

**ORDINANCE NO. 2024-08**

**AN ORDINANCE TO AMEND CHAPTER 150,  
THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF AUBURN**

**SUMMARY**

This ordinance amends Chapter 150, the Unified Development Ordinance of the City of Auburn, Indiana. The Unified Development Ordinance and this amendment applies to all properties within the City of Auburn’s corporate boundaries, as well as the City’s established Extra-Territorial Jurisdiction. The amendment includes:

- *Article 1: Ordinance Foundation* – Eliminates the reference to a prerequisite of only allowing a rezoning to the Planned Development District from specifically listed zoning districts.
- *Article 2: Zoning Districts* – Eliminates minimum main floor area requirements in the C1 and C2 districts; eliminates the maximum number of primary structures allowed in the C2, I1 and I2 districts; and eliminates the maximum main floor area requirement in the I1 and I2 districts.
- *Article 5: Development Standards* – Establishes parking standards for the M3 district; clarifies sign regulations by consolidating requirements into a table; and clarifies the vision clearance triangle measurements for driveways.
- *Article 7: Design Standards* – Clarifies when right-of-way is dedicated; the process for acceptance of public improvements; and the requirements for submission of a performance surety.
- *Article 9: Processes* – Clarifies process for issuance of Improvement Location Permits; timing of review of development plans; and the items for consideration of text amendments.
- *Article 11: Definitions* – Establishes definitions for establishment and various sign types.

\_\_\_\_\_ Recorder’s Office  
 \_\_\_\_\_ Auditor’s Office  
 \_\_\_\_\_ Clerk’s Office  
 \_\_\_\_\_ Other

\_\_\_\_\_ Publish Public Hearing  
 \_\_\_\_\_  
 \_\_\_\_\_ Publish O/R after adoption  
 \_\_\_\_\_

Building Department  
Engineering Department  
DeKalb County Plan Commission  
Internet Code Site

**ORDINANCE NO. 2024-08**

**AN ORDINANCE TO AMEND CHAPTER 150,  
THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF AUBURN**

**WHEREAS**, Ordinance No. 2018-24, as amended, adopted a Unified Development Ordinance that includes both zoning ordinance and subdivision control ordinance for the City of Auburn, Indiana; and

**WHEREAS**, the City of Auburn Plan Commission held a Public Hearing on April 9, 2024 as required by law regarding amending the Unified Development Ordinance of the City of Auburn, Indiana; and

**WHEREAS**, the City of Auburn Plan Commission at its April 9, 2024 meeting forwarded a favorable recommendation to the Auburn Common Council by a 11-0 vote concerning the adoption of Amendment 4; and

**WHEREAS**, Amendment 4 to the Unified Development Ordinance makes changes within Article 1: Ordinance Foundation; Article 2: Zoning Districts; Article 5: Development Standards; Article 7: Design Standards; Article 9: Processes; and Article 11: Definitions; and

**WHEREAS**, Indiana Code section §36-7-4-600 et. seq provides for amendments to the Unified Development Ordinance.

**NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, INDIANA:**


**THAT**, the Unified Development Ordinance shall be amended as illustrated in Exhibit A, attached hereto, which is a summary of each proposed change; and as illustrated in Exhibit B, comprised of all pages in the Unified Development Ordinance that have changed as a result of Amendment 4.

**BE IT FURTHER ORDAINED** that this Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other actions required by law.

**PASSED AND ADOPTED** by the Common Council of the City of Auburn, Indiana, this 21<sup>st</sup> day of May, 2024.

  
James Finchum, Councilmember

**ATTEST:**

  
Lorrie K. Pontius, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 21<sup>st</sup> day of May, 2024.

  
LORRIE K. PONTIUS, Clerk-Treasurer

APPROVED AND SIGNED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

  
DAVID E. CLARK, JR., Mayor

VOTING:

AYE

NAY

Natalie DeWitt, President



Rod Williams



James Finchum



Dan Braun



David Bundy

Kevin Webb



Emily Prosser

