

# Wells County



**Farmland Coverage**  
85.04% land in farmland

**2014 Population**  
27,862 ↑

**Top Employing Industries**  
Manufacturing, Health care and social assistance

**County Type**  
Rural County

**Ordinance Regulates CFOs**  
**Definition**  
Uses IDEM definition, but also includes manure lagoons both on-site and satellite

ZONING DISTRICT	PERMITTED USE / SPECIAL EXCEPTION
Agricultural Intensive (A-1)	Permitted Use
REZONE REQUIRED: NO	

## ADDITIONAL STANDARDS

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

### SETBACKS<sup>1</sup>

Right of Way (ft)	None
Property Line (ft)	300

### BUFFERS

Zoning Districts (ft)	Residential districts-2,640
Municipal Boundary <sup>2</sup> (ft)	5,280
Residential Use (ft)	800
<i>Exception for farm house</i>	Yes
Religious Institution (ft)	2,640
School (ft)	5,280
Recreational Areas (ft)	2,640*
Business (ft)	2,640 from a commercial or industrial use
Other Buffered Uses (ft)	*Public use area-2,640

## 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, buffers above the minimum standard, manure application methods, community support, interest in another CFO in good standing among other things. Must score a minimum of 220 points to be approved.

## OTHER

Proof of IDEM Permit Required	No
Existing Violation Clause	None
Odor Control Standards	None
<i>Manure Management</i>	
Manure Application Standards	Manure management plan required
Manure Storage Standards	Construction plans for manure lagoons must meet specified standards of IDEM or the USDA and shall be planned and constructed under the supervision of NRCS
Animal Mortalities Standards	None
Transportation/Driveway & Parking Standards	Suitable truck turnaround area with all-weather surface
Well/Water Standards	None
Screening/Shelterbelt Standards	None
Minimum Lot Size (acres)	None
Other	Closure plan required

## RELATED STANDARDS

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

## COUNTY LIVESTOCK STATS

Active CFO Permits (2014)	42
Approximate Livestock Count (2012)	19,126,673

## WELLS COUNTY FACTS

2014 Population Density (people/mi <sup>2</sup> )	75.6
Housing Unit Density (houses/mi <sup>2</sup> )	31.6
PCPI (2014)	\$39,244
<i>Unincorporated Area</i> (excluding census designated places)	
Share of Population	46%
Share of Land	96%

## FOOTNOTES

1. Unless a reduction of setback would benefit a residential structure not on the parcel; Includes CFO and lagoon
2. Non-incorporated town plat with post office- 2,640

## COUNTY CONTACT INFORMATION

**Name** Michael Lautzenheiser  
**Role** Plan Director  
**Phone** 260-824-6407  
**Web** [www.wellscounty.org/area-planning-commission](http://www.wellscounty.org/area-planning-commission)

## ORDINANCE

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