

# Foreword

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### Porter County Unified Development Ordinance



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# Chapter 01

## Ordinance Foundation

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### Porter County Unified Development Ordinance

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# Basic Provisions

## 1.01 Title

This Ordinance shall be formally known as the “Porter County Unified Development Ordinance,” and may also be cited and referred to as the “Unified Development Ordinance.”

## 1.02 Defined Words

Words used in a special sense in the Unified Development Ordinance are defined in *Chapter 12: Definitions*.

## 1.03 Authority

The Unified Development Ordinance is adopted by the County pursuant to its authority under the laws of the State of Indiana.

## 1.04 Ordinance Jurisdictional Area

This Unified Development Ordinance applies to all land within the county limits of Porter County, Indiana, excluding the jurisdiction of the incorporated cities and towns within Porter County.

## 1.05 Purpose

The Unified Development Ordinance is intended to guide the growth and development of the County in accordance with the Comprehensive Plan for the following purposes:

- A. Basic Rights: To secure adequate light, air, convenience of access, and safety from fire and other danger, which may include providing adequate open spaces for light, air and outdoor uses.
- B. General Welfare: To promote the public health, safety, morals, comfort, convenience, and general welfare.
- C. Development and Growth: To promote the orderly, responsible, and beneficial development and growth of the areas within the planning jurisdiction in accordance with County land use policy.
- D. Character: To protect the character and stability of residential, institutional, business, industrial, and natural areas.
- E. Circulation: To minimize or avoid congestion in the public streets and to ensure safe, convenient, and efficient traffic circulation.
- F. Environmental Integrity: To preserve and enhance the scenic beauty, aesthetics, and environmental integrity of the planning jurisdiction.
- G. Compatibility: To bring about compatibility between different land uses and to protect the scale and character of existing development from the encroachment of incompatible uses.
- H. Intensity: To regulate and restrict the location and intensity of use of buildings, structures, and land for business, industry, residence, and other uses.
- I. Public Service: To define the powers and duties of administrative officers and bodies and to establish procedures for the implementation and enforcement of this Unified Development Ordinance.
- J. Compliance: To require ongoing compliance with the regulations and punitive recourse for noncompliance regarding these provisions.

## 1.06 Applicability

No buildings, structures, or uses of land shall be altered, erected, constructed, moved, demolished, divided, or maintained except in accordance with the provisions of the Unified Development Ordinance.

## 1.07 Severability

If any provision or the application of any provision of the Unified Development Ordinance is held unconstitutional or invalid by the courts, the remainder of the Unified Development Ordinance or the application of such provision to other circumstances shall not be affected.

# Basic Provisions

## 1.08 Interpretation

- A. **Minimum Requirements:** The provisions of the Unified Development Ordinance are the minimum requirements necessary to achieve the purpose of the Unified Development Ordinance (see §1.05: *Purpose*).
- B. **Conflict or Inconsistency:**
  - 1. *Internal:* If two or more provisions of the Unified Development Ordinance are in conflict or are inconsistent with each other, then the most restrictive provision shall apply, unless otherwise specifically stated within the Unified Development Ordinance.
  - 2. *Federal, State, and Local:*
    - a. Whenever a provision of the Unified Development Ordinance imposes a greater restriction or a higher standard than is required by any State or federal code or regulation, or other County ordinance or regulation, the provision of the Unified Development Ordinance shall apply.
    - b. Whenever a provision of any State or federal code or regulation, or other County ordinance or regulation imposes a greater restriction or a higher standard than is required by the Unified Development Ordinance, the provision of the State or federal code or regulation, or other County ordinance or regulation shall apply.
  - 3. *Other:* Whenever a private covenant, contract, commitment, agreement, or other similar private land use regulation imposes a greater restriction or a higher standard than is required by a provision of the Unified Development Ordinance, the more restrictive provision shall apply. This section shall not be interpreted to mean that the County is obligated to enforce the provisions of private covenants, contracts, commitments, agreements, or other similar regulations.
- C. **Text:** If the meaning or implication of any drawing, table, figure, title, or section heading differs from the meaning or implication of ordinance text, the text of this Unified Development Ordinance shall apply.
- D. **Time Frame:** Any time frames stated within the Unified Development Ordinance shall be calculated to include weekdays, weekends, and holidays. However, if a time frame ends on a Saturday, Sunday, or holiday on which the County offices are closed, the time frame will be extended to the end of the next business day unless specifically stated otherwise within this Unified Development Ordinance.
- E. **Delegation of Authority:** If a provision of the Unified Development Ordinance requires the Executive Director or other County officer to perform an act or duty, that provision shall also include designated subordinates unless specified otherwise.
- F. **Mandatory and Permissive Terms:** The words “shall” or “must” are always mandatory, and “may” or “should” are always permissive.
- G. **Words Used:** If words used in the Unified Development Ordinance are not defined in *Chapter 12: Definitions* they shall be construed to be the common usage of the language. Any legal or technical words not defined in the Unified Development Ordinance shall be construed to have the meaning defined by appropriate lexicon or current and common dictionary.
- H. **Tense:** If words are used in a specific tense (past, future, or present) it shall be construed to include all tenses, unless in context, it clearly indicates a single tense.
- I. **Singular/Plural Form:** If words are used in singular form, the plural form shall apply and vice versa, unless in context, it clearly indicates the contrary.
- J. **Conjunctions:** “And” shall be construed to include all connected items in a series and “or” shall be construed to include one or more of the items in a series, unless the context clearly indicates the contrary.
- K. **Material Incorporated by Reference:** As required per IC 36-1-5-4, two (2) copies of any material incorporated into the Unified Development Ordinance by reference are on file in the County Auditor’s office for public inspection.
- L. **Prior Law Construed:** If a provision of the prior Subdivision Control Ordinance or Zoning Ordinance has been replaced in the same form or in a restated form by a provision of this Unified Development Ordinance, then a citation to the provision of the prior law shall be construed as a citation to the corresponding provision of this Unified Development Ordinance.

# Basic Provisions

## 1.09 Repealer

The following County ordinances are hereby repealed and are replaced by this Unified Development Ordinance and Official Zoning Map:

- A. Zoning Ordinance: The Porter County Zoning Ordinance, Title 17 of the Porter County Code, as amended.
- B. Subdivision Control Ordinance: The Porter County Subdivision Control Ordinance, Title 16 of the Porter County Code, as amended.
- C. Zoning Map: The Porter County Official Zoning Map, as amended.

## 1.10 Transition Rules

- A. Plan Commission: Any application that has been filed with the Plan Commission and is full and complete prior to the effective date of the Unified Development Ordinance shall be regulated by the terms and conditions of the ordinance that was in place at the time of filing.
- B. Board of Zoning Appeals: Any application (*e.g.* Special Exception, Use Variance, Development Standards Variance) that has been filed with the Board of Zoning Appeals and is full and complete prior to the effective date of the Unified Development Ordinance, shall be regulated by the provisions of the ordinance that was in place at the time of filing, provided that:
  1. The application would still be required by the terms of the Unified Development Ordinance; or
  2. If the proposed use or development requires additional approvals from the Board of Zoning Appeals pursuant to the terms of the Unified Development Ordinance that were not required under the previous ordinance, the application will be amended to include only those additional approvals that are now required and within the jurisdiction of the Board of Zoning Appeals.
- C. Development Plans: All Development Plans shall meet the requirements of the Unified Development Ordinance unless:
  1. An Improvement Location Permit and/or Building Permit was legally issued and is still valid; or
  2. A parcel was established as a buildable lot prior to the effective date of the Unified Development Ordinance.
- D. Subdivisions:
  1. A Secondary Plat approved prior to the effective date of the Unified Development Ordinance, even though not yet recorded, shall remain in full force and effect, subject to applicable expiration provisions. Secondary Plats may be recorded as approved.
  2. Applicants who secured a Primary Plat approval before adoption of the Unified Development Ordinance shall be entitled to approval of a Secondary Plat consistent with the approved Primary Plat. Such lots shall be subject to use and development standards of the Unified Development Ordinance.
  3. Applicants who filed a full and complete Primary Plat application before adoption of the Unified Development Ordinance that conforms to all applicable regulations in effect at the time of application shall be entitled to review of the petition under the Subdivision Control Ordinance in effect at the time of application. Lots in such subdivisions shall be subject to use and development standards of the Unified Development Ordinance.

## 1.11 Administrative Officer

The Executive Director shall have the primary responsibility for administration and enforcement (or coordination of enforcement) of the Unified Development Ordinance.

## 1.12 Saving Provision

The Unified Development Ordinance shall not be construed as eliminating or reducing any action now pending under, or by virtue of, an existing law or previous zoning, subdivision, or related ordinance. The Unified Development Ordinance shall not be construed as discontinuing, reducing, modifying, or altering any penalty accruing or about to accrue.

# Zoning Districts

## 1.13 Standard Zoning Districts; Establishment

Each of the standard zoning districts in the Unified Development Ordinance stand alone and are not a part of a hierarchical or pyramidal system of zoning. Only those uses and development standards that are expressly permitted for each zoning district apply to that zoning district. For the purpose of the Unified Development Ordinance, the County is divided into the following zoning districts for the general purposes as stated:

District Abbreviation	District Name	District Purpose
GW	Greenway	This district is established to provide a buffer zone between industrial and high impact districts and incorporated areas to minimize the effect of those districts on neighboring uses.
P1	Parks and Recreation	This district is established for low impact active uses such as public parks, open space, playgrounds, bike trails, recreational areas, and single ball fields, consistent with protection of natural features.
P2	Parks and Recreation	This district is established for greater intensity facilities, public or private, that anticipate higher use, increased noise levels, substantial parking requirements, require greater infrastructure, or large structural elements.
A1	General Agriculture	This district is established for agricultural operations, ag-businesses, and sales of produce and products.
A2	Prime Agriculture	This district is established for the significant protection of agricultural operations.
RR	Rural Residential	This district is established for rural estates and hobby farming.
R1	Low Density Single-family Residential	This district is established for low density rural subdivisions.
R2	Medium Density Single-family Residential	This district is established for medium density rural subdivisions.
R3	Two-family Residential	This district is established for developments with buildings up to two units.
R4	Multiple-family Residential	This district is established for multiple-family developments with three or more unit buildings.
RL	Residential Lake	This district is established for existing, platted, high density subdivisions.
MP	Manufactured Home Park	This district is established for mobile home or manufactured home parks where dwelling sites are leased.
IN	Institutional	This district is established for properties owned and used by State, County, municipal, and semi-public institutions.
OT	Office and Technology	This district is established for office uses, business incubators, and technology parks.
CN	Neighborhood Commercial	This district is established for small scale retail goods and services required for regular or daily convenience of adjacent residential neighborhoods and agricultural operations.
CM	Moderate Intensity Commercial	This district is established for medium scale commercial services.
CH	High Intensity Commercial	This district is established for high intensity commercial uses.
I1	Light Industrial	This district is established for low intensity industrial operations.
I2	General Industrial	This district is established for the most typical industrial operations.
I3	Heavy Industrial	This district is established for high intensity industrial operations.
HI	High Impact Uses	This district is established for uses that typically have a high impact on the community.

# Zoning Districts

## 1.14 Overlay Districts; Establishment

- A. The overlay districts listed below have been established to:
1. Add development standards or design standards;
  2. Reduce development standards or design standards;
  3. Add uses;
  4. Restrict or prohibit uses; or
  5. Accomplish any combination of the above.
- B. For the purpose of the Unified Development Ordinance, the County has established the following overlay districts for the general purposes as stated:

District Abbreviation	District Name	District Purpose
APO	Airport Overlay	This district is established to protect the Porter County Municipal Airport and any airport to which overlay protection is applied in the future.
ARO	Arterial Roadway Overlay	This district is established to promote a plan for rational, aesthetically-pleasing and cohesive development in the areas along the major arterial roads of the County.
SRO	Scenic Roadway Overlay	This district is established to preserve the rural and scenic nature of the County for aesthetics, to maintain quality of life, and to encourage agricultural and rural activity.
WSO	Watershed Overlay	This district is established to maintain water quality, to moderate floods, and to provide a variety of other protections for the County's water resources.
WPO	Wellhead Protection Overlay	This district is established to protect the CPWSS (Community public water supply system), more specifically the water supply from public wells within or outside the County.

## 1.15 Planned Unit Development Districts; Establishment

Prior to June 15, 2007, the provisions of the Zoning Ordinance allowed certain zoning districts to be rezoned for a planned unit development (PUD) (see *Chapter 04: Planned Unit Developments*).

## 1.16 District Land Uses

- A. General: Each standard zoning district lists land uses that are allowed in that zoning district. Such land uses are of two kinds: permitted uses and Special Exception uses. The County's permitted and Special Exception uses for each zoning district are noted in the "Permitted Uses" and "Special Exception Uses" columns in *Chapter 02: Zoning Districts*.
- B. Permitted Uses: The list of "Permitted Uses" is intended to be exemplary and not exclusive. Other permitted uses may be allowed by the Plan Commission if they are similar in nature and scope to the permitted uses.

# Official Zoning Map

## 1.17 Official Zoning Map

The map labeled “Official Zoning Map” is hereby included as part of the Unified Development Ordinance and is to function as the means to identify a zoning district for each parcel in the County. The zoning map shall be formally known as the “Official Zoning Map” and it may be cited and referred to as the “Porter County Zoning Map” or the “Zoning Map.”

## 1.18 Official Zoning Map; Location

The Official Zoning Map shall be located in the Plan Commission Office.

## 1.19 Official Zoning Map; Zoning District Boundaries

The zoning district boundaries shall be shown on the Official Zoning Map. The abbreviations for the zoning districts appearing in the Unified Development Ordinance shall be used to identify the zoning districts on the map.

## 1.20 Official Zoning Map; Regular Revisions

The Official Zoning Map should be formally revised as changes are made (*i.e.* rezonings, planned unit developments, annexations), or as the Executive Director or Plan Commission determines necessary. During the time it takes for each formal electronic version of the Official Zoning Map to be prepared and printed for public display, hand drawn lines and text on the previous Official Zoning Map will be appropriate to note zoning district changes. Revisions may be made at any time to correct drafting or clerical errors and omissions in the map.

## 1.21 Official Zoning Map; Standards

Zoning district boundaries on the Official Zoning Map shall be interpreted as follows:

- A. **Streets:** Zoning district boundaries shown within or parallel to the lines of streets, easements, and transportation rights-of-way shall be deemed to follow the centerline of the affected street, easement, or right-of-way.
- B. **Section Lines:** Zoning district boundaries indicated as following or being parallel to section or fractional sectional lines, platted lot lines, or corporation lines shall be construed as following or paralleling such lines.
- C. **Water:** Zoning district boundaries indicated as approximately following the centerline of streams, rivers, or other moving bodies of water shall be construed to follow such centerlines.
- D. **Vacation:** Whenever any street, alley, public way, railroad right-of-way, waterway, or other similar area is vacated by proper authority, the zoning districts adjoining each side of the vacated area shall be extended automatically to the center of the vacated area. All areas included in the vacation shall thereafter be subject to all regulations of the extended zoning districts. In the event of a partial vacation, the adjoining zoning district, or zoning district nearest the portion vacated, shall be extended automatically to include all of the vacated area.
- E. **Interpretation:** Any disputes as to the exact zoning district boundaries shall be determined by the Executive Director. The Executive Director may refuse to make a determination when he cannot definitely determine the location of a zoning district boundary. The Plan Commission may then interpret the location of the zoning district boundary with reference to the scale of the Official Zoning Map and the purposes set forth in all relevant provisions of the Unified Development Ordinance.

## 1.22 Official Zoning Map; Overlay District Applicability

The overlay district boundaries on the Official Zoning Map shall be interpreted as follows:

- A. **Labeling:** An overlay district shall be noted on the Official Zoning Map with a hatched or textured pattern and be noted as such on the map legend.
- B. **Fully Covered:** A lot that is fully covered (bounded) by an overlay district shall be interpreted to be subject to the overlay district standards found in *Chapter 03: Overlay Districts*.
- C. **Partially Covered:** A lot that is partially covered (transected) by an overlay district shall be interpreted to be subject to the overlay district standards to the extent the lot area is covered by the overlay district.

# Powers and Duties

## 1.23 Summary of Powers and Duties; Board of County Commissioners

The powers and duties of the Board of County Commissioners are described below. Duties should be interpreted as activities that are obligations. Powers should be interpreted as activities that are optional to be initiated.

### A. Duties:

1. Adopt, reject, or amend the Comprehensive Plan, Subarea Plans, or Unified Development Ordinance that have been certified and submitted by the Plan Commission.
2. Adopt, reject, or amend proposals to amend or partially repeal the text of the Comprehensive Plan, Subarea Plans, or Unified Development Ordinance that have been certified and submitted by the Plan Commission.
3. Adopt, reject, or amend proposals to amend the Official Zoning Map certified and submitted by the Plan Commission.
4. Adopt, reject, or amend a fee schedule that has been proposed or amended and submitted by the Plan Commission
5. Other duties as permitted by Indiana Code.

### B. Powers:

1. Initiate a proposal to amend the text of the Comprehensive Plan, Subarea Plans, or Unified Development Ordinance by requesting the Plan Commission to prepare the proposal.
2. Initiate a proposal to amend the Official Zoning Map by requesting the Plan Commission to prepare the proposal.
3. Other powers as permitted by Indiana Code.

## 1.24 Summary of Powers and Duties; Plan Commission

The powers and duties of the Plan Commission are described below. Duties should be interpreted as activities that are obligations. Powers should be interpreted as activities that are optional to be initiated.

### A. Duties:

1. Adopt and send to the Board of County Commissioners a proposed Comprehensive Plan and Unified Development Ordinance as authorized under Indiana State Law.
2. Adopt and maintain rules of procedure for holding meetings, holding public hearings, and administering and enforcing the Comprehensive Plan and Unified Development Ordinance.
3. Maintain complete records of all meetings, hearings, correspondences, and affairs of the Plan Commission.
4. Publish and make available to the public all plans, ordinances, and other related material that are the responsibility of the Plan Commission.
5. Adopt and maintain a permitting process and seal used to certify official or approved documents.
6. Certify and submit recommendations to the Board of County Commissioners, including new versions of and revisions to the Comprehensive Plan, Unified Development Ordinance, and Official Zoning Map.
7. Certify and submit recommendations to the Board of County Commissioners for adopting PUD District Ordinances.
8. Maintain monetary and fiscal records of the Plan Commission.
9. Prepare and submit an annual budget to the Board of County Commissioners and County Council.
10. Approve or deny plats or replats of subdivisions.
11. Approve or deny site plans, final plans, and amendments to such plans.
12. Approve or deny proposed subdivision names in new developments.
13. Establish and maintain a fee schedule approved by the Board of County Commissioners that assigns a fee to permits, processes, and official actions of the Plan Commission in order to defray the administrative costs of such duties and powers.
14. Enforce regulations and procedures of the Comprehensive Plan and Unified Development Ordinance to the extent of the local resolutions, ordinances, and applicable State laws and administrative codes.
15. Other duties as permitted by Indiana Code.

### B. Powers:

1. Hire an Executive Director.
2. Establish advisory committees, as necessary, made up of County officials and the general public.
3. Determine the compensation for support staff and members as provided within the budget submission to County Council.
4. Other powers as permitted by Indiana Code.

# Powers and Duties

## 1.25 Summary of Duties; Board of Zoning Appeals

The duties of the Board of Zoning Appeals are described below. Duties should be interpreted as activities that are obligations.

### A. Duties:

1. Hear appeals of decisions of the Executive Director made under the Unified Development Ordinance.
2. Hear and approve or deny all applications for Special Exceptions and variances based on the provisions of the Unified Development Ordinance and Indiana Code.
3. Other duties as permitted by Indiana Code.

## 1.26 Summary of Duties; Plan Commission Office

The Executive Director shall be charged with the administration of the Unified Development Ordinance and shall have the jurisdiction, authority, and duties described below:

### A. Duties:

1. Assist the public in understanding the Unified Development Ordinance, land use, and related County ordinances, plans, and policies.
2. Review applications regarding the use of land, structures, and the construction of structures.
3. Provide staff assistance to the Board of Zoning Appeals and the Plan Commission.
4. Keep records of the Unified Development Ordinance, including all maps, amendments, Special Exception, variance and Planned Unit Development approvals and denials, interpretations, and decisions rendered, together with relevant background files and materials.

## 1.27 Summary of Duties; Floodplain Standards Variance and Appeals Board

The duties of the Floodplain Standards Variance and Appeals Board are described below. Duties should be interpreted as activities that are obligations.

### A. Duties:

1. *Floodplain Standards Appeals:* The Board of Zoning Appeals shall hear and decide Floodplain Standards Appeals when it is alleged an error in any requirement, decision, or determination is made by the Floodplain Administrator in the enforcement or administration of *Chapter 05; §FP: Floodplain Standards* or *Chapter 07; §FL: Floodplain Standards*.
2. *Floodplain Standards Variances:* The Board of Zoning Appeals shall hear and decide Floodplain Standards Variance petitions of the requirements of *Chapter 05; §FP: Floodplain Standards* or *Chapter 07; §FL: Floodplain Standards*.

## 1.28 Summary of Duties; Floodplain Administrator

The duties delegated to the Floodplain Administrator are described below. Duties should be interpreted as activities that are obligations.

- A. Enforcement: The Floodplain Administrator and/or designated staff is hereby authorized and directed to enforce the provisions of *Chapter 05; §FP: Floodplain Standards* and *Chapter 07; §FL: Floodplain Standards*.
- B. Interpretation: The Floodplain Administrator is further authorized to render interpretations of *Chapter 05; §FP: Floodplain Standards* and *Chapter 07; §FL: Floodplain Standards* that are consistent with its spirit and purpose.
- C. Duties: The duties of the Floodplain Administrator shall include, but not be limited to:
  1. Review all Floodplain Development Permits to assure that the permit requirements of the Unified Development Ordinance have been satisfied;
  2. Inspect and inventory damaged structures in Special Flood Hazard Areas (SFHA) and complete substantial damage determinations;
  3. Ensure that construction authorization has been granted by the Indiana Department of Natural Resources for all development projects subject to *Chapter 05; §FP-01(D)(3): Critical Facility* and *§FP-01(D)(5): Standards for Identified Fringe*, and maintain a record of such authorization (either copy of the actual Floodplain Development Permit or floodplain analysis/regulatory assessment).

# Powers and Duties

4. Ensure that all necessary federal or State permits have been received prior to issuance of the local Floodplain Development Permit. Copies of such federal or State permits are to be maintained on file with the Floodplain Development Permit;
5. Notify adjacent communities and the State Floodplain Coordinator prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
6. Maintain for public inspection and furnish upon request local Floodplain Development Permit documents, damaged structure inventories, substantial damage determinations, regulatory flood data, SFHA maps, Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR), copies of Indiana Department of Natural Resources (DNR) permits and floodplain analysis and regulatory assessments (letters of recommendation), federal permit documents, and “as-built” elevation and floodproofing data for all buildings constructed subject to *Chapter 05; §FP: Floodplain Standards*.
7. Utilize and enforce all Letters of Map Revision (LOMR) or Physical Map Revisions (PMR) issued by FEMA for the currently effective SFHA maps of the community.
8. Assure that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished;
9. Verify and record the actual elevation of the lowest floor (including basement) of all new or substantially improved structures, in accordance with *Chapter 05; §FP-01(C)(2): Floodplain Development Permit Procedures*;
10. Verify and record the actual elevation to which any new or substantially improved structures have been floodproofed, in accordance with *Chapter 05; §FP-01(C)(2): Floodplain Development Permit Procedures*;
11. Review certified plans and specifications for compliance.
12. *Stop Work Orders*:
  - a. Upon notice from the Floodplain Administrator, work on any building, structure, or premises that is being done contrary to the provisions of *Chapter 05; §FP: Floodplain Standards* or *Chapter 07; §FL: Floodplain Standards* shall immediately cease.
  - b. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work may be resumed.
13. *Revocation of Permits*:
  - a. The Floodplain Administrator may revoke a Floodplain Development Permit or approval, issued under the provisions of *Chapter 05; §FP: Floodplain Standards*, in cases where there has been any false statement or misrepresentation as to the material fact in the application or plans on which the Floodplain Development Permit or approval was based.
  - b. The Floodplain Administrator may revoke a Floodplain Development Permit upon determination by the Floodplain Administrator that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the structure for which the Floodplain Development Permit was issued is in violation of, or not in conformity with, the provisions of *Chapter 05; §FP: Floodplain Standards*.

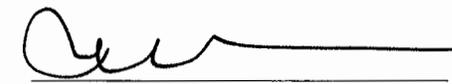
# Certification

## 1.29 Plan Commission Certification

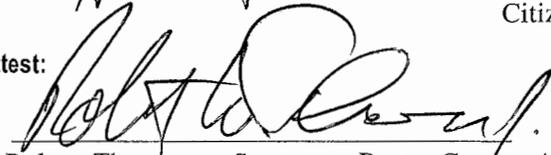
This Unified Development Ordinance was certified with a favorable recommendation (9 in favor; 0 opposed; 0 abstaining) on March 8, 2007, by the Porter County Advisory Plan Commission after holding a legally announced public hearing. The Porter County Advisory Plan Commission then recertified the Unified Development Ordinance on April 25, 2007 after amendments were made by the Board of County Commissioners. The Unified Development Ordinance was certified and validated by the following Plan Commission vote:

**Signatures:**

THE ADVISORY PLAN COMMISSION OF PORTER COUNTY, INDIANA

	AYE	NAY
	Kevin D. Breitzke, President; County Surveyor	_____
	Rita Stevenson County Council	_____
	Richard Burns Citizen Member	_____
	Tim Cole Citizen Member	_____
	Robert Detert Citizen Member	_____
	Robert P. Harper Board of County Commissioners	_____
	Todd Hutson County Agricultural Extension Educator	_____
	Elizabeth Marshall Citizen Member	_____
	Herb Read Citizen Member	_____

Attest:



Date: 9/27/07

Robert Thompson, Secretary, Porter County Advisory Plan Commission

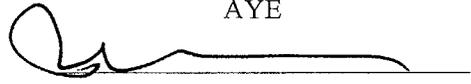
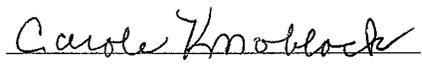
# Adoption

## 1.30 Board of County Commissioners Adoption

This Unified Development Ordinance was adopted on May 1, 2007 by the Board of County Commissioners after holding a legally announced public hearing. This Unified Development Ordinance was formally adopted by the following vote of the Board of County Commissioners:

**Signatures:**

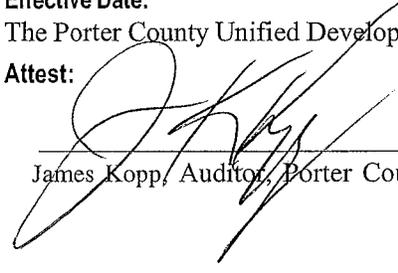
THE BOARD OF COUNTY COMMISSIONERS OF PORTER COUNTY, INDIANA

AYE		NAY
	Robert P. Harper, President	_____
	John A. Evans, Member	_____
	Carole Knoblock, Member	<i>ck.</i> _____

**Effective Date:**

The Porter County Unified Development Ordinance shall be in effect and full force at 12:01AM, June 15, 2007.

**Attest:**

  
 \_\_\_\_\_  
 James Kopp, Auditor, Porter County, Indiana

Date: 9/28/07