days require a temporary Improvement Location Permit.

(C) Application of Accessory Uses.

- (1) Such buildings or structures as provided for in this Section including but not limited to private garages, carports, canopies, porte-cocheres, small greenhouses, and similar accessory buildings or structures; located not closer than five (5) feet to any side or rear lot line (except as otherwise provided in this chapter). Accessory structures may not be placed in any recorded easement.
- (2) Signs, are regulated under as set forth in Sec. 153.37.
- (3) Swimming pools. Swimming pools in residence districts may be installed only as accessory to a dwelling for the private use of the owners and occupants of such dwelling and their families and guests, or as accessory to a nursery school or day camp for children, and only on the conditions as follows:
 - (a) No person shall construct, remodel, or alter any swimming pool until a permit to do so is obtained from the Executive Director. An application for such permit shall be filed on a form furnished the Area Plan Commission office. Included with the application shall be plans and specifications for such pool. The Director shall examine such plans and specifications to determine whether or not the pool will comply with the provisions of this chapter. If it appears that the pool will comply therewith, the director shall approve the plans and specifications and shall issue a permit. The construction and installation of any swimming pool must comply with all provisions of the Area Zoning Code. Indiana Swimming Pool Code and the Indiana Electric Code.
 - (b) The Executive Director is authorized to enter on any premises to determine whether or not the owner has complied with the provisions of this chapter.
 - (c) For the purposes of this code, a "family/residential Swimming Pool" shall mean an artificial body of water greater than 24" in depth designed for swimming, diving, wading or other recreational use that is constructed in or on the ground in such a manner that the pool cannot be disassembled without the use of tools.
 - (d) Swimming pools shall be installed in the rear yard or side yard of the premises and no closer than 10 feet from property lines and structures, shall not be installed in any recorded easement and shall be installed entirely on a single parcel.
 - (e) Protection as per Indiana Residential Code R326.27.3 to residential pools shall be restricted by one (1) of the following means:

- (i) Walls or fencing not less than four (4) feet high and completely surrounding the pool and deck area with the exception of self-closing and latching gates and doors, both capable of being locked.
- (ii) Other means not less than four (4) feet high and deemed impenetrable by the enforcing authority at the time of construction and completely surrounding the pool and deck area when the pool is not in use.
 - i. A combination of item 1 and item 2 that completely surrounds the pool and deck with the exception of self-closing and latching gates and doors which are capable of being locked. This applies to item 1, item 2, and this item only,
 - ii. or a power safety pool cover that: shall provide a continuous connection between the cover and the deck, so as to prohibit access to the pool when the cover is completely drawn over the pool; or shall be mechanically operated such that the cover cannot be drawn open or retracted without the use of a Key; or Key and switch; or Touch pad with a personal access code;
 - iii. Is installed with track, rollers, rails, guides, or other accessories necessary in accordance with the manufacturer's instructions; and Indiana Swimming Pool Code, and Shall bear an identification tag indicating that the cover satisfies the requirements of ASTM F1346-91 (2018), Standards Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas, and Hot Tubs, as published by ASTM International,
- (f) Every gate or other opening in the fence enclosing such pool, except an opening through the dwelling or other main building of the premises, shall be kept securely closed and locked at all times when the owner or occupant of the premises is not present at such pool.
- (g) Such pool shall not be erected closer than 10 feet from the rear and side property lines of the premises, or, in the case of a corner lot, no closer than ten (10) feet from "the required setback" for the zoning district of the residential property. No pool shall be installed closer to the front property line the front foundation line of the house.
- (h) If the water for such pool is supplied from a private well, there shall be no cross-connection with the public water supply system.
- (i) If the water for such pool is supplied from the public water supply system, the inlet shall be above the overflow level of the pool.
- (j) Such pool shall be chemically treated in a manner sufficient to maintain the bacterial standards established by the provisions of the Indiana State Sanitary Code relating to public swimming pools.
- (k) No "public address system" device which can be heard beyond the property lines of the premises on which any swimming pool has been installed may be operated in connection with such pool, nor may any lighting be installed in connection therewith which shall "create glare" beyond such property lines.
- (4) Amateur radio-sending and receiving antennae, provided the height thereof including masts, shall not exceed maximum height for that zoning district, anything taller requires a variance; and provided further that such apparatus does not cause any interference with radio or television receivers in the vicinity.
- (5) Television towers that do not exceed 30 feet above finished grade shall be allowed without permit. Taller than 30 feet requires a variance and technical justification detailing why the tower must be taller than 30 feet.
- (6) Management office in multi-family dwelling or apartment use, and other facilities normally associated with tenants' conveniences, such as vending machines and washing machines, provided there is no exterior display..
- (7) Fall-out / storm shelter shall require a building permit.
- (8) Residential occupancy by domestic employees is permitted as an Accessory Dwelling Unit and requires a building permit.
- (9) Stables and animal pens, on residential lots of at least three (3) acres; provided, however, any structures, pens or corrals housing animals shall be 100 feet from an adjoining property line, except where animals are kept in sound-proof air conditioned buildings, in which case the required setback line is 50 feet. (See Sec. 153.24 for other stables and raising and breeding non-farm fowl or animals.) Storage areas, as regulated in applicable section of this Code.
- (10) Private *detached* residential garages and carports for the storage of motor vehicles, which are clearly accessory residential uses and not for commercial purposes. Maximum size of 1080 square feet or 75 percent as percentage of footprint of dwelling unit, larger require a variance.
- (11) Storage or parking of recreational vehicles in the open shall be consistent with Section 153.36: OFF-STREET PARKING AND LOADING (1)(c)
- (12) Storage of a continually uninstalled, unoccupied manufactured home is only permissible in a business or industrial district at a location legally qualified to store uninstalled unoccupied manufactured homes.
- (13) Satellite (earth) television antennas in accordance with the following standards:

- (a) In all districts, a satellite television antenna having a diameter greater than 3 feet shall be located on the ground upon on a poured concrete foundation to the rear of the principal building on the same lot and shall not be installed within any front, side, or rear setback, and shall not exceed thirteen (13) feet in height or the height of the main structure, whichever is less, and shall be screened from view of neighboring residential properties.
 - (b) In all districts, a satellite television antenna having a diameter of three feet or less may be located on the principal building or an accessory building on a lot, and shall not exceed a height of more than four (4) feet above the roof on which it is mounted, subject to the particular height requirements of the district. When an antenna having a diameter of three feet or less is located on the ground, all requirements contained in paragraph (b) herein shall apply.
- (14) Fences.
- (a) Fences used for agricultural purposes, shall not be regulated by this Code.
 - (b) Fences used for residential purposes shall be allowed without the issuance of any permit, subject to the following provisions:
 - i. No fences shall be installed in any recorded easement or right-of-way
 - ii. Fences may be installed on the recorded property line. Property owners have the responsibility of verifying the property lines.
 - iii. Privacy fences to a height of six (6) feet shall be allowed in side and rear yards, and shall not extend any closer to the front property line than the front foundation line of the dwelling.
 - iv. Open or wire mesh fences not exceeding 48 inches shall be allowed to extend along side property lines and along the front property line provided that they shall be of an open or wire mesh type and shall not exceed four feet in height and are not located in a recorded easement or right-of-way.
 - v. Fences shall not be permitted to block passage along existing sidewalks or any public right-of-way.
 - vi. Fences in residential zoning districts or adjacent to a residentially used property in other zoning districts shall not be permitted to use barbed wire or be electrified.
 - vii. Fences shall not be built within any recorded easement. It is the responsibility of the property owner to verify the existence of recorded easements.
 - (c) Fences in business (LB, PB, GB) or industrial (1-1, 1-2) districts, where used for commercial or industrial uses, shall be allowed subject to the following provisions: Fences intended for security purposes shall not exceed a maximum height of eight (8) feet, plus a maximum of three (3) strands of barbed wire, and shall be allowed within any side or rear yards; however, they shall not be allowed in any green strip or buffer area, or a fence abutting a residentially used parcel, school, church, daycare or other use where children are present.
- (D) Minor Accessory Uses and Screening.
- (1) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls (not exceeding four feet in height), mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, without the issuance of any permit.
 - (2) Trees, shrubs, flowers, or plants shall be permitted in any required front, side or rear yard, except that vision clearance on corner lots shall be provided when required.
 - (3) Front yards may be used for gardens. This would not exempt the parcel from subdivision covenants that prohibit gardens in front yard. This requires a turf buffer a minimum of five feet from front and side property line and a minimum of 10 feet from the edge of public right-of-way.
- (E) Accessory Dwelling Unit (ADU)
- (1) An accessory dwelling unit (ADU) is a secondary, independent living space on the same property as a primary residence, which can be attached, detached, or located within the main home. These units must have their own kitchen, bathroom, and sleeping area, and are commonly used for family members like in-laws to have separate, private living quarters. They may also be used to provide dwelling for household employees
 - (2) Housing needs
 - (a) Multigenerational living: Allows families to live near one another while maintaining privacy, supporting aging parents, or providing a home for adult children.
 - (b) Affordable housing: Provides an additional, often more affordable, housing option in areas with high housing costs.
 - (c) Support for caregivers: Allows for easier care of disabled persons or family members by creating a living space on the same property.

- (d) Independent living: Provides a separate living space for individuals who want more than an apartment but are not yet ready to purchase a home.
- (3) Financial benefits
 - (a) Rental income: Homeowners can rent out the ADU to generate extra income, which can help offset the cost of building it.
 - (b) Increased home value: Adding an ADU can increase the overall value of the property.
 - (c) Cost-effective housing: For the occupant, it's often cheaper than renting a separate apartment and can be a way to save money on housing costs.
- (4) Other purposes
 - (a) Neighborhood preservation: ADUs can help preserve the character of single-family neighborhoods by adding housing without fundamentally changing them.
 - (b) Flexibility: Provides homeowners with flexibility to adapt their property to their changing needs over time.
- (5) General Provisions
 - (a) Accessory Dwelling Units can only be constructed on properties where there is a single-family or duplex dwelling that is the primary use on the same lot.
 - (b) Only one ADU is allowed per lot.
 - (c) No ADU shall contain more than two bedrooms.
 - (d) ADUs need to be connected to the city's water and sewage system if the property has access to it. If the main lines are not available, and the primary house uses a septic system, the ADU can use the same septic system, as long as it meets the Health Department standards in Fayette County.
 - (e) Tiny homes built in accordance with the Indiana One and Two Family Residential Code and on a foundation, mobile tiny homes may be permitted as a temporary use by the Fayette County Board of Zoning Appeals.
 - (f) The owner must record a deed or title restriction with the Fayette County Recorder that ensures the ADU is not sold separately from the primary unit.
 - (g) The owner of a property with an ADU must live in either the primary dwelling unit or the ADU.
- (6) Development Standards
 - (a) ADUs are required to submit a separate site plan with the Area Plan Commission.
 - (b) A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat, or motor vehicle shall not be used as an ADU.
 - (c) An ADU may be a new free standing structure, an addition, conversion of part of an existing dwelling, or part of an accessory building built in accordance with the Indiana One and Two Family Residential Code.
 - (d) Setbacks: Front setback, Must be situated behind the primary structure. Side and rear setbacks: same as primary structure for zoning district.
 - (e) Setback exception: The setback requirements do not apply to single-story detached accessory structures that have been converted to ADUs.
 - (f) Gross Floor Area: 200 to 800 square feet.
 - (g) Maximum Height: 25 feet.
 - (h) Detached ADUs are required to meet the foundation requirements for a single-family dwelling.

Delete Section 153.26: YARD EXCEPTIONS its entirety and replace with the following:
Section 153.26: YARD EXCEPTIONS

(A) Application.

- (1) Any yard or setback line so placed or oriented that none of the specific terms in this Code are applicable shall necessitate a determination by the Executive Director of suitable dimensions generally required for a similar situation in the zone or district.
- (2) Minimum required yards or building setback distances shall be unobstructed and open to the sky, except for customary projections and temporary storage as hereinafter provided, and signs in accordance with Sec. 15337 of this Code.

- (B) Yard Encroachments. No structure or part thereof shall project into a required front yard except:
- (1) Any cave, cornice overhang, awning, balcony or bay window not exceeding four (4) feet; provided, however, that in no event shall said encroachment protrude closer than twenty (20) feet to a front lot line, subject to exceptions.
 - (2) The ordinary projection of belt courses, sills, lintels, chimneys, and other similar ornamental and architectural features not exceeding two feet.
 - (3) Unenclosed, uncovered steps, entrance platforms, terraces, patios, decks or landings less than 30 inches above grade level may not be constructed closer than 3 feet to any side or rear lot line.
- (C) Projections. No structure or part thereof shall project into a required side or rear yard except:
- (1) A cave, cornice, overhang, awning, balcony or bay window not exceeding four (4) feet; provided, however, that said encroachment shall not protrude closer than 3 feet to any side or rear lot line.
 - (2) The ordinary projection of belt courses, sills, lintels, chimneys and other similar ornamental and architectural features not exceeding two feet; provided, however, that said encroachment shall not protrude closer than three feet to any side or rear lot line.
 - (3) Family swimming pools - See Sec. 153.33(C)(3).
- (D) Alley Abutting Rear or Side Yard. Setbacks/yards along an alley right-of-way are measured from the edge of the alley right-of-way (typically 16 feet wide) and are subject to required setbacks/yards for the zoning district the property in which the property is located.
- (E) Side Yards. Where an existing building is deficient in side yards, any addition may maintain the existing setback, but shall be constructed no closer than three feet from the property line. Detached accessory buildings larger than 720 square feet shall maintain the minimum setbacks for that zoning district. Accessory buildings smaller than 720 square feet in all zoning districts shall be located no closer than five feet from the side property line, five feet from the rear property line, and no closer than the front setback of the zoning district, or the front foundation line of an existing dwelling closer to the front property line than the setback required under the zoning district.
- (F) Tapered Yard Formula (for Accessory Building. Where an interior lot fronts on a side street in the rear of the corner lot by an alley, an accessory building located on the rear lot line of the corner lot shall set back from the side street as far as the dwelling on said interior lot. For each foot that such accessory building is placed from the rear lot line toward the front lot line of the corner lot, the accessory building may be set four (4) inches closer to the front lot line along the side street required by this Code.
- (I) Intersection Visibility.
- (1) In all districts, except the GB district, a triangular space (sight triangle) at the street corner of a corner lot shall be maintained free from any kind of obstruction to vision between the heights of three (3) and twelve (12) feet above the established street grade. The street grade is measured at the intersection of the center lines of the intersecting street pavements, and the triangular space is determined by a diagonal line connecting two points measured fifteen (15) feet along each of the street property lines equidistant from the intersection of the property lines or the property lines extended at the corner of the lot.
 - (2) In the case of a rounded property corner, said triangular area shall be measured from the intersection of the street right-of-way lines extended.
 - (3) In addition, the above vision sight lines shall apply to any lot within ten (10) feet from the intersection of a street right-of-way line with the edge of a driveway pavement or alley line. No residential (one or two family) driveway shall be located within 20 feet of the intersection of two street lines. No driveway used for commercial, industrial, institutional, or multifamily used driveway shall be located within 40 feet of the intersection of two street lines.
- (J) Storage.
- (1) No portion of any required yard shall be used for the permanent storage of motor vehicles, recreational vehicles, mobile homes, trailers, airplanes, boats, or parts thereof, rubbish, garbage, junk, tent or building materials, except during construction and in accordance with the terms of this Code.
 - (2) Permanent storage for purpose of this subsection shall be construed as the presence of such storage for a period of forty-eight (48) or more consecutive hours in any one week period. (See Sec. 153.38.)

Delete **Section 153.30: MANUFACTURED HOME PERMITTED** in its entirety and replace with the following:

Section 153.30: MANUFACTURED HOME PERMITTED

- (A) MANUFACTURED HOME, PERMANENT PLACEMENT. The establishment, location, and use of manufactured homes outside of mobile home parks shall be permitted in any zoning district permitting single family dwelling units. Permanent placement of manufactured homes shall meet the following requirements and limitations:
- (1) The home shall meet all requirements applicable to single-family dwellings and possess all necessary improvement location, building and occupancy permits and other certifications as required by this Ordinance.
 - (2) The manufactured home shall meet the minimum square footage requirements for the zoning district the manufactured home is located.
 - (3) The home shall be attached and anchored to a permanent foundation in conformance with the regulations in the Indiana One and Two Family Dwelling Code and with manufacturer's installation specifications.
 - (4) The terms of this paragraph shall only apply to the placement of manufactured housing located outside mobile home parks.
 - (5) The exterior siding material on the home shall extend below the top of the foundation by at least one (1) inch.
- (B) MANUFACTURED HOME, TEMPORARY PLACEMENT. Permitted Placement - The placement of manufactured homes, and mobile homes shall be permitted within the jurisdiction of the Fayette County Area Plan Commission on a temporary basis in the following circumstances:
- (1) For use of a manufactured home or mobile home as a caretaker's quarters or a manufactured building a construction office at a job site.
 - (2) For use of a manufactured home or mobile home as a temporary residence, located on the building lot, during the course of construction of a site-built dwelling and when the Board of Zoning Appeals has approved the temporary placement by granting a variance to the owner or contract buyer who is in the process of constructing said site-built dwelling after obtaining a building permit for same.
 - (3) For use of a manufactured home or mobile home as a temporary residence and approved by the Fayette County Board of Zoning Appeals as a temporary use located adjacent to an existing residence, whose own health or the health of another necessitates the use to such care or is in need of such care. Qualifies for an Accessory Dwelling Unit.
 - (4) Provisions Regulating Permitted Placement - A temporary use permit shall be obtained prior to placement of a manufactured home or mobile home for temporary use as herein defined. For use of a manufactured home or Tiny Home as temporary residences, placement shall be additionally subject to:
 - a. applicable health provisions for sanitary facilities,
 - b. providing an adequate ground anchor,
 - c. setback provisions as stated in the appropriate wind zone.
 - d. Temporary manufactured home does not require a full foundation.
 - e. Minimum size as per Accessory Dwelling Unit provisions.
 - (5) Time Limitations for Temporary Placement - A temporary use permit as approved by the Fayette County Board of Zoning Appeals may be issued for a period not to exceed three years. A temporary use, when granted under the circumstances herein described, shall not exceed three years. A temporary use may be renewed, at the discretion of Area Plan Commission staff for additional three year periods.
- (C) MANUFACTURED HOME, MOBILE HOME PARK
- (1) Size: minimum 800 square feet.

Section 153. 34: TEMPORARY USES in its entirety and replace with the following:

Section 153.33: 153. 34: TEMPORARY USES

- (A) Intent. Temporary uses shall be permitted in applicable districts by the grant of a Temporary Improvement Location Permit approved by the Board of Zoning Appeals in accordance with the requirements of this section.
- (B) General Provisions.
- (1) The duration of the temporary period is stated hereinafter; provided, however, renewal of such Permit may be requested.
 - (2) Temporary uses shall be subject to all the regulations of the applicable district.
 - (3) Mobile Homes shall be removed from the lot at the time of expiration of time period unless an extension is granted by the Board of Zoning Appeals.
- (C) Uses Which May Be Permitted By the Board.
- (1) Temporary office, model home or model apartment, and incidental signs thereof, both incidental and necessary for the sale, rental or lease of real property in the district. Maximum 18 months. Approved by staff.
 - (2) Non-commercial concrete batching plant, both incidental and necessary to construction in the district. Maximum 18 months. A minimum of 50 feet from a residential use and temporary screening of eight feet above grade. Approved by staff
 - (3) Temporary building or yard for construction materials and equipment, both incidental and necessary to construction in the district. Maximum 18 months. A minimum of 50 feet from a residential use and temporary screening of eight feet above grade. Approved by staff
 - (4) Parking lot designated for a special event in a district. Maximum 30 days. Also require emergency egress plans as required by the State of Indiana which are filed with the fire department. Must meet the required setbacks for zoning district.
 - (5) Commercial bazaars, carnivals, outdoor tent theatre, tent sales, haunted houses any types of temporary use and similar temporary uses. Maximum 10 days. Also require emergency egress plans as required by the State of Indiana. Require BZA approval.
 - (6) Temporary mobile home living quarters as accessory use on same lot as principal building used for residential purposes when situation necessitates special health care for blood relative. Maximum 3 years. Perhaps allow portable tiny homes as temporary dwelling unit for this purpose. Permit on a slab or piers. Require BZA approval.
 - (7) Mobile home as a temporary living place or dwelling for security purposes. Maximum 3 years. Require BZA approval.
- (D) Standards.
- (1) Adequate access and off-street parking facilities shall be provided which shall not interfere with traffic movement on adjacent streets.
 - (2) No public address systems or other noise-producing devices shall be permitted in a residential district.
 - (4) The lot shall be put in clean condition devoid of temporary use remnants upon termination of the temporary period.
 - (3) Any flood lights or other lighting shall be directed upon the premises and shall not be detrimental to adjacent properties.

Section 2. Severability

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date

This Ordinance shall be effective within the unincorporated areas of Fayette County, Indiana, upon its adoption by the Board of Commissioners of Fayette County, Indiana as provided in I.C. 36-7-4.

PASSED, ORDAINED AND ESTABLISHED BY THE BOARD OF COMMISSIONERS OF
FAYETTE COUNTY, INDIANA THIS _____ DAY OF _____,
2026.

Board of Commissioners
Fayette County, Indiana

Dale Strong, President

Tracie Bever, Vice-President

Dale Munson

Attest: _____
Jane Downard, Auditor

Section 2. Severability

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date

This Ordinance shall be effective within the incorporated areas of the City of Connersville, Fayette County, Indiana, upon its adoption by the City Council of the City of Connersville, Fayette County, Indiana as provided in I.C. 36-7-4.

PASSED, ORDAINED AND ESTABLISHED BY THE COMMON COUNCIL OF THE CITY OF CONNERSVILLE, INDIANA ON THIS _____ DAY OF _____, 2026.

Chad Frank, Mayor

ATTEST: _____
Rosemary Brown, Clerk-Treasurer

The foregoing Ordinance was presented by me to the Mayor of Connersville, Indiana for his approval on this _____ day of _____, 2026

Rosemary Brown, Clerk-Treasurer

The foregoing Ordinance was presented to me by the Clerk-Treasurer of Connersville, Indiana on this _____ day of _____, 2026

Chad Frank, Mayor