

Fayette County



Farmland Coverage
56.86% land in farmland

Top Employing Industries
Government and Government Enterprises, Manufacturing

2014 Population
23,468 ↓

County Type
Rural/Mixed County

Ordinance Regulates
CFOs
Definition
County uses IDEM's definition or the same animal head numbers to define CFOs

ZONING DISTRICT ¹	PERMITTED USE / SPECIAL EXCEPTION
Prime Agriculture (A-1)* Agriculture (A-2)	Permitted Use Special Exception
REZONE REQUIRED: NO	

ADDITIONAL STANDARDS

Use standards for CFOs beyond zoning district's standards unless otherwise specified.

SETBACKS

Right of Way (ft)	None
Property Line (ft)	100

BUFFERS²

Zoning Districts (ft)	None
Municipal Boundary ³ (ft)	5,280
Residential Use (ft)	1,620; Recorded rural subdivisions- 5280
Exception for farm house	Yes
Religious Institution (ft)	5,280
School (ft)	5,280
Recreational Areas (ft)	5,280- public use area
Business (ft)	None
Other Buffered Uses (ft)	Public buildings-5,280 Cemeteries-1,320

APPLICATION PROCESS REQUIREMENTS

Only checked processes are required.

- Pre-application permit required
- Site plan required
- Development plan review
- Other Processes
- Site scoring system

Site Scoring System Summary

Scoring system awards points for odor abatement practices, watering systems which reduce water use, buffers above the minimum standard, density of surrounding area, truck turnaround, extended neighbor notification and community support among other things. Points can be deducted for an IDEM/EPA violation. Applicant must score 414 points to be a permitted use in A1 or between 253-414 points for a special exception in A1 or A2.

OTHER

Proof of IDEM Permit Required	Yes
Existing Violation Clause	None
Odor Control Standards	None
<i>Manure Management</i>	
Manure Application Standards	None
Manure Storage Standards	None
Animal Mortalities Standards	None
Transportation/Driveway & Parking Standards	Transportation plan required
Well/Water Standards	Ground water study
Screening/Shelterbelt Standards	None
Minimum Lot Size ⁴ (acres)	10
Other	None

RELATED STANDARDS

Reciprocal Buffer ⁵	<input checked="" type="checkbox"/>
County Has Agricultural Clause	<input type="checkbox"/>

COUNTY LIVESTOCK STATS

Active CFO Permits (2014)	7
Approximate Livestock Count (2012)	5,654

FAYETTE COUNTY FACTS

2014 Population Density (people/mi ²)	109.1
Housing Unit Density (houses/mi ²)	50.5
PCPI (2014)	\$34,016
<i>Unincorporated Area</i> (excluding census designated places)	
Share of Population	44%
Share of Land	96%

FOOTNOTES

1. *Must score 90% of possible points in scoring system to be a permitted use in A1
2. Nearest point of any CFO related structure to residential structure; Structure to property line for public uses, schools, and churches
3. Includes unincorporated towns
4. Minimum lot width of 500 ft
5. 1/4 mile for single family dwelling or subdivision

COUNTY CONTACT INFORMATION

Name Bill MacDaniel
Role Plan Director
Phone 765-825-9808
Web www.connersvillecommunity.com/Fayette_County/County_Departments/Area_Planning

ORDINANCE

Information presented as of 8/15/2015. For more details about Fayette County's land use ordinances on CFO/CAFOs, please visit <https://aq.purdue.edu/Documents/ordinance>.