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	Agricultural	
10.32	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	Flood Plain	Description
10.6	Area	· ·
		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.
WCGB	General Business	Description
10.47	District	
		The General Business district is intended to provide areas to be used
		for all commercial business uses serving the community.
WCHD	Historic	Description
10.46	District	· ·
		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.
	1	community.

WCHI 10.54	Heavy Industry District	Description 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.
WCLI 10.53	Light Industry District	Description 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.
R-1 10.34	Residence 1 District	Description The intent of this district is to provide for and 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.
R-2 10.35	Residence 2 District	Description 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.

R-3 10.36	Residence 3 District	Description
10.00	District	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.
R-4 10.37	Residence 4 District	Description 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.
S-1	Suburban District	Description
		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.