

ORDINANCE NO. 913

AN ORDINANCE OF THE OGDEN DUNES TOWN COUNCIL AMENDING PORTIONS OF THE TEXT OF THE SUBDIVISION CONTROL AND ZONING CODE OF OGDEN DUNES, INDIANA AS CONCERN MAXIMUM BUILDING HEIGHT

WHEREAS, the Town of Ogden Dunes has adopted a Subdivision Control and Zoning Code as part of the Ogden Dunes Town Code; and

WHEREAS, the Plan Commission of the Town of Ogden Dunes has studied the matter and recommended certain changes to the text portion of the Subdivision Control and Zoning Code concerning the maximum height of a building; and

WHEREAS, the Plan Commission has held a public hearing regarding the amendments contained in this Ordinance; and

WHEREAS, the Plan Commission has certified its proposal to the Ogden Dunes Town Council; and

WHEREAS, the Ogden Dunes Town Council has amended the proposal of its Plan Commission.

NOW THEREFORE, be it and it is hereby ordained by the Ogden Dunes Town Council as follows:

SECTION 1. That the definition of **BUILDING HEIGHT** contained in Section 151.002 of the Ogden Dunes Town Code is hereby amended and shall hereafter read as follows:

BUILDING HEIGHT: The distance of a vertical line from the High Datum Point of the structure to the Finished Grade measured at the perimeter of the structure.

SECTION 2. That a new definition of **DATUM POINT** shall be added to Section 151.002 of the Ogden Dunes Town Code, which shall read as follows:

HIGH DATUM POINT: A reference point or plane established by an architect or engineer of the structure on the construction drawings. The High Datum point will be established on the 67% portion of the footprint of the home and will be placed at the Ridgetop or top of Parapet wall for a flat roof. From High Datum point to finish grade is a maximum of 30 feet.

SECTION 3. That a new definition for **FINISHED GRADE** shall be added to Section 151.002 of the Ogden Dunes Town Code which shall read as follows:

FINISHED GRADE: The topography of the lot after cut and fill modifications are made to the lot.

SECTION 4. That the definition of **PLAT** in Section 151.002 of the Ogden Dunes Town Code shall be amended and hereafter read as follows:

PLAT: A map of land subdivision prepared in a form suitable for filing for recording with the Porter County Recorder and in accordance with such requirements as defined by Town Ordinance.

SECTION 5. That Section 151.032(C) of the Ogden Dunes Town Code shall be repealed and replaced in its entirety by the following:

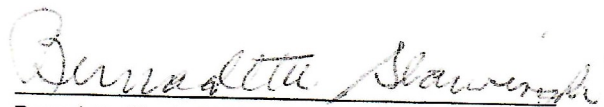
Maximum building height. Not more than 67% of the perimeter of any building or structure in an R District shall exceed thirty feet (30') in height or three (3) stories, whichever is less, except as provided herein. Refer to the definition of BUILDING HEIGHT.

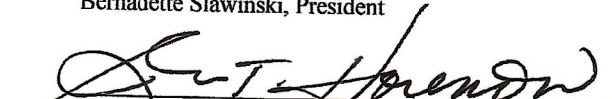
1. The height of the principal residential structure on a lot may be calculated in such a manner that not more than Thirty-three percent (33%) of the building or structure perimeter may exceed thirty feet (30') in height. In no instance shall the maximum height of any principal structure exceed 42 feet in height. This 33% section of the footprint of the home may not extend beyond the established 30' High Datum point established on the 67% section of the footprint.

SECTION 6. This Ordinance shall be in full force and effect from and after its passage and adoption as provided by law.

ALL OF WHICH IS PASSED AND ADOPTED this 13th day of February, 2026

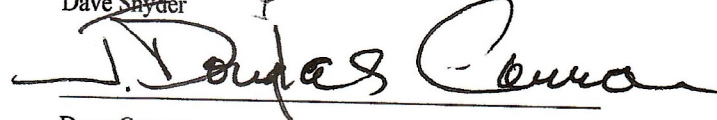
OGDEN DUNES TOWN COUNCIL


Bernadette Slawinski, President

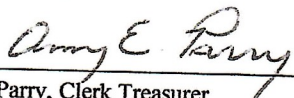

John Hannon


Scott Kingan


Dave Snyder


Doug Cannon

ATTEST:


Amy Parry, Clerk Treasurer