

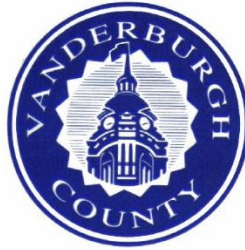
VANDERBURGH COUNTY
ONE N.W. MARTIN LUTHER KING, JR. BLVD.
CIVIC CENTER ROOM # 305
EVANSVILLE, INDIANA 47708

OFFICE OF THE BOARD OF COMMISSIONERS

CHERYL MUSGRAVE, PRESIDENT
JUSTIN ELPERS, VICE PRESIDENT

January 31, 2024

Please see the enclosed letter sent from the Board of Commissioners to
Evansville Mayor Stephanie Terry.



VANDERBURGH COUNTY

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January 31, 2024

Mayor Stephanie Terry
1 N.W. Martin Luther King Jr. Blvd.
Civic Center Complex, Room 302
Evansville, Indiana 47708

Dear Mayor Terry:

The Board of Commissioners of Vanderburgh County has been focused on reforming zoning codes in unincorporated Vanderburgh County through ordinance revisions in recent years. The Commissioners responded to the needs of the community by making incremental adjustments to zoning, permitting, and site review processes while focusing on areas that have the biggest impact on property owners and builders.

These practical changes were made to encourage more housing development and create more economic opportunities for our community. The revisions expanded what is permitted to be built, reduced development costs by streamlining regulations, and eliminated unnecessary rules.

The list below highlights some of the changes enacted by the County Commission in recent years, which have not been addressed by the City of Evansville.

These ordinances include:

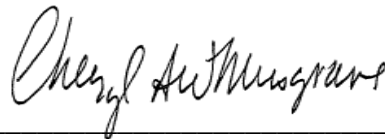
1. Table A – Standards for Principal Buildings on Individual Lots, VCC 17.38.010. This enacted ordinance defines building height, road frontage requirements, front and side setbacks, maximum lot coverage, and green space. The Commission reduced regulations, allowing home construction to begin more quickly.
2. Minimum Floor Area, VCC 17.12.020. This enacted ordinance defines the minimum square foot of a residence to be the same as the state building code. This allowed greater flexibility to home builders in residential size.

3. Parking, VCC 17.24.080. This enacted ordinance reduced parking requirements by 50% in all categories, reducing stormwater runoff and allowing property owners greater flexibility in land use.
4. Improvement Location Permit, VCC 17.36.020. This enacted ordinance cut red tape through speeding the Building Permit process through reducing/eliminating unnecessary regulatory review.
5. Airport Overlay, VCC 8.05. This proposed ordinance repeats Indiana Code § 8-21-10. The ordinance was requested by INDOT and FAA officials to ensure local builders were fully aware of building requirements already enshrined in state law. Note: The Area Plan Commission proposed an over-reaching ordinance which the county Commissioners rejected, and the city adopted. Commissioner research included meeting with the FAA and INDOT to arrive at the current proposed ordinance which meets the needs of regulatory agencies and the airport.
6. Sign Ordinance, VCC 17.26, repealed in full.

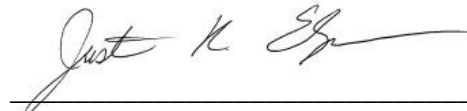
We hope this information assists you in the review of staffing and ordinances referenced in your letter of January 26, 2024.

Sincerely,

THE BOARD OF COMMISSIONERS OF
VANDERBURGH COUNTY, INDIANA



Cheryl Musgrave, President



Justin Elpers, Vice President

cc: Members of Vanderburgh County Council
Members of Area Plan Commission
Members of the Common Council of the City of Evansville, Indiana
Rev. Dr. Adrian M. Brooks, Sr.
Media