

**ORDINANCE NO. 2005-\_\_**  
**Town of Whitestown Ordinance**

**Amendment to the Zoning Ordinance of Whitestown Concerning Minimum Dwelling Unit Area**

**Title:**

This Ordinance shall be formally known as the "Minimum Dwelling Unit Area Ordinance".

**Purpose:**

This amendment ("Amendment") shall be an ordinance to amend and supercede certain portions of the Whitestown, Indiana Zoning Ordinance ("Ordinance"). This ordinance is intended to raise the minimum dwelling size within the jurisdiction as means to promote and protect the public health, safety and general welfare of the people of Whitestown, Indiana.

**Application:**

As per the Zoning Ordinance.

**Transitional Rule:**

Improvement Location Permit: Any person that has filed a complete application for an improvement location permit with the Boone County Area Plan Commission shall not have to comply to the new Table 3 standards. However, all standards from the pre-amended Table 3 shall be in full force.

**Section I - Definitions**

For the purposes of this ordinance, the following words or terms shall be defined as follows:

- 1.1 Minimum Dwelling Unit Floor Area: The living area within a residence, excluding unfinished basements, crawl spaces and attached garages.

**Section II – Amend Chapter III: Authorized Uses and Requirements; Table 3**

The following table replaces *Table 3: Residential Uses and Requirements; Minimum Ground Floor Area* as follows:

Table 3, Residential Uses and Requirements – Single-family

Zoning District	AG	RE	R1	R2	R3	R4	LB	UB	GB	PB	AB
Minimum Dwelling Unit Floor Area	1,600	1,900	2,100	1,900	1,700	1,400	1,700	1,700	1,700	1,700	1,700

**Section III – Adoption/Effective Date:**

This Amendment shall be in full force and effect from and after its passage by the Town Council. Adopted by the Town Council of the Town of Whitestown, Indiana on this \_\_\_\_ day of \_\_\_\_\_, 2005.

Signatures:

THE TOWN COUNCIL OF WHITESTOWN, BOONE COUNTY, INDIANA

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NAY

\_\_\_\_\_  
Sam M. Sorter, President

\_\_\_\_\_  
Carla A Jackson

\_\_\_\_\_  
Celia Follmar

Attest:

Date: \_\_\_\_\_

\_\_\_\_\_  
Deb Zachelmeyer, Clerk-Treasurer, Town of Whitestown, Indiana

Drafted by: Bradley Johnson, AICP, Ground Rules, Inc.

Reviewed and supported by Chris Atkinson, Town Attorney.