

ORDINANCE # 2025-4

**AN ORDINANCE AMENDING THE TEXT OF CHAPTER 2
OF THE ZONING ORDINANCE**

WHEREAS, the Columbia City Plan Commission has determined that the Zoning Ordinance of the City of Columbia City, Indiana, needs to be amended to revise Chapter 2 by amending development standards for fences; and

WHEREAS, the Plan Commission of the City of Columbia City held a public hearing, as prescribed by law, and have reported to the Common Council of the City of Columbia City its findings and recommendations in writing concerning the proposed text amendments in 25-C-ZOA-1; and

WHEREAS, the amendments herein are consistent with the following purposes, as required under I.C. 36-7-4-601(c):

- a. Securing adequate light, air, convenience of access, and safety from fire, flood, and other danger;
- b. Lessening or avoiding congestion in public ways;
- c. Promoting the public health, safety, comfort, morals, convenience, and general welfare; and
- d. Otherwise accomplishing the purposes of I.C. 36-7-4; and

WHEREAS, as required under I.C. 36-7-4-603, in preparing and considering 25-C-ZOA-1, the Plan Commission and the Common Council have paid reasonable regard to:

- a. The comprehensive plan;
- b. Current conditions and the character of current structures and uses in each district;
- c. The most desirable use for which the land in each district is adapted;
- d. The conservation of property values throughout the jurisdiction; and
- e. Responsible development and growth; and

WHEREAS, the Council desires to encourage appropriate and compatible land development to enhance property values and to promote the health, safety, and general welfare of the City; and

WHEREAS, the Common Council of the City of Columbia City deems it in the best interest of the community that such zoning text amendments be enacted;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY, that the Code of Ordinances, Title XV, Chapter 154, be amended as follows:

Section 1. Chapter 2, Section 2.07, Paragraphs Four and Five shall be amended to read as follows:

Height requirements: Fences and walls in residential districts shall not exceed a height of six feet. Any fence or wall which projects into or encloses a required front yard shall not exceed four feet in height.

Building materials: Fences be constructed with customary fencing materials. Fence and wall materials for residential uses include: chain link, wrought/rod iron, wood or vinyl picket or stockade type, brick, or other ornamental materials. Agricultural and non-residential uses may also use non-ornamental fencing materials. Previously used materials shall not be used. The fence shall be constructed with all braces and supports on the interior, except when both sides are of the same design and appearance.

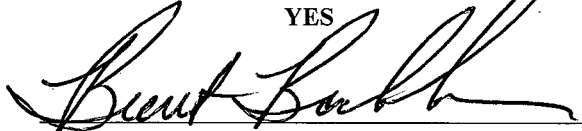
Section 2. This ordinance shall be in full force and effect from and after its adoption.

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PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY,
INDIANA, ON THIS 27th DAY May, 2025

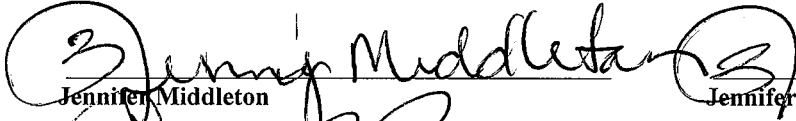
YES

NO



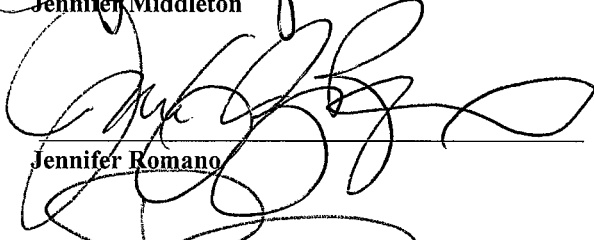
Brent Bockelman

Brent Bockelman



Jennifer Middleton

Jennifer Middleton



Jennifer Romano

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Tad Varga

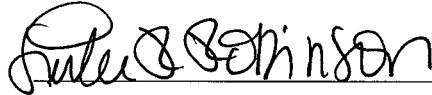
Tad Varga



Daniel Weigold

Daniel Weigold

ATTEST:



Leslee Robinson, Clerk-Treasurer

Signed and approved by me on this 27th day of May, 2025.



Ryan L. Daniel, Mayor
City of Columbia City, Indiana