



Existing Zoning

The Town of Ferdinand has maintained an updated zoning ordinance for the community. The ordinance includes the following zones.

Agricultural - A zoning district intended to permit the use of land and structures for agricultural purposes. Open space/agricultural land uses is defined as land that is used for crops, orchards, forests, and pasture. This land use may include the production of food, fiber, and livestock; the preparation of agricultural products; and agricultural related business.

Residential Districts – A zoning district intended to permit the use of land and structures for residential purposes. Residential land uses include single family homes, duplexes, apartments, mobile homes, and manufactured homes.

One and Two Family Residential - A zoning district intended to permit development of single-family dwellings and two-family dwellings.

Multiple-Family Residential - A zoning district intended to permit the development of multiple-family dwellings.

Mobile Home - A zoning district intended to permit placement of a mobile home structure.

Non-Residential Districts – Any zoning district that permits the use of land and structures that are not classified as residential uses.

Commercial- A zoning district intended to permit the use of land and structures for Business B1 and Business B2 purposes. Commercial land uses include retail shops, personal service facilities, businesses, restaurants, auto dealerships, and agri-business establishments.

Industrial - A zoning district intended to permit the use of land and structures for industrial purposes. Industrial land uses include manufacturing, warehousing, wholesale, and distribution activities.



Overlay Zoning Districts - Overlay Zoning Districts impose additional uniform restrictions on all properties within their boundaries, which are in addition to or may supersede those of the underlying standard zoning district.

Flood Plain District - This zoning district is intended to guide development in flood hazard areas identified on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency, dated August 5, 1985, along with any subsequent amendments or revisions.

Sign Zone District – This zoning district is intended to provide additional uniform size and placement regulations of signs within the designated boundaries of Sign Zone A, Sign Zone B and Sign Zone C.

Sexually-Oriented Business Restriction Area – This area is intended to limit the construction and further operation of sexually-oriented businesses within designated boundaries and restricting them to areas that are a sufficient distance from “sensitive uses” within the Town of Ferdinand.

Overall, the existing town ordinances address several modern land use concerns, such as environmental management issues and signage. However, a significant omission from the existing town ordinances is the creation of a “Downtown Area” overlay district, which would encourage compatible land uses, address parking issues, support pedestrian connectivity, preserve local historical character, and provide support for mixed-uses in the area, such as a combination of second-story residential and first-story commercial. Also, the ordinances do not address development standards for pedestrian infrastructure, access management for thoroughfares and other land use standards and provisions for planned-unit developments (PUD) or similar large scale developments, such as an industrial park or commercial center.

To maintain a community with a wide economic base and provide services for residents and visitors of the Town of Ferdinand, zoning districts should allow for a wide variety of land uses. However, they should also provide guidance as to the manner, coordination, construction, quality, cohesiveness, and consistency of any development, whether residential, industrial, or commercial. While a



wide variety of areas should be addressed within a community's land use ordinances, variations on the intensity or restrictiveness of those areas should reflect the existing built environment of the community, the desires of the community as a whole, and complement the local character and heritage of that community.

Current planning practice also encourages provisions for mixed-use developments. Public infrastructure such as streets, trails, paths, water lines, sewer lines, and other utilities are needed to serve these land uses.

Upon adoption of this Comprehensive Plan, the Town of Ferdinand will again have the opportunity to reassess the existing zoning and other land use ordinances to consider updating them to reflect the current needs of the community and any future growth or development. Under the direction of the Ferdinand Plan Commission, the Town of Ferdinand should also prepare a **Future Land Use Map** based upon this Comprehensive Plan. *It should also be completed in coordination with an update to the entire Zoning Ordinance and related regulations to ensure that existing ordinances reflect the vision, goals, and objectives of this Comprehensive Plan.*

A significant feature of the Town of Ferdinand is that the community has made an agreement with Dubois County to include portions of the surrounding area within their planning jurisdiction. While these parcels remain in Dubois County, the Ferdinand Plan Commission has jurisdiction over them to ensure that adjacent development is complimentary to the existing development within the Town of Ferdinand.

The maps on the following pages show the existing zoning for the Town of Ferdinand. One map shows the full jurisdictional area and the other map shows the specific detail of existing zoning within the incorporated boundary.

(The information in this section was taken from the existing Ferdinand Ordinances, as posted on the website for the Town of Ferdinand – www.ferdinandindiana.org)



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COMMUNITY PROFILE