

ORDINANCE NO. 2025-31

**AN AMENDMENT TO THE HENDRICKS COUNTY ZONING ORDINANCE
CHAPTER 7**

WHEREAS, the Board of County Commissioners of Hendricks County, Indiana adopted the Hendricks County Zoning Ordinance on August 12, 2008 and which became effective on October 1, 2008;

WHEREAS, the Hendricks County Area Plan Commission has recommended that the Zoning Ordinance be amended;

WHEREAS, the Hendricks County Area Plan Commission has conducted a public hearing on the proposed amendment (TZA 01/25) and voted to forward a favorable recommendation to the County Commissioners;

WHEREAS, the County Commissioners have received and reviewed the Plan Commission's report, have considered the Plan Commission's recommendations, and find that the adoption of the recommended amendment would promote the health, safety and convenience of the people of Hendricks County; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HENDRICKS COUNTY, INDIANA AS FOLLOWS:

Amendment to "**Chapter 7.12 Accessory Use and Structure Standards**" as follows:
Amend 7.12 (B) 7 to read:

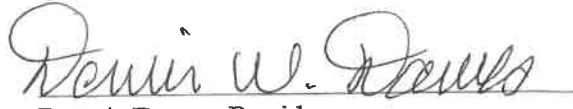
7. Accessory Dwelling Units. It is the intent of this section to permit, in the correct context, secondary dwellings as an alternative single family living arrangement. It is the intent that the occupancy is associated with the primary dwelling, and that the dwelling be held to the standards below. The restrictions herein are designed so that it remains clear that the property is a single lot and use, that the accessory dwelling appear subordinate in size and/or location, and that any potential nuisance is mitigated.

- a. Where an accessory dwelling unit is permitted as a special exception in certain districts.
 1. One accessory dwelling unit may be permitted either within an accessory structure or as an independent accessory structure
 2. The owner(s) of the single-family lot upon which the accessory apartment is located shall occupy at least one (1) of the dwelling units on the premises.
 3. A separate address shall not be issued for the accessory dwelling unit
 4. The accessory dwelling unit shall not exceed 75% of the primary dwelling footprint and shall not exceed the greater of 720 square feet or 7% of lot coverage
 5. An accessory dwelling unit shall meet the setbacks for a principal structure.

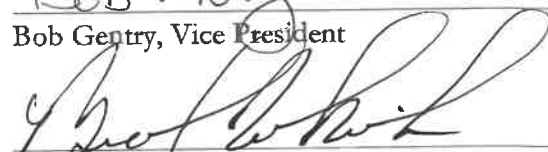
6. An accessory dwelling unit shall be constructed so as to maintain the appearance of the property as a residence and the approving body should consider the Residential Design Standards, Chapter 8.1
 7. A minimum of two (2) off-street parking spaces, including the driveway, shall be provided.
- b. Where an accessory dwelling unit is permitted in certain districts.
1. One accessory dwelling unit may be permitted either within an accessory structure or as an independent accessory structure
 2. The owner(s) of the single-family lot upon which the accessory dwelling unit is located shall occupy at least one (1) of the dwelling units on the premises.
 3. A separate address shall not be issued for the accessory dwelling unit
 4. The Accessory Dwelling Unit shall not exceed 75% of the primary dwelling footprint and shall not exceed the greater of 720 square feet or 7% of lot coverage
 5. An accessory dwelling unit shall meet the setbacks for a principal structure
 6. An accessory dwelling unit shall be constructed to maintain the existing appearance of the property as a single-family residence and shall be compatible in design and material to the principal use on the lot on which it is situated.


APPROVED, by the Board of Commissioners of Hendricks County, Indiana this
23rd day of September, 2025

BOARD OF COMMISSIONERS


Dennis Dawes, President


Bob Gentry, Vice President


Brad Whicker, Member

Attest

Ann Stark, Auditor