

154.02. IMPROVEMENT LOCATION PERMITS**154.02.01 Improvement Location Permit Required**

No structure, improvement, or use of land within the town and its jurisdictional area may be altered, changed, placed, erected, or located on platted or unplatted lands unless the structure, improvement, or use and its location conform to the requirements of this unified development code, and until an improvement location permit for the structure, improvement, or use has been issued.

154.02.02 Agricultural Land, Uses, and Structures Exceptions

Land, farm barns, farm outbuildings, or other buildings other than the farm residence building, structures, or erections which are adapted, by reason of nature and area for use for agricultural purposes, while so used, shall not be subject to the requirements for improvement location permits.

154.02.03 Application

Applications for Improvement Location Permits shall be filed in accordance with the requirements of Section 154.01 of this Code.

154.02.04 Applications Requiring a Public Hearing

When an improvement location permit is requested as a part of a subdivision, conditional use, variance, or planned development; or for any development, redevelopment, or alteration in an historic overlay district; or for any other application requiring a public hearing; that procedure shall be conducted before consideration of the application for improvement location permit.

154.02.05 Site Plan Review

Site Plan Review shall be conducted by the Planning Director in accordance with the requirements of Section 154.03. of this Code.

154.02.06 Action**A. Applications That Do Not Require a Public Hearing**

For applications that do not require a public hearing, the Planning Director shall issue the improvement location permit within 10 days following the approval or approval with modifications of a site plan pursuant to Section 154.03.

B. Applications Requiring a Public Hearing

For applications requiring a public hearing, the Planning Director shall not issue an improvement location permit until so directed by the body conducting the hearing.

154.02.07 Additional Requirements

- A. An application for an improvement location permit for any use shall not be approved until the Planning Director has determined that the proposed use, minimum lot size, and width meets the minimum standards for a sewage disposal system as required by Madison County Code 25-35-1-1.
- B. Any application for an improvement location permit for any industrial use or open industrial use shall be accompanied by a certificate of compliance subscribed by a registered professional engineer or architect certifying that the use will satisfy the requirements of Section 158.12, Environmental Performance Standards, and any other applicable standards of the district in which it is located.

154.02.08 Expiration of the Improvement Location Permit

The work or use authorized by any Improvement Location Permit must be commenced within six months of the date of issuance of such permit, otherwise the same shall lapse and become null and void. All work so authorized shall be completed within eighteen months from the issuance of the permit, and provided that for good cause shown the Planning Director may extend the work completion time.

154.02.09 Failure to Obtain an Improvement Location Permit

Failure to obtain an Improvement Location Permit shall be a violation of this Code and be punishable under the provisions of Section 154.13, Enforcement.

154.02.10 Limitation on Improvement Location Permits

Improvement Location Permits issued on the basis of plans and applications approved by the Planning Director authorize only the use or arrangement set forth in such approved plans and applications or amendments thereto, and no other use, arrangements, or construction. Any use, arrangement, or construction contrary to that authorized shall be deemed a violation of this Code and be punishable under the provisions of Section 154.12, Enforcement.

154.02.11 Records of Improvement Location Permits

Every Improvement Location Permit issued pursuant to this Section 154.02 shall be kept on file in the Office of the Planning Department and shall be a public record in accordance with the Indiana Revised Code.