

# Shelby County



**Farmland Coverage**  
88.57% land in farmland

**Top Employing Industries**  
Manufacturing, Government and Government Enterprises

**2014 Population**  
44,579 ↑

**County Type**  
Rural/Mixed County

**Ordinance Regulates**  
CFOs

**Definition**  
Define small, medium, and large CFOs similar but more restrictive than the IDEM on certain species

ZONING DISTRICT <sup>1</sup>	PERMITTED USE / SPECIAL EXCEPTION
Conservation Agricultural (A1)* Agricultural (A2)* Intense Agricultural (A3)**	Permitted Use Special Exception Permitted Use
REZONE REQUIRED: NO	

## ADDITIONAL STANDARDS

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

### SETBACKS<sup>2</sup>

Right of Way (ft)	None
Property Line (ft)	750

### BUFFERS<sup>3</sup>

Zoning Districts (ft)	None
Municipal Boundary (ft)	None
Residential Use (ft) <i>Exception for farm house</i>	1,300
Religious Institution (ft)	1,300*
School (ft)	1,300*
Recreational Areas (ft)	1,300 ft*
Business (ft)	1,200 from retail, restaurant or entertainment-related business
Other Buffered Uses (ft)	*Institutional use-1,300 (see ordinance for uses)

## 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	Standards on allowed methods and frequency of removal
Transportation/Driveway & Parking Standards	None
Well/Water Standards	None
Screening/Shelterbelt Standards	None
Minimum Lot Size (acres)	None
Other	None

## RELATED STANDARDS

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

## COUNTY LIVESTOCK STATS

Active CFO Permits (2014)	17
Approximate Livestock Count (2012)	36,617

## SHELBY COUNTY FACTS

2014 Population Density (people/mi <sup>2</sup> )	108.4
Housing Unit Density (houses/mi <sup>2</sup> )	46.3
PCPI (2014)	\$37,528
<i>Unincorporated Area</i> (excluding census designated places)	
Share of Population	50%
Share of Land	96%

## FOOTNOTES

- \*Small CFOs only; \*\*Large CFOs are a special exception
- May be reduced under certain circumstances to a minimum of 100 ft from property line/300 ft from public ROW; measured from facility
- Foundation to foundation

## COUNTY CONTACT INFORMATION

Name	Samuel Booth
Role	Plan Director
Phone	317-392-6338
Web	<a href="http://www.co.shelby.in.us/PlanCommission.aspx">www.co.shelby.in.us/PlanCommission.aspx</a>

## ORDINANCE

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