

Table of Contents

DIVISION I - INTRODUCTION

Article 1. Title, Purpose and Enacting Clause

- 01.01 Preamble and Enacting Clause
- 01.02 Purpose
- 01.03 Scope of Application
- 01.04 County Land Development Plan
- 01.05 Michigan City North End Plan
- 01.06 City of LaPorte

DIVISION II – ZONING DISTRICTS

Article 2. Zoning Districts and Map

- 02.01 Zoning Districts
- 02.02 Official Zoning Map
- 02.03 District Boundaries Interpreted
- 02.04 Zoning of Vacated Lands
- 02.05 Annexed Land
- 02.06 District Use Regulations
- 02.07 Inclusive Type of Ordinance

Article 3. Agricultural Districts

- 03.01 Intent
 - 03.02 Uses
 - 03.03 Lot Area and Width Requirements
 - 03.04 Building Dimensional Requirements
 - 03.05 Right to Farm Act
- Appendix 03.A Notice of Agricultural Activity Form

Article 4. Single Family Residential Districts

- 04.01 Intent
- 04.02 Uses

- 04.03 Lot Area and Width Requirements
- 04.04 Building Dimensional Requirements

Article 5. Multiple Family Residential Districts

- 05.01 Intent
- 05.02 Uses
- 05.03 Lot Area and Width Requirements
- 05.04 Building Dimensional Requirements

Article 6. Manufactured Housing District

- 06.01 Intent
- 06.02 Uses
- 06.03 Lot Area and Width Requirements
- 06.04 Building Dimensional Requirements

Article 7. Business Districts

- 07.01 Intent
- 07.02 Uses
- 07.03 Lot Area and Width Requirements
- 07.04 Building Dimensional Requirements

Article 8. Central Business Districts

- 08.01 Intent
- 08.02 Uses
- 08.03 Lot Area and Width Requirements
- 08.04 Building Dimensional Requirements

Article 9. Industrial Districts

- 09.01 Intent
- 09.02 Uses
- 09.03 Lot Area and Width Requirements
- 09.04 Building Dimensional Requirements

Article 10. Marina District

- 10.01 Intent
- 10.02 Uses
- 10.03 Lot Area and Width Requirements
- 10.04 Building Dimensional Requirements

Article 11. Airport Districts

- 11.01 Intent
- 11.02 Uses
- 11.03 Lot Area and Width Requirements
- 11.04 Airport District Building Dimensional Requirements
- 11.05 Airport Approach Overlay District Requirements

Article 12. Overlay Districts

- 12.01 US-6, US-20, US-30, US-35, US-421, SR-2 and SR-39 Corridor Overlay District
- 12.02 Economic Opportunity Overlay District
- 12.03 Waterfront View Protection Overlay Zoning District
- 12.04 Newporte Landing, South Overlay Zoning District (City of La Porte)
- 12.05 Economic Development Corridor Overlay Zoning District (City of La Porte)
- 12.06 US-12 Corridor Overlay District
- 12.07 Kingsbury Industrial Park Overlay District

Article 13. Michigan City North End Form-Based Districts

- 13.01 Intent
- 13.02 Scope of Application
- 13.03 Uses Permitted
- 13.04 Dimensional Requirements
- 13.05 Building Design Requirements
- 13.06 Site Design Requirements

DIVISION III – GENERAL PROVISIONS**Article 14. Use Regulations**

- 14.01 Residential

- 14.02 Agriculture and Animal Related Uses
- 14.03 Retail Trade
- 14.04 Services
- 14.05 Motor Vehicle Dealers and Service
- 14.06 Accommodation and Food Services
- 14.07 Finance, Insurance, Real Estate, Professional, Scientific, and Technical Services
- 14.08 Health Care and Social Assistance
- 14.09 Entertainment and Recreation
- 14.10 Civic, Religious and Social Organizations
- 14.11 Educational Services
- 14.12 Public Administration
- 14.13 Transportation and Warehousing
- 14.14 Manufacturing
- 14.15 Utilities
- 14.16 Construction
- 14.17 Waste Processing and Disposal
- 14.18 Mining

Article 15. General Provisions

- 15.01 Uses per Lot
- 15.02 Lot Area Allocation
- 15.03 Voting Place
- 15.04 Height Limit
- 15.05 Projections into Required Yards
- 15.06 Corner Clearance
- 15.07 Basement Construction

Article 16. Accessory Buildings, Structures & Uses

- 16.01 Accessory Structures
- 16.02 Residential Accessory Buildings
- 16.03 Porches, Decks and Patios
- 16.04 Pools and Hot Tubs
- 16.05 Fences and Walls
- 16.06 Restrictions along Lakes & Streams

- 16.07 Reception Antennas
- 16.08 Recreational Vehicles and Equipment
- 16.09 Parking of Semi-Trucks, Shipping Containers and Construction Equipment
- 16.10 Entranceways
- 16.11 Non-Residential Accessory Buildings
- 16.12 Agricultural and horticultural fairs
- 16.13 Tents/Canopies

Article 17. Site Development Provisions

- 17.01 Building Design Requirements
- 17.02 Landscaping Requirements
- 17.03 Screening Walls
- 17.04 Lighting Regulations
- 17.05 Waste Receptacles
- 17.06 Mechanical Equipment
- 17.07 Overly Districts

Article 18. Parking and Transportation Provisions

- 18.01 Off-Street Parking Requirements
- 18.02 Off-Street Parking Facility Design
- 18.03 Off-Street Loading Requirements
- 18.04 Driveway Access Management
- 18.05 Nonmotorized Pathways and Sidewalks

Article 19. Signs

- 19.01 Intent
- 19.02 Scope of Requirements
- 19.03 Signs Not Requiring Permit
- 19.04 Permitted Signs
- 19.05 Prohibited Signs
- 19.06 General Provisions for Permitted Signs
- 19.07 Sign permits
- 19.08 Application Procedure
- 19.09 Sign Inspection and Maintenance
- 19.10 Fees

Article 20. Stormwater Management

- 20.01 Intent
- 20.02 General Requirements
- 20.03 Applicability
- 20.04 Reference Regulations
- 20.05 Compliance
- 20.06 Stormwater BMP Requirements
- 20.07 Basic Stormwater Management Design Criteria
- 20.08 Restoration of Drainage
- 20.09 Obstruction of Drainage
- 20.10 Drainage Easements
- 20.11 Operation and Maintenance
- 20.12 Stormwater Management Permit Procedures and Requirements
- 20.13 Performance Guarantee
- 20.14 Waivers
- 20.15 Enforcement and Penalties

Article 21. Floodplain

- 21.01 “RESERVED” Ordinance for Flood Hazard Areas for LaPorte County

Article 22. Natural Resource Protection

- 22.01 Intent
- 22.02 Lands to which this Article Applies
- 22.03 Activities Allowed by Right
- 22.04 Establishment of Setback Requirements
- 22.05 Requirement for Natural Resources Due Diligence Inventory
- 22.06 Compliance
- 22.07 Duties and Responsibilities of Enforcement Official
- 22.08 Inventory Procedures
- 22.09 Basis for Protected Natural Resource Areas Determination
- 22.10 Standards for Subdivision Proposals
- 22.11 Riparian Management Plan
- 22.12 Compensatory Mitigation
- 22.13 Variances

22.14 Enforcement and Penalties

DIVISION IV – APPROVAL PROCEDURES

Article 23. Improvement Location Permits, Site Plans, Building Permits and Certificates of Occupancy

- 23.01 General Requirements
- 23.02 Required Materials
- 23.03 Site Plan/Sketch Plan Requirements
- 23.04 Permit Review
- 23.05 Occupancy Certificate
- 23.06 Records
- 23.07 Performance Guarantees

Article 24. Special Exception Review Requirements and Procedures

- 24.01 Special Exception Approval
- 24.02 Application
- 24.03 Notification
- 24.04 Public Hearing
- 24.05 Decision Criteria
- 24.06 Conditions and Commitments
- 24.07 Limitations
- 24.08 Special Exception Use Expansion

Article 25. Planned Unit Development

- 25.01 Intent
- 25.02 Qualifying Conditions
- 25.03 Permitted Uses
- 25.04 Dimensional Requirements
- 25.05 Open Space
- 25.06 Application and Review Procedure for Preliminary and Final PUD Site Plan
- 25.07 Preliminary PUD Site Plan Submittal Requirements
- 25.09 PUD Site Plan Standards for Approval
- 25.10 Final PUD Site Plan Submittal Requirements
- 25.11 Final PUD Site Plan Standards for Approval

25.12 Deviations from Approved Final PUD Site Plan

DIVISION V – ADMINISTRATIVE PROVISIONS

Article 26. Administration and Enforcement

- 26.01 Enforcement Official Designated
- 26.02 Duties of the Enforcement Official
- 26.03 Schedule of Fees
- 26.04 Penalties for Violation
- 26.05 Separate Violations
- 26.06 Enforcement by Injunction
- 26.07 Common Nuisance
- 26.08 Procedure to Impose a Fine for Violation

Article 27. Plan Commissions

- 27.01 Establishment
- 27.02 Officers and Employees
- 27.03 Duties
- 27.04 Policy Covering Plan Commission Activities
- 27.05 Meetings
- 27.06 Official Action; Discussion and Voting
- 27.07 Minutes and Records
- 27.08 Public Hearings
- 27.09 Notice Requirements; Public Hearings
- 27.10 Conduct of Public Hearings
- 27.11 Final Disposition of Cases
- 27.12 Conformance with County Land Development Plan
- 27.13 Actions for Injunction for Restraint of Violation
- 27.14 Coordination with State Statutes

Article 28. Board of Zoning Appeals

- 28.01 Establishment
- 28.02 Powers and Duties of the BZA
- 28.03 Officers and Employees

- 28.04 Meetings
- 28.05 Official Action; Discussion and Voting
- 28.06 Minutes and Records
- 28.07 Public Hearings
- 28.08 Rules and Procedures
- 28.09 Variance, Use, Exception and Appeal Procedure
- 28.10 Notice Requirements
- 28.11 Variance
- 28.12 Commitments and Conditions Authorized
- 28.13 Approval Period
- 28.14 Appeal

Article 29. Nonconforming

- 29.01 Nonconforming Uses
- 29.02 Nonconforming Structures and Buildings
- 29.03 Nonconforming Lots
- 29.04 Nonconforming Sites
- 29.05 Nonconformity Resulting In Right-Of-Way Dedication

Article 30. Amendments and Rezonings

- 30.01 Application Initiation
- 30.02 Application
- 30.03 Notification
- 30.04 Plan Commission Public Hearing
- 30.05 Certification
- 30.06 Legislative Action
- 30.07 Decision Criteria
- 30.09 Written Commitments
- 30.10 Zoning Text Amendments

Article 31. Definitions

- 31.01 Construction of Language
- 31.02 Definitions “A”
- 31.03 Definitions “B”
- 31.04 Definitions “C”
- 31.05 Definition “D”

31.06	Definition “E”
31.07	Definition “F”
31.08	Definition “G”
31.09	Definition “H”
31.10	Definition “I”
31.11	Definition “J”
31.12	Definition “K”
31.13	Definition “L”
31.14	Definition “M”
31.15	Definition “N”
31.16	Definition “O”
31.17	Definition “P”
31.18	Reserved
31.19	Definition “R”
31.20	Definition “S”
31.21	Definition “T”
31.22	Definition “U”
31.23	Definition “V”
31.24	Definition “W”
31.25	Definition “Y”
31.26	Definition “Z”

Article 32. Uses by Zoning District

32.01	Severability
32.02	Adoption