

**ORDINANCE NO. 3918**

**AN ORDINANCE AMENDING SECTION 152.25  
OF THE NEW CASTLE CITY CODE**

WHEREAS, the City of New Castle has adopted a zoning code that establishes regulations on the use and development of real estate within the City of New Castle; and,

WHEREAS, Section 152.25 of the City Code establishes requirements for development of residential districts of the City; and,

WHEREAS, in recent years, residential dwellings that are shaped like and appear to be barns, known as “barndominiums,” are being marketed for sale and development; and,

WHEREAS, the City Code should be amended to specifically address the construction and use of bardominiums for dwelling purposes within the City.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of New Castle, Indiana, as follows:

1. A new Section 152.25(A)(4) of the City Code shall be enacted to read as follows:

*“BARNDOMINIUM” A metal pole barn, post frame or barn like structure that has been partially or fully converted or constructed for residential use, dwelling purposes or living area.*

2. A new Section 152.25 (D) of the City Code shall be enacted to read as follows:

(D) Bardominiums

(1) A barndominium may be constructed or utilized on a parcel zoned R-1, only if the following conditions are satisfied:

(a) the parcel upon which the bardominium is located is:

(i) at least one (1) acre in size; and

(ii) is contiguous to a property that is outside of the municipal boundaries of the City and that is utilized for agricultural purposes.

(b) the bardominium is situated at least one hundred feet (100’) from any street or public right of way.

(2) A barndominium may not be constructed or utilized on any parcel within the City except as permitted in Section 152.25 (D) of the City Code.

**REPEALER:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SEVERABILITY:** Any provision herein contained which is found by a court of competent jurisdiction to be unlawful or which by operation of law shall be inapplicable, shall be deemed omitted but the rest and remainder of this ordinance, to the extent feasible, shall remain in full force and effect.

**EFFECTIVE DATE:** This Ordinance shall become effective upon passage and publication required by law.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NEW CASTLE THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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Greg York, Presiding Officer,  
Common Council, City  
of New Castle, Indiana

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NAY

ATTEST:

Brenda Grider, Clerk-Treasurer

APPROVED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

Greg York, Mayor of the City  
of New Castle, Indiana