

Cass County



Farmland Coverage
75.92% land in farmland

2014 Population
38,438 ↓

Top Employing Industries
Manufacturing, Government and Government Enterprises

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	PERMITTED USE / SPECIAL EXCEPTION
Agricultural	Special Exception
Agribusiness	Special Exception
Light Industrial	Special Exception
General Industrial	Special Exception
REZONE REQUIRED: NO	

ADDITIONAL STANDARDS

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

SETBACKS

Right of Way (ft)	50
Property Line (ft)	50

BUFFERS¹

Zoning Districts (ft)	Residential districts- 1,320
Municipal Boundary (ft)	2,640
Residential Use (ft)	1,320
Exception for farm house	Yes
Religious Institution (ft)	1,320
School (ft)	1,320
Recreational Areas (ft)	1,320
Business (ft)	1,320 from non-agricultural commercial uses
Other Buffered Uses (ft)	Public buildings- 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

OTHER

Proof of IDEM Permit Required	No
Existing Violation Clause	None
Odor Control Standards	None
<i>Manure Management</i>	
Manure Application Standards	Buffer from residences if land applied
Manure Storage Standards	None
Animal Mortalities Standards	None
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 checked="" type="checkbox"/>
County Has Agricultural Clause	<input type="checkbox"/>

COUNTY LIVESTOCK STATS

Active CFO Permits (2014)	35
Approximate Livestock Count (2012)	55,367

CASS COUNTY FACTS

2014 Population Density (people/mi ²)	93.2
Housing Unit Density (houses/mi ²)	39.8
PCPI (2014)	\$34,249
<i>Unincorporated Area</i> (excluding census designated places)	
Share of Population	44%
Share of Land	97%

FOOTNOTES

1. Outer perimeter of CFO including manure handling structures to property line of buffered use.

COUNTY CONTACT INFORMATION

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ORDINANCE

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