STATE OF INDIANA
BEFORE THE BOARD OF CLARK COUNTY COMMISSIONERS

ORDINANCE NO. 30 -2026

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE ("UDO") ON A FAVORABLE RECOMMENDATION BY THE CLARK COUNTY PLAN COMMISSION

WHEREAS, the Board of Commissioners of Clark County, Indiana (the "Board"), is the executive body of Clark County Government pursuant to the provisions of Ind. Code § 36-2-2-2; and,

WHEREAS, the Board is also the legislative body of Clark County Government pursuant to the provisions of Ind. Code 36-1-2-9; and,

WHEREAS, the Clark County Plan Commission has advisory authority regarding zoning pursuant to Ind. Code 36-7-4, *et al*; and,

WHEREAS, on the 14th day of October 2026, the Clark County Plan Commission passed Resolution 20-2026 (see the said Resolution 20-2026 attached hereto as **Exhibit "A"**) to amend the text of the Unified Development Ordinance ("UDO") as identified in the said Resolution.

NOW, THEREFORE, BE IT ORDAINED by the Board of Clark County Commissioners as follows:

1. That the Clark County Plan Commission Resolution 20-2026, dated October 14, 2026, as attached hereto, is hereby approved, and the text of the Unified Development Ordinance ("UDO") is amended pursuant to the attached Resolution (**Exhibit "A"**).

2. This Ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Board.

So Ordained this 5th day of November 2026.

Members voting "YES":

Bryan Glover, Commissioner

Jack Coffman, Commissioner

David Decker, P.E., Commissioner

Members voting "NO":

Bryan Glover, Commissioner

Jack Coffman, Commissioner

David Decker, P.E, Commissioner

Attested by:

Danny Yost, Clark County Auditor

BY THE CLARK COUNTY PLAN COMMISSION

RESOLUTION 20-2026

A RESOLUTION FOR A TEXT AMENDMENT TO THE 2020 UNIFIED DEVELOPMENT ORDINANCE ("UDO") TO CLARK COUNTY BOARD OF COMMISSIONERS

WHEREAS, the Clark County Plan Commission (Plan Commission) pursuant to Ind. Code 36-7-4-600 et seq., has identified a need to amend the text of the current Clark County Unified Development Ordinance (UDO) and,

WHEREAS, the Plan Commission, caused to amend the text of the Clark County UDO drafted for consideration in an effort to make the development laws of the county more efficient and streamlined for the general public; and

WHEREAS, the proposed UDO text amendments were properly noticed pursuant to Indiana law on October 3, 2026 and were available for inspection until the public hearing;

WHEREAS, on the 14th day of October, 2026, the Plan Commission conducted a public hearing, for which the public was invited, to consider certification of the UDO text amendment to the County Commissioners.

WHEREAS, THE Plan Commission heard the presentation and relevant evidence presented by the general public and the objections, comments, remonstrations and other relevant information presented by those in attendance at the hearing, if any, and deliberated on such evidence in a public hearing; and

WHEREAS, after considering and paying reasonable regard to the matters set forth in I.C. 36-7-4-603 and all public comments, the Plan Commission has given a recommendation for those amendments attached and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED BY THE Plan Commission a X favorable recommendation_____unfavorable recommendation_____no recommendation and certification of the Clark County UDO text amendments, attached hereto and incorporated herein, to the County Commissioners for the amendment of the current Clark County UDO is hereby made.

I hereby certify that this is a true and correct copy of the Resolution passed by the Clark County Plan Commission on October 14, 2026.

Bryan Glover, Vice President

Eric M. Wise Executive Director



RESOLUTION 20-2026 attachment (2 pages)

UDO amendment no. 1

Amend Chapter 3: SITE DEVELOPMENT STANDARDS (3)(b)(ii) by deleting the current provision:

ii. **Commercial and Industrial.** Driveways serving commercial uses and industrial uses must be graded and surfaced with an all-weather paving material such as asphalt, concrete, or other material that will provide equivalent protection against potholes, erosion, and dust and must be constructed in accordance with the industrial and business road standards as outlined in *Exhibit A: Minimum Standard Design Requirements*.

and replacing with the following:

i. **Commercial and Industrial.** Driveways serving commercial uses and industrial uses must be graded and surfaced with an all-weather paving material such as asphalt, concrete, or other material that will provide equivalent protection against potholes, erosion, and dust. At the discretion of the County Engineer, they may also be required to be constructed in accordance with the industrial and business road standards as outlined in Exhibit A: Minimum Standard Design Requirements.

UDO amendment no. 2

Amend Chapter 3: SITE DEVELOPMENT STANDARDS (3)(d) by deleting the current provisions:

d. **Separation from Intersections.** Driveways shall be adequately separated from roadway intersections in order to minimize conflict with intersection traffic. No driveway shall enter the adjoining street at a point closer than the distances shown below to the intersection of the street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. If a driveway cannot meet the separation requirements from an intersection because of the parcel width, one driveway is permitted at the furthest point from the intersection, one driveway is permitted at the furthest point from the intersection. without approval of the County Engineer. Roadway classification shall be in accordance with the *Comprehensive Plan*.

i. Local Road: 50 feet
ii. Major Collector or Minor Collector: 75 feet
iii. Other Freeways/Expressways, Principal Arterial or Minor Arterial: 100 feet

And replacing with the following:

d. **Separation from Intersections.** Driveways shall be adequately separated from roadway intersections in order to minimize conflict with intersection traffic. No driveway shall enter the adjoining street at a point closer than the distances shown below to the center of the paved intersection without approval of the County Engineer. Roadway classification shall be in accordance with the *Comprehensive Plan*.

i. Platted subdivision street (speed limit 20 MPH or less): 40 ft.
ii. Local Road: 50 feet
iii. Major Collector or Minor Collector: 75 feet
iv. Other Freeways/Expressways, Principal Arterial or Minor Arterial: 100 feet

End of amendments.