

WABASH CITY ZONING

ZONING FOR THE CITY OF WABASH AND THE GOVERNING JURISDICTIONAL BOUNDARY BEYOND THE CITY LIMITS

NOTE: All Wabash City Zones have a "WC" prefix to identify the jurisdiction as Wabash City

Designation	Legal Name	Descriptions
WCAG 10.32	Agricultural District	It is the intent of this district to permit the full range of land use activities related to the agricultural industry. Such uses include crop, and livestock production orchards, vineyards, pastures, nurseries, farm residences, barns sheds, grain bins and all other structures.
WCFP 10.6	Flood Plain Area	<p style="text-align: center;">Description</p> <p>The development of FP district could result in the potential loss of life and property, create health and safety hazards and lead to extraordinary public expenditures for flood protection and relief. Since development of these areas is not essential to the orderly growth of the community and since these lands are suitable for open space uses that do not require structures or fill established provisions.</p>
WCGB 10.47	General Business District	<p style="text-align: center;">Description</p> <p>The General Business district is intended to provide areas to be used for all commercial business uses serving the community.</p>
WCHD 10.46	Historic District	<p style="text-align: center;">Description</p> <p>The HD district is intended to provide areas for the major retail commercial uses serving the community and at the same time encourage the preservation and maintenance of the district's historical and architectural characteristics. A combination of retail and service commercial, office, professional, financial, governmental and upper floor residential uses shall be permitted. Business uses involving drive-in facilities, outside storage or display area or outside sales areas are not permitted. The provisions of this ordinance are intended to encourage maintenance and continue growth of the central business district as a viable major retail center within the community.</p>

WCHI 10.54	Heavy Industry District	Description
<p>The HI district is intended to provide lands for the development by industrial firms. The regulations are designed to permit operations in a clear and quiet manner and to protect adjacent district uses and industries within the district. Residential and commercial uses are prohibited in this district to conserve and protect the supply of industrial land for industrial use.</p>		
WCLI 10.53	Light Industry District	Description
<p>The LI district is intended to provide lands for development by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses. The district regulations are designed to permit the operations of most manufacturing wholesaling and warehousing activities with adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another. Some retail uses that service the industrial uses within the industrial area and that do not depend upon direct visits or retail customers will be permitted. No outdoor storage is allowed in this district and all other operations must be in an enclosed building.</p>		
R-1 10.34	Residence 1 District	Description
<p>The intent of this district is to provide for an environment of predominantly low density single-family development with certain additional uses such as school, parks and other public uses which serve the residence living in the area.</p>		
R-2 10.35	Residence 2 District	Description
<p>The intent of this district is to provide for an environment of low - to medium density single-family dwellings with related uses and certain public uses which serve the residents living in the district.</p>		

R-3 10.36	Residence 3 District	<p style="text-align: center;">Description</p> <p>The intent of this district is to create a predominantly residential environment for single-family, two-family and low density (less than twelve (12) dwellings units) multifamily residential structures in addition to schools, parks, public facilities and other uses which serve the residence of the districts.</p>
R-4 10.37	Residence 4 District	<p style="text-align: center;">Description</p> <p>The intent here is to provide for high density multifamily apartments with related uses and certain public uses which best serve the residents of the district.</p>
S-1	Suburban District	<p style="text-align: center;">Description</p> <p>The intent of this district is to provide for an environment of predominantly low density single-family and two-family development and certain additional uses such as agriculture, parks, open spaces and other uses conducive to the environment of the district.</p>