

To Get An Improvement Location Permit (Building Permit)

An improvement location permit shall be obtained before any structure or pond in any zoning classification district may be constructed, reconstructed, moved, enlarged, or structurally altered, including construction of basements and foundations, except as provide in this section.

What you need to get an improvement location permit (Building Permit)

1. A drawing to scale of:
 - a. The property boundary with dimensions
 - b. All existing structures (improvements) with dimensions
 - c. All proposed structures (improvements) with dimensions and heights**
 - d. All driveways or access ways onto the property with dimensions
 - e. All public right of ways (streets, roads, etc...)
 - f. All easements on the property with dimensions
 - g. **LOCATION OF WELLS AND SEPTIC SYSTEMS
(A PROPOSED WELL NEEDS TO BE FIFTY (50) FEET FROM A PROPERTY LINE)**
2. A visual scale bar must be located on the drawing.
3. A north arrow must be located on the drawing.
4. The use of the existing and proposed structures.
5. \$30 Improvement location permit fee in form of a check (payable to Area Plan Commission) or cash.

Important Notices:

Construction must begin 180 days after receiving an improvement location permit.

Construction must be finished 2 years after receiving an improvement location permit.

6. Violations of the Wells County Zoning Ordinance will be subject to fines and legal action based on the type of violation.

9-15 LOT SIZES, SETBACK, AND HEIGHT RESTRICTIONS. Lot sizes and setbacks and height restrictions for structures shall be as follows for the Zoning Districts designated in this Zoning Ordinance. See height regulations in General Regulations of this Zoning Ordinance concerning communication and amateur radio towers.

Table 9-15, Lot Sizes & Setbacks and Height Restrictions

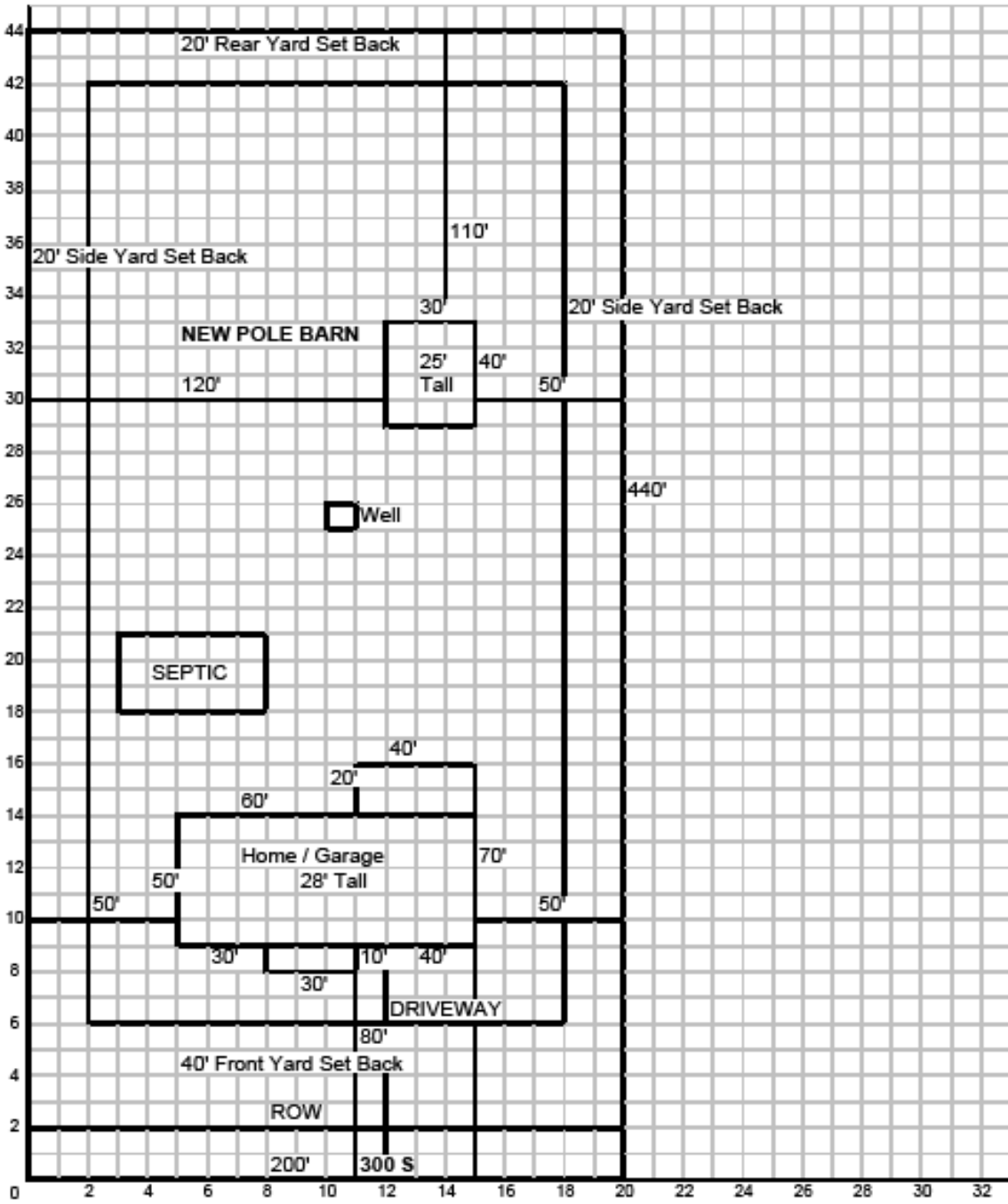
(1) A setback shall be the distance between the right-of-way of a public way or a property line to a principal and/or accessory structure. A right-of-way of a public way shall take precedent wherever it overlaps the property line.

(2) Heights shall be measured from the highest section of the structure to the average land elevation of the parcel on which said structure is built.

(3) If a proposed Minor Subdivision is located more than two hundred (200) feet from an existing Public Way, a twenty five (25) foot wide access strip that is contiguous with an existing Public Way and the proposed Minor Subdivision shall be deeded with proposed Minor Subdivision to allow for two-way traffic onto and off an existing Public Way.

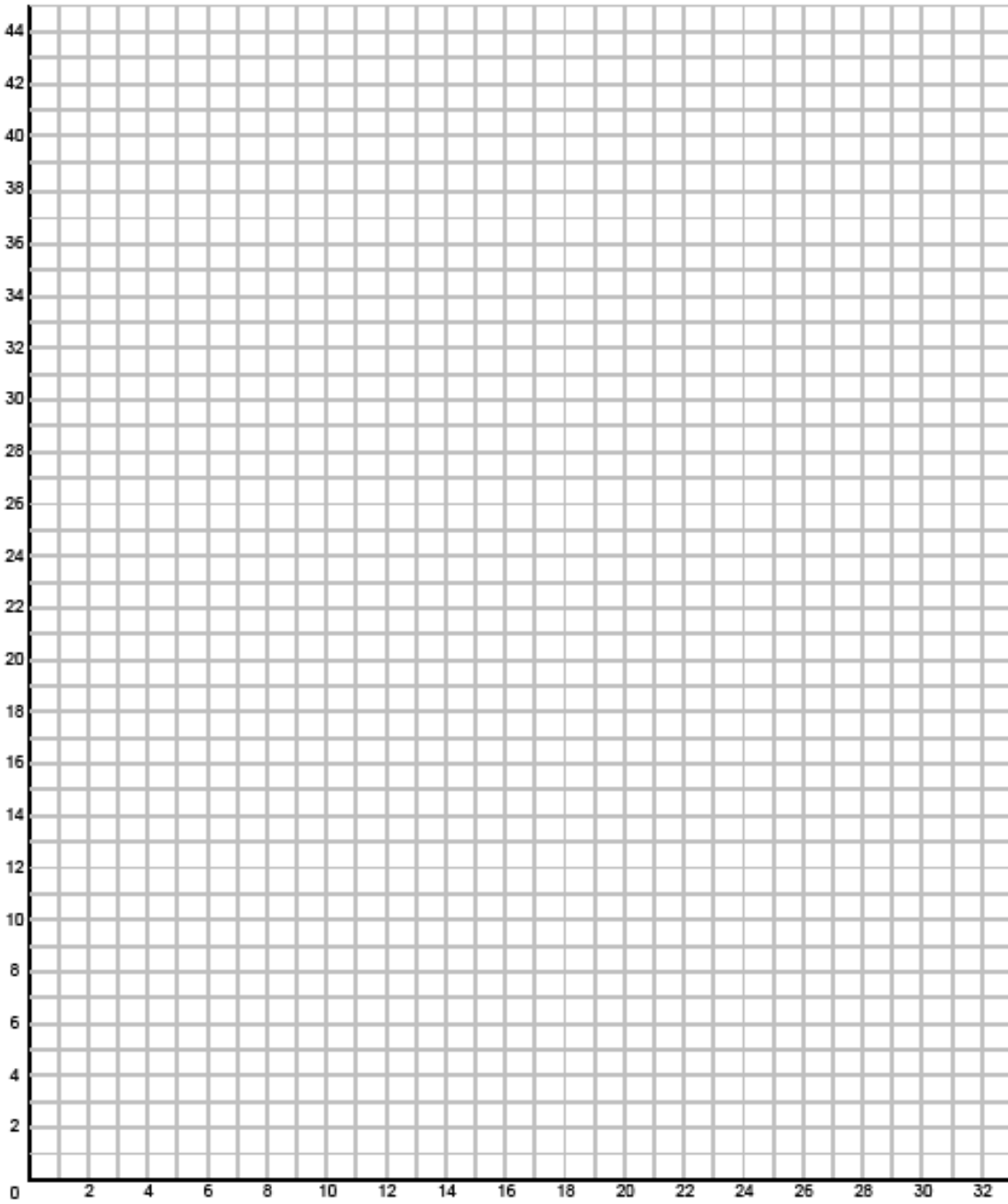
(4) A platted lot in a Major Subdivision or PUD may be located behind other platted lots if a twenty five (25) foot wide access strip that is contiguous with an existing Public Way is platted with said lot and if proposed lot has been approved in writing by the local legislative body under whose jurisdiction the Major Subdivision or PUD is to be located.

ZONING DISTRICT	Minimum Site Area (Sq. Ft.)	Minimum Road Frontage (Feet)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Maximum Height Primary Structure	Maximum Height Accessory Structure	
A-1	87,120 (2 acres)	200	40	20	20	50	100	
A-R	87,120 (2 acres)	200	40	20	20	50	100	
B-1 (CBD)	3000	30	0	0	0	50	20	
B-2	7200	60	30	8	10	50	20	
B-3	10,000	75	30	10	10	50	20	
C-1	65,340 (1.5 acres)	200	40	20	20	25	20	
I-1	20,000	100	30	20	20	50	20	
I-2	80,000	200	40	20	20	50	20	
L-1	435,600 (10 acres)	500	IDEM STANDARDS					
M-1	3600	40	20	5	5	35	20	
M-2	3600	40	20	5	5	35	20	
R-1	9500	70	35	10	10	35	20	
R-2	7000	55	30	8	10	35	20	
R-3	6000	50	20	8	10	35	20	
S-1	21,780 (0.5 acres)	100	35	10	15	35	20	



check the scale amount which applies

- | | | |
|--|--|---|
| <input type="checkbox"/> = 50 feet x 50 feet | <input type="checkbox"/> = 30 feet x 30 feet | <input checked="" type="checkbox"/> = 10 feet x 10 feet |
| <input type="checkbox"/> = 40 feet x 40 feet | <input type="checkbox"/> = 20 feet x 20 feet | <input type="checkbox"/> = 5 feet x 5 feet |



check the scale amount which applies

= 50 feet x 50 feet

= 30 feet x 30 feet

= 10 feet x 10 feet

= 40 feet x 40 feet

= 20 feet x 20 feet

= 5 feet x 5 feet

