

**ORDINANCE NO. 3888**

**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 (3) of the City Code establishes requirements on accessory buildings within residential districts of the City, which include a limitation on the number of accessory buildings that may be located on a residential property; and,

WHEREAS, one (1) accessory building is currently permitted on each residential lot within the City; and,

WHEREAS, Section 152.25 of the City Code should be amended to allow for up to two (2) accessory buildings on a residential lot, subject to all other provision of the zoning code.

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

1. Section 152.25(B)(3) (a) of the City Code shall be amended to read as follows:

(3) Accessory Buildings

(a) Accessory buildings are not permitted prior to the erection of the principal building. No accessory building shall be located closer to a side lot line than 3 feet nor exceed 18 feet in height and, if detached from the principal building, shall be set back from the front line of the lot no closer than the rear line of the principal building. The only accessory buildings allowed in residentially zoned districts are private detached garages and storage sheds. All private garages as that term is defined herein shall be considered accessory buildings. A detached private garage shall not exceed 28 feet in width or 28 feet in length or exceed 784 square feet in area. A storage shed or "mini-barn", which is a detached accessory building, but not a private garage, shall not exceed 12 feet in width or 16 feet in length or exceed 192 square feet in area. No more than two (2) accessory buildings shall be located on a lot.

2. All other provisions of Section 152 of the City Code shall continue in effect.

**REPEALER:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 \_\_\_\_\_, 2022.

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

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ATTEST:

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Brenda Grider, Clerk-Treasurer

APPROVED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

