

Hendricks County

These standards include the basic standards for the Agriculture Intense district where they are stricter than the Agricultural district standards because the district's intended purpose is for CFO/CAFOs and land must likely be rezoned to permit a CFO/CAFO. Additional district standards may apply.



Farmland Coverage
83.86% land in farmland

2014 Population
156,056 ↑

Top Employing Industries
Retail Trade, Government and Government Enterprises

County Type
Urban County

Ordinance Regulates CFOs

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

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agriculture Intense (AGI)	Permitted Use
REZONE REQUIRED: YES	

ADDITIONAL STANDARDS

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

SETBACKS

Right of Way (ft)	35-80 depending on road type
Property Line (ft)	30 from side; 50 from rear

BUFFERS

Zoning Districts (ft)	None
Municipal Boundary (ft)	None
Residential Use (ft)	None
<i>Exception for farm house</i>	
Religious Institution (ft)	None
School (ft)	None
Recreational Areas (ft)	None
Business (ft)	None
Other Buffered Uses (ft)	See ordinance for additional details

APPLICATION PROCESS REQUIREMENTS

Only checked processes are required.

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

OTHER

Proof of IDEM Permit Required	No
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	None
Well/Water Standards	None
Screening/Shelterbelt Standards	75 ft wide buffer yard with 8 ft opaque fence or earthen mound and plantings of 8ft when adjacent to a residential zone or use or other agricultural zone; see ordinance for details
Minimum Lot Size (acres)	10
Other	Minimum lot width-150; Minimum lot frontage-50; Maximum lot coverage- 50%; Major residential plats are not allowed in this district; See ordinance for additional district standards

RELATED STANDARDS

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

COUNTY LIVESTOCK STATS

Active CFO Permits (2014)	4
Approximate Livestock Count (2012)	20,376

HENDRICKS COUNTY FACTS

2014 Population Density (people/mi ²)	383.5
Housing Unit Density (houses/mi ²)	138.0
PCPI (2014)	\$42,945
<i>Unincorporated Area</i> (excluding census designated places)	
Share of Population	47%
Share of Land	85%

FOOTNOTES

No footnotes for Hendricks County

COUNTY CONTACT INFORMATION

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ORDINANCE

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