



Delphi Common Council Agenda

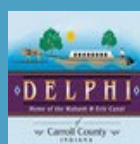
**Date/Time: Monday April 06, 2026 @ 6:00 P.M. Location:
Delphi City Building 201 S. Union St. Delphi, IN**

**Live Streamed on Delphi Indiana YouTube Channel
<http://www.youtube.com/@delphiindiana491>**

- 1. Calling to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call Clerk Price**
- 4. Meeting Minutes**
 - a. Monday March 02, 2026*
- 5. Department Head Reports**
- 6. Other Business**
 - a. Presentation by Amy Webster – Purdue Agriculture – Pros/Cons on Chicken Ordinance*
 - b. Presentation by James Wells – Carroll County Economic Development – Strategic Plan*
- 7. Unfinished Business**
 - a. Blight Grant Application – 402 S. Washington*
 - b. Propose Ordinance No 2026-04 To Establish a Cumulative Capital Development Fund Under Indiana Code 36-9-15.5, et seq.*
- 8. New Business**
 - a. Proposed Ordinance No 2026-07 To Permit Chicken Husbandry in Low-Density Residential Districts – Certification for TEXT AMENDMENT – PC26-002-ZA*
 - b. Proposed Ordinance No 2026-08 Amending Title VII, Chapter 75, Schedule VII Titled "LOAD RESTRICTIONS"*
 - c. Presentation by Parker Bright – Boyce/BSA Software*
- 9. Future Business & Announcements**
- 10. Miscellaneous Business**
 - a. Board Comments*
 - b. Clerk Treasurer Price*
 - c. Public Comments*
 - d. Adjournment*

The City of Delphi acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. To assist individuals with disabilities who require special services (i.e. sign interpretive service, alternative audio/visual devices, and amanuenses) for participation in or access to City-sponsored public programs, services, and/or meetings, the City ask that individuals make requests for these services at least forty-eight (48) hours ahead of the scheduled program, service, and/or meeting. To make arrangements, please contact the City at (765) 564-2097

Agenda Subject to Change



Common Council Meeting– March 2, 2026
2nd floor City Building 6:00 pm
201 S. Union St. Delphi

Council was called to order at 6:00 pm on the second floor of the city building. Live streamed on Youtube and opened with the Pledge of Allegiance.

Roll call was given by clerk/treasurer-Julie Price. Members present: Kamron Yates, Denny Myers, Erin Jubril, Dale Seward and Spencer Kingery. Doyle Moore was absent.

The minutes for February 2, 2026 council meeting were presented for approval. There were no additions or corrections. No discussion for the minutes. Motion to approve the minutes made by Denny Myers seconded by Erin Jubril. Motion carried and passed. (4-0)

Department Head reports were sent to council prior to the meeting for review. With no objection, the reports entered into the minutes were accepted and approved.

Other Business:

None

Unfinished Business:

None

New Business:

Anita Werling and Julia Leahy presented a proposal for a Blight Grant for 402 S. Washington property with funding from the Lily Endowment that would be used for an arts and cultural trail to connect projects from the south of Delphi to the downtown areas. Consensus vote was taken to revisit the proposal with more details in April. Dale Seward was opposed to the proposal due to the funds that have previously been spent on the building and the decision to accept the building by previous administration. He stated that the building should be torn down due to safety reasons. The consensus votes to hear more information in the April meeting were 3 board members in favor of hearing additional information regarding the property and 1 opposition by Dale Seward.

Proposed Ordinance 2026-3 Amendment regarding fire hydrant rental fees paid by owners and private fire protection was presented for approval. The ordinance amends the amounts to equal the total of hydrants divided equally per the budgeted amount. Dale Seward asked about private sprinklers and hydrants for business owners. Clerk-treasurer Price stated that we bill for private hydrant and fire protection, but unsure of the indoor sprinklers, but the ordinance was regarding the budgeted \$220,000.00 divided equally among the 220 hydrants. Motion to approve the ordinance on the second reading made by Spencer Kingery, seconded by Erin Jubril. Motion carried and passed. (4-0)

Proposed Ordinance 2026-03 amendment regarding fire hydrant rental fees paid by owners and private fire protection presented for approval on third and final reading. Motion to approve the ordinance made by Erin Jubril, seconded by Denny Myers. Motion carried and passed. (4-0)

Proposed Ordinance 2026-4 Establishment of Cumulative Capital Fund under Indiana Code 36-9-15.5 was presented for approval. Motion to approve the ordinance made by Spencer Kingery, seconded by Erin Jubril. Mayor Yates stated that this was an ordinance that was presented last spring and approved by council but did not get completed due to publishing errors and advice per AIM to revisit in 2026. It is a way for the city to recapture some of the funding that will be cut from the budget with SB1. Dale Seward asked if this was another tax to which Mayor Yates and Clerk-treasurer Price stated yes with the tax being at a set amount. Dale Seward stated the city needs to tighten the budget, and the city also has 2 one-million-dollar CD's to count on without having to approve any additional taxes. Clerk-Treasurer Price commented that the city only has 1 high yield money market and no CD's but the fire territory has 2 CD's. City attorney Miriam Robeson stated that it will help the city be able to recoup some of the funding lost with SB1 but not a replacement. Denny Myers asked if there was a tax cap with the fund. Clerk-treasurer Price stated that the cap was set for each year. Motion to approve the establishment of the cumulative capital fund approved and passed. (3 Yays, 1 Nay-Dale Seward)

Proposed Ordinance 2026-5 Amending Zoning Maps for the City of Delphi was presented for approval. Scott Wagoner with the Allen White Agency was in attendance to submit information regarding the zoning request. Mr. Wagoner presented the council with the details of the zoning request which included the parcel would be roughly 11 acres rezoned from R1 to R2 with a variance request later if the ordinance passes. The developer for the housing project would like to name it "Oracle Acres". This would be the 1st phase with a possibility of expansion later. Each duplex unit would be 2 beds, 2 baths, 1 garage in the estimated \$220,000.00 range per unit. The units would be built for sale, not rentals with an HOA in place for upkeep and regulations to follow for the housing. Motion to approve the ordinance on the first reading made by Erin Jubril, seconded by Spencer Kingery. Motion carried and passed. (4-0)

Motion to suspend the rules on the first night of introduction for proposed Ordinance 2026-5 made by Spencer Kingery, seconded by Dale Seward. Motion carried and passed. (4-0)

Motion to approve proposed Ordinance 2026-5 on second reading made by Spencer Kingery, seconded by Denny Myers. Motion carried and passed. (4-0)

Motion to approve proposed Ordinance 2026-5 on third and final reading made by Dale Seward, seconded by Erin Jubril. Motion carried and passed. (4-0)

Proposed Ordinance 2026-6 Establishing Airport Funds was presented for approval. Ken Ross was preset to explain to the council that the airport has a need to establish new fund numbers for grants that are going to be issued and deleting other fund numbers that are no longer needed to follow SBOA guidelines. Motion to approve the ordinance made by Spencer Kingery, seconded by Erin Jubril. Motion carried and passed. (4-0)

Motion to suspend the rules on the first night of introduction for Ordinance 2026-6 made by Dale Seward, seconded by Denny Myers. Motion to approve suspending the rules carried and passed. (4-0)

Motion to approve Ordinance 2026-6 on second reading made by Spencer Kingery, seconded by Dale Seward. Motion carried and passed. (4-0)

Motion to approve Ordinance 2026-6 on third and final reading made by Spencer Kingery, seconded by Denny Myers. Motion carried and passed. (4-0)

Proposed Resolution 2026-1 Authorizing the sale of surplus vehicles owned by the City of Delphi was presented for approval. Dale Seward asked if the request to sell surplus was for the red fire truck. It was stated that it was the red bucket truck from the street dept. Mayor Yates stated that Superintendent Lyons was able to acquire a nicely used replacement within reasonable cost. Motion to approve the surplus sale made by Denny Myers, seconded by Erin Jubril. Motion carried and passed. (4-0)

Miscellaneous Business:

Mayor Yates stated that there has been an increase in APRA requests. He let the council know that Clerk's office has received approximately 25 APRA requests from 1/1/25-2/28/26 compared to the 4 received in 2024. He stated that the requests were submitted as follows:

*11 were submitted by John Dietrich of which 5 were submitted in a span of 2 weeks in October, and 4 were submitted within a span of 4 days in January.

*4 were submitted by Kevin Gaskill

*10 were submitted by all other requestors combined

Mayor Yates commented that the excessive number of requests are received, reviewed, and shared with our legal counsel to be sure we are complying with PAC and that the requests are costing the taxpayers legal fees for each request. He stated there has been a folder created that all requests will be shared on the city website for public viewing and knowledge of the requests and to share the information that was requested should someone else need to view the records. He commented that the clerk's office is extremely busy, and the requests will be answered, but that city business and daily operations are the first things that need to be taken care of. Clerk-Treasurer Price commented that while we try to answer in a timely manner, there are things requested that are included in monthly dockets and/or on the city webpage and may not need a request because it is accessible on the website. Mayor Yates wanted to make the council aware of the increase in requests in the last year and the expense for legal fees to complete the request response.

Board Comments:

Dale Seward asked Police Chief Mullin how many officers and phones the police department has. He questioned why the police dept. has 20 phones listed under the department. Chief Mullin responded there are 8 current police officers, and 9 cars and each car has a hot spot so that would double the number.

Mayor Yates stated that the US 25 road closure is in effect to allow for bridge replacement and will remain closed over the next several months. He stated that INDOT has placed signage and alternate routes for traffic.

Clerk/Treasurer Comments:

None

Public Comments:

None

Adjournment

Without objection and no other business or comments, the motion to adjourn Common Council was made by Spencer Kingery and seconded by Erin Jubril. Motion carried (4-0) and meeting adjourned at 6:55 p.m.

Mayor Kamron Yates

Julie Price, Attest

Community Development Report MARCH 2026 – Julia Leahy

PERMITS/PLANNING

Residential:

- *Addition to a home permit issued: 216 W. North
- *Bowen Estates – Lot 42
- *Fence – 122 E. Vine
- *Fence – 402 Riley Rd.
- *Oracle Acres – ongoing progress/development plan

Commercial:

- *Business expansion-Kane Automotive
- *Sign Permit-919 W. Washington St., True Lee Auto

Excavation:

- *Emergency Repair-114 E. Main

DELPHI MAIN STREET

Easter egg hunt is RE-scheduled for Saturday, April 11

Façade Improvement Grants:

- *125 S. Washington St. (upper story windows on Main St.) \$5,000

Do It In Delphi – Market on Market: vendor registration is open for the May-October Markets (3rd Saturdays, 10am to 2pm)

Creation of a DORA in the downtown (Designated Outdoor Refreshment Area) – planning phase

Purdue HTM 462 – meeting weekly with the team of students to improve the Old Settlers festival

Attending National Main Street Conference April 12-16

DOWNTOWN SPRING CLEANUP – Monday, April 13 at 6:30 p.m. Meet at the gazebo to volunteer. Gloves & trash bags will be provided.

GRANT APPLICATIONS:

- Levitt Foundation – Entertainment Hispanic Heritage Festival (notification is March 3) DENIED
- Community Foundation – Delphi Arts Garden
- Community Foundation – Leadership Carroll County
- AARP Community Challenge – Miller Park Pavillion
- T-Mobile Hometown Grant – Downtown Speaker System “Delphi Connected”
- Community Foundation – Community Mural Project
- Indiana Arts Commission – Community Mural Project

KIRPC – working on a federal grant application through DNR to transform City Park into an inclusive/sensory playground. This will be an 18-month application/approval process. Met with 3 playground companies to date.

Police Report for March 2026

Monday, April 6th, 2026

Mayor Kamron Yates and Members of the Board of Works and Common Council.

Police report:

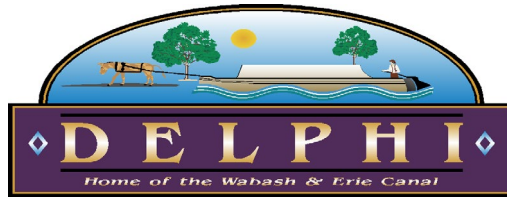
- Calls for service: 423
- Vehicle stops: 111
- Crash reports: 19
- Warnings: 51
- Infractions: 15
- Misdemeanor arrests: 6
- Incident reports 57

Code Enforcement Report:

- Dog bite-1
- Inoperable vehicles- 6
- Yard waste revisions- 3

Best Regards,

Stephen L Mullin, Chief of Police



Street & Parks Department March Highlights

- Removed plows from trucks
- Started Spring clean-up in the parks
- Swept Streets
- Opened Parks Restrooms
- Storm clean-up
- Got an early start on yard waste
- Removed salt spreader from truck
- Ordered and filled our commitment for road salt.
- Started mowing
- Ordered the contractor to get the light ordered for the pickleball courts and he is hoping to start mid-April.
- The contractor for the Freedom Bridge lights has also ordered the replacement lights and should be done this spring as well.
- We will be having a pre-con meeting in the near future for CCMG 2026-1

City of Delphi Water Works

BOW and Council Meeting

4/6/26

- Read meters.
- Sent out 4 each Fluoride and Bacti Samples
- Total Gallons pumped 32.922 million Gallons
- 114 Locate Requests
- 58 Daily Service Calls
- Daily checking of High and continuous consumption users (73 total for the month)
- Daily checking of meter communication alarms (69 total for the month)
- Dirt Work from leaks and repairs
- Asphalted Road Cuts Filled from leaks
- IDEM conducted our 3-year sanitary survey. One Critical write up (IPC Tank needs rehabbed)
- Cleaned up well fields and tank sites
- Well #3 is being replaced and repaired.
- Spring Cleaning at all Well and Tank buildings
- Replaced service line at 111 N. Indiana

Thank you,

Craig A. Myers

Water Superintendent

DELPHI WASTEWATER PLANT
PROTECTING THE ENVIRONMENT
2251 N. State Road #25
DELPHI, IN 46923

PLANT SUPERINTENDENT
RICHARD W. VANSICKLE
Phone 765 564-2313
Email delphiwwtp@gmail.com

April, 2026

Fuel Consumption (Gallons)

January - 68.9
February - 52.4
March - 78.9

YEAR - 200.2

Wastewater Treated (Gallons)

January - 28,836,000
February - 25,733,000
March - 29,350,000

YEAR - 83,919,000

Bio – Solids Pressed and Land Applied (Merrell Bros.)
YEAR – 220 Cubic Yards

Chlorine Usage (Pounds)
YEAR – Season begins 04/01/2026

Sulfur Dioxide Usage (Pounds)
YEAR – Season begins 04/01/2026

Sodium Aluminate Usage (Gallons)
YEAR – 8900

HIGHLIGHTS

- 1, Chlorine and Sulfur Dioxide gas buildings were prepared for the disinfection season, by Living Waters, on 3/3/26.
2. Disinfection season began on 4/1/26. Chlorine and Sulfur Dioxide gases are utilized for disinfection. The season runs from 4/1/26 through 10/31/26. Chlorine Residual and Ecoli testing began 4/1/26 also.
3. Plant employees installed a new air release valve, on the force main on Armory Road, the last week of February.
4. The NPDES Discharge Permit application was sent in to IDEM on 3/19/26. The permit lasts for five years.
5. The annual Pretreatment Report was finished and sent in on 3/27/26.
6. On 3/20/26, Accu-Dig repaired a collapsed section of sewer, in the alley between the Brick & Mortar and Sandwich Shop restaurants.

Save the Date

CARROLL COUNTY ECONOMIC DEVELOPMENT
2026 ANNUAL LUNCHEON

THURSDAY, APRIL 16, 2026

11:30 a.m. - 1:00 p.m.

Wabash & Erie Canal Center

1030 N. Washington Street | Delphi, IN

Please RSVP by April 9, 2026

Email: stelfer@carrollcountyedc.com

Event sponsored by



HWC
ENGINEERING

ORDINANCE NO. 2026-4

ORDINANCE TO ESTABLISH A CUMULATIVE CAPITAL DEVELOPMENT FUND

Under Indiana Code 36-9-15.5, *et seq.*

WHEREAS, Indiana Code 36-9-15.5, *et seq.* provides for the establishment of a Municipal Cumulative Capital Development Fund; and

WHEREAS, said fund may be used for all purposes as set out in Indiana Code 36-9-15.5, *et seq.*; and

WHEREAS, the City of Delphi, Indiana finds that such a fund is necessary and prudent for the financial well-being of the municipality;

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Delphi, Indiana that:

SECTION 1. A Cumulative Capital Development Fund is hereby established as Fund 2391 for all purposes as set out in Indiana Code 36-9-15.5, *et seq.*

SECTION 2. An ad valorem property tax levy will be imposed and the revenues from the levy will be retained in the City of Delphi Cumulative Capital Development Fund.

SECTION 3. Pursuant to Indiana Code 36-9-15.5-6, the proposed fund will not exceed \$0.0167 on each \$100 of assessed valuation for taxes payable in 2027; \$0.0333 on each \$100 of assessed valuation for taxes payable in 2028; \$0.05 on each \$100 of assessed valuation for taxes payable in 2029 and thereafter, continuing until reduced or rescinded.

SECTION 4. A certified copy of this ordinance shall be submitted to the Department of Local Government Finance (DLGF) of the State of Indiana as provided by law. The tax rate for this Fund is subject to certification by the DLGF, and this fund shall take effect upon approval by the DLGF.

SECTION 5. Severability. If any section, sentence or provision of the ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 6. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Delphi and approval by the Mayor and after all statutory procedures are followed.

Passed and adopted by a majority of the Common Council of the City of Delphi, Indiana, this 2nd day of March, 2026.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this 2nd day of March, 2026.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

ORDINANCE 2026-7

**AN ORDINANCE TO AMEND THE TEXT OF THE DELPHI UNIFORM DEVELOPMENT ORDINANCE
TO PERMIT CHICKEN HUSBANDRY IN LOW-DENSITY RESIDENTIAL DISTRICTS**

WHEREAS, the City of Delphi, Indiana recognizes the growing interest among residents in raising and maintaining chickens (chicken husbandry) for local food production;

WHEREAS, the current Delphi Uniform Development Ordinance (UDO) restricts the ownership of chickens in low-density residential (R1) districts within the municipal boundaries of the City unless a special exception for accessory use is granted by the Delphi Board of Zoning Appeals (BZA);

WHEREAS, the City of Delphi desires to amend the UDO pursuant to the text attached hereto as **Exhibit A** in order to permit chicken husbandry within R1 districts and establish appropriate standards and regulations governing chicken husbandry;

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the City of Delphi Plan Commission (Plan Commission) conducted the required public hearing and determined its favorable recommendation on March 16, 2026;

WHEREAS, the Plan Commission certified its recommendation to the Common Council of the City of Delphi on March 16, 2026;

WHEREAS, pursuant to IC § 36-7-4-608, the Common Council, having considered the proposed amendments as set forth in Exhibit A and the recommendation of the Plan Commission, now adopts the proposal and approves the requested amendments to the UDO, all as hereinafter set out; and

NOW, THEREFORE, be it ordained by the Common Council of the City of Delphi, Indiana, as follows:

Section 1. The Delphi UDO shall permit chicken husbandry as a permitted accessory use in low-density residential (R1) districts, and the standards set forth in the Delphi UDO shall govern chicken husbandry in R1 districts.

Section 2. Chapter 2, Section B(1)(c) of the UDO regarding use and development standards in R1 zoning districts is hereby amended to include chicken husbandry as a permitted accessory use in R1 districts.

Section 3. Chapter 3, Section B(1)(e)(ii) of the UDO regarding accessory structures that do not require a permit is hereby amended to include chicken pens, coops, and runs as accessory structures that may be installed without a building permit (BP) or an improvement location permit (ILP).

Section 4. Chapter 4, Section B of the UDO regarding standards for specific uses is hereby amended to include general standards, development/operational, and procedural standards for chicken husbandry.

Section 5. The UDO shall be updated to include the amendments set forth in Exhibit A.

Section 6. Any ordinance of the City of Delphi, Indiana, which is in conflict with the terms and provisions of this Ordinance are hereby repealed, to the extent of such conflict only.

Section 7. If any section, sentence, or provision of this Ordinance or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other parts of this Ordinance which can be given effect without the invalid part, and to this end, the provisions of this Ordinance are declared severable.

Section 8. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Passed and adopted by the majority of the Common Council of the City of Delphi, Indiana, this ___ day of _____, 2026.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this ___ day of _____, 2026.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

ORDINANCE NO. 2026-8
AN ORDINANCE AMENDING TITLE VII, CHAPTER 75, SCHEDULE VII TITLED “LOAD RESTRICTIONS” OF
THE CITY OF DELPHI CODE OF ORDINANCES

WHEREAS, Indiana Code 9-20-1-3 allows municipalities to impose limitations as to the weight, size, or use of vehicles on highways under the jurisdiction and control of the municipalities;

WHEREAS, Title VII, titled Traffic Regulations, of the City of Delphi Code of Ordinances (Code of Ordinances), contains Section 70.056 which specifies when signs are erected giving notice thereof, no person shall operate any vehicle with a gross weight in excess of the amounts specified at any time upon any of the streets or parts described in Chapter 75, Schedule VII titled “Load Restrictions,” of the Code of Ordinances;

WHEREAS, Chapter 75, Schedule VII titled “Load Restrictions,” currently states as follows:

No person shall operate any vehicle with a gross weight over 9,000 pounds during the months of December, January, February, March and April upon any of the streets, parts of streets, or locations described below while signs are erected giving notice thereof:

<i>Street</i>	<i>Location</i>	<i>Ord. No.</i>	<i>Date Passed</i>
<i>Hamilton Street</i>	<i>From Armory Road to Main Street</i>	<i>12-79; 4</i>	<i>11-5-79; 6-2-14</i>
<i>Wilson Street</i>	<i>From Adams Street to Main Street</i>	<i>4</i>	<i>6-2-14</i>

No person shall operate any vehicle with a gross vehicle weight rating (GVWR) or a combined gross vehicle weight rating (CGVWR) of 19,501 pounds or more, subject to the exceptions listed in 70.056(B) on any of the streets, parts of streets, or locations described below while signs are erected and giving notice thereof:

<i>Street</i>	<i>Location</i>	<i>Ord. No.</i>	<i>Date Passed</i>
<i>Main Street</i>	<i>From Washington Street to CR 300 N</i>	<i>2017-2</i>	<i>3-6-17</i>

WHEREAS, the City of Delphi recognizes that the increase in heavy semi-truck traffic passing through the City’s downtown district along North Washington Street between East Main Street to Charles Street has resulted in frequent traffic congestion and obstruction of traffic signal cycles and poses risks to the integrity of the City’s infrastructure and pedestrian safety;

WHEREAS, it is in the best interest of the citizens and motorists of the City of Delphi to prohibit vehicles with a gross weight rating or combined gross weight rating of 19,501 pounds or more from traveling on North Washington Street in the area spanning from East Main Street to Charles Street year-round; and

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

Section 1. Amendment to Chapter 75, Schedule VII, titled “Load Restrictions.” Chapter 75, Schedule VII is hereby amended, with amendments shown below in bold text, and shall read as follows:

No person shall operate any vehicle with a gross weight over 9,000 pounds during the months of December, January, February, March and April upon any of the streets, parts of streets, or locations described below while signs are erected giving notice thereof:

Street	Location	Ord. No.	Date Passed
Hamilton Street	From Armory Road to Main Street	12-79; 4	11-5-79; 6-2-14
Wilson Street	From Adams Street to Main Street	4	6-2-14

No person shall operate any vehicle with a gross vehicle weight rating (GVWR) or a combined gross vehicle weight rating (CGVWR) of 19,501 pounds or more, subject to the exceptions listed in 70.056(B) on any of the streets, parts of streets, or locations described below **at any time** while signs are erected and giving notice thereof:

Street	Location	Ord. No.	Date Passed
Main Street	From Washington Street to CR 300 N	2017-2	3-6-17
North Washington Street	From East Main Street to Charles Street	2026-8	MM-DD-26

Section 2. Severability. If any section, sentence, or provision of this ordinance or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other parts of this ordinance which can be given effect without the invalid part, and to this end, the provisions of this ordinance are declared to be severable.

Section 3. Effective. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Passed and adopted by the majority of the Common Council of the City of Delphi, Indiana, this ___ day of _____, 2026.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this ___ day of _____, 2026.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

Plan Commission Certification



DATE: March 16, 2026

RE: AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

In accordance with IC 36-7-4-607, the Delphi Plan Commission hereby certifies their recommendation to the Delphi City Council as described below.

At their public hearing on March 16, 2026, and per IC 36-7-4-607, the Delphi Plan Commission gave a FAVORABLE recommendation to change text of the Unified Development Ordinance per the text attached hereto as Exhibit A.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

A handwritten signature in blue ink, which appears to read "Deborah Luzier". The signature is written in a cursive, flowing style.

Deborah Luzier, AICP
Zoning Administrator

EXHIBIT A

January 29, 2026

Plan Commission Members:

The following proposed edits to the Delphi Uniform Development Ordinance, Chapter 2, Section B(1), Chapter 3, Section B(1), and Chapter 4, Section B, are intended to accommodate raising and maintaining chickens in low residential districts within city limits in the following ways:

- Allow chicken husbandry as a permitted accessory use in the R1 district;
- Include chicken coops, pens, and runs in the scope of accessory structures standards; and
- Establish special development, operational, and/or procedural standards for chicken husbandry in the R1 district.

**Proposed amendments highlighted in yellow.*

CHAPTER 2: ZONING DISTRICTS

B. Zoning Districts.

Permitted Land Uses and Development Standards are included in this chapter for the following zoning types:

1. Low-Density Residential District (R1).

- Purpose.** The Low-Density Residential district is intended to provide area suitable for low-density residential living. New development on vacant parcels that includes a majority of single-family residential units must also contain a mix of densities and varied housing types. Development may be comprised of multiple attached units on one lot or on multiple lots separated by lot lines at a common wall. New development shall contain a high level of street connectivity and be supported by adequate utilities and public services.
- General Standards.**
 - All subdivisions require subdivision approval unless exempt (See *Chapter 5: Subdivision Types*).
 - All new primary structures require Development Plan approval (except single-family and two family residential dwellings).
 - All development may be subject to Drainage Board approval.
 - One primary use is permitted per parcel, and one primary structure/dwelling is permitted per parcel.

c. Use and Development Standards.

Permitted Uses – Low-Density Residential District (R1)	
<p>ACCESSORY USES</p> <ul style="list-style-type: none"> • *home occupation • *short-term rental (owner occupied) • *chicken husbandry <p>INSTITUTIONAL USES</p> <ul style="list-style-type: none"> • park, dog • park, public 	<p>RESIDENTIAL USES</p> <ul style="list-style-type: none"> • dwelling, single-family • dwelling, two-family • residential home for the disabled
Special Exception Uses - Low-Density Residential District (R1)	
<p>ACCESSORY USES</p> <ul style="list-style-type: none"> • beekeeping/chickens • *dwelling, accessory • *home-based business • *short-term rental (not owner occupied) 	<p>INSTITUTIONAL USES</p> <ul style="list-style-type: none"> • community center <p>SERVICE USES</p> <ul style="list-style-type: none"> • childcare center • childcare home
<p>* Indicates that special development, operational, and/or procedural standards will apply to the use. See Chapter 4: Standards for Specific Uses.</p>	

Structure Standards - Low-Density Residential District (R1)			
		Single-family and Two-family Residential	Non-residential
Maximum height of structure	Primary structure	35 feet	35 feet
	Accessory structure	20 feet ¹	20 feet ¹
Minimum living area		1,000 sqft with at least 600 sqft on the ground floor	N/A
Lot Standards – Low-Density Residential District (R1)			
Minimum lot width		60 feet	90 feet
Minimum lot area		Single-family 6,000 sqft Two-family 4,500 sqft/unit	13,500 sqft
Minimum front yard setback	Major collectors/highways	35 feet	35 feet
	All other roads	25 feet	25 feet
Minimum side yard setback	Primary structure	7 feet	7 feet
	Accessory structure	7 feet	7 feet
Minimum rear yard setback	Primary structure	20 feet	20 feet
	Accessory structure	20 feet	20 feet
Maximum impervious surface coverage		40%	40%

Utility Standards – Low-Density Residential District (R1)		
Municipal water and sewer required	YES	YES
Additional Site Development Standards		
The following site development standards may also apply to development in this district. See <i>Chapter 3: Site Development Standards</i> .		
<ul style="list-style-type: none"> • Accessory Structure Standards • Driveway and Access Management Standards • Landscaping and Buffer Standards • Lighting Standards • Parking and Loading Standards 	<ul style="list-style-type: none"> • Sign Standards • Storage Standards • Structure Standards • Trash Receptacle and Dumpster Standards 	
1 – Accessory structures cannot exceed the height of the primary structure. The total square footage of all accessory structures, excluding fences, cannot exceed 75% of the total square footage of the primary structure.		

CHAPTER 3: SITE DEVELOPMENT STANDARDS

B. Standards Required.

1. Accessory Structure Standards.

- a. **Purpose.** The purpose of accessory structures standards is to provide safe conditions and orderly development within a site and to protect the health, safety, and welfare of the public.
- b. **Permitted Districts.** Accessory structures shall be permitted in all zoning districts provided all requirements of this UDO have been met.
- c. **Location.**
 - i. An accessory structure shall meet all setback and height requirements as required by the applicable zoning district in *Chapter 2: Zoning Districts*.
 - ii. Accessory structures shall not be constructed within any type of easement, including drainage, access, and utility easements.
 - iii. Accessory structures that require a permit shall be located behind the front façade of the primary structure unless otherwise stated in this UDO.
 - iv. Accessory structures that *do not* require a permit are required to be located behind the rear façade of the primary structure unless otherwise stated in this UDO.
- d. **Subordinate in Nature.**
 - i. An accessory structure shall be ancillary and complementary to the use of the primary structure.

- ii. Accessory structures shall be subordinate in height, area, bulk, and extent to the primary structure except within the industrial districts.
- iii. The total cumulative square footage of all accessory structures cannot exceed seventy-five percent (75%) of the footprint of the primary structure except within the industrial districts.

e. Permits for Accessory Structures.

- i. Accessory Structures that Require a Permit. The following accessory structures are permitted in all zoning districts, require a BP, require an ILP, and shall meet all applicable requirements of the UDO.
 - (a) All Accessory Structures. This includes but is not limited to fences, retaining walls, slabs, pole barns, decks, garages, carports, enclosed patios, above-ground swimming pools, in-ground swimming pools, bath houses, gazebos, shelter houses, cabanas, greenhouses, accessory solar/wind structures/systems (free standing, co-located, and attached), storage sheds, and stables.
 - (b) Signs as required in *Section 6: Sign Standards*.
 - (c) Temporary storage containers as required in *Section 7: Storage Standards*.
 - (d) Accessory wireless communications facilities, both free-standing and those co-located upon an existing or pre-approved wireless communication facility structure.
 - (e) All other accessory structures not specifically included in *Subsection ii* below.
- ii. Accessory Structures that DO NOT Require a Permit. The following accessory structures are permitted in all zoning districts (unless otherwise stated in this UDO) and may be installed without a BP or an ILP. All accessory structures are still required to meet all applicable accessory structure standards and all other requirements of this UDO.
 - (a) Landscape vegetation.
 - (b) Swing sets, children’s treehouses, and poles for basketball nets.
 - (c) Bird baths, bird houses, lamp posts, mailboxes, name plates, and housing for domestic pets (provided it is not fifty (50) square feet or larger and does not constitute a kennel as defined in *Chapter 9: Definitions*).
 - (d) Chicken pens, coops, and runs.**
 - (e) Utility installation for local/home services (including cable, fiber, and Wi-Fi, but excluding solar and wind).
 - (f) Ponds and drainage installations that have a surface area less than twenty-five (25) square feet.
 - (g) Small structures under fifty (50) square feet.

CHAPTER 4: STANDARDS FOR SPECIFIC USES

B. Uses.

1. **Accessory Dwelling Unit.**

[Subsection heading included only for reference purposes. This subsection will not be impacted by the proposed amendments regarding chicken husbandry.]

2. **Adult Day Care.**

[Subsection heading included only for reference purposes. This subsection will not be impacted by the proposed amendments regarding chicken husbandry.]

3. **Chicken Husbandry. [NEW SUBSECTION]**

a. **Chicken Husbandry Purpose.** The purpose of these standards for chicken husbandry is to ensure that chickens kept in residential areas are properly cared for as well as to ensure that public health, safety, and neighborhood harmony are appropriately protected. These standards do not override any private restrictive covenants, homeowners' association rules, or deed restrictions that may prohibit or further regulate the keeping of chickens on certain properties.

b. **Chicken Husbandry General Standards.**

i. All persons keeping chickens shall comply with all applicable local, state, and federal laws and regulations governing the harboring and treatment of chickens.

c. **Chicken Husbandry Development Standards.**

i. Operational Standards.

(a) All persons keeping chickens on residential properties shall operate in such a manner to not constitute a public nuisance or disturb neighboring residents due to noise, odor, or damage.

(b) All persons keeping chickens on residential properties shall operate in a manner to not pose a threat to public health. Chickens which are sick or diseased shall be isolated to not endanger the health and well-being of other animals and humans. When necessary for the protection of public health and safety, an animal control officer may require the specified animal to be kept or confined in a secure enclosure. All provisions relating to the keeping chickens is subordinate to any state or federal code governing the treatment of chickens in the event of a threat to human or livestock health.

(c) No roosters shall be kept.

(d) The sale of poultry, eggs, or meat on the premises (i.e., roadside stand or garage) is prohibited. Keeping chickens on residential properties is intended for personal use only.

- (e) There shall be no disposal or butchering of chickens in open site on the premises.
- ii. Structure Standards.
 - (a) Chicken Coop.
 - (1) The chicken coop shall be enclosed with solid materials on all sides and have a solid roof and door(s).
 - (2) The coop shall be at least eighteen (18) inches high and provide at least one (1) square foot of floor area per chicken.
 - (3) Traditional building materials may be used.
 - (4) Doors shall be constructed so that they can shut and latch.
 - (5) Vents, covered with wire, will be placed as necessary for adequate ventilation.
 - (6) The coop shall provide perches that provide a minimum of six (6) inches of perch space for white chickens and seven (7) inches per chicken for brown chickens.
 - (7) Nest boxes shall be provided for egg-laying birds and should be dark inside, clean, and filled with a substrate such as wood shavings, straw, or other similar material appropriate for nests.
 - (8) The coop shall contain an area and material for chickens to dustbathe.
 - (b) Chicken Pens and Runs.
 - (1) All pens and runs shall be constructed of traditional building materials and be predator-proof.
 - (2) All pens and runs shall provide at least two (2) square feet of area per chicken.
 - (3) The fencing around all pens and runs shall rise no more than six (6) feet above the ground.
 - (4) All pens and runs shall be covered with wire, aviary netting, or solid roofing.
- iii. Site Standards.
 - (a) All pens, coops, and runs shall meet the accessory structure setback requirements of the zoning district.
 - (b) Pens, runs, and coops shall be predator proof and provide proper ventilation and draft protection for the birds.
 - (c) All pens, coops, runs, and the surrounding area shall be kept clean, dry, odor-free and in a neat and sanitary condition at all times. All manure, uneaten feed, and other trash shall be removed daily and disposed of in a sanitary manner. The property owner shall take all necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites.
 - (d) All chickens shall be completely and securely enclosed on the residential property and under the control of the person keeping the chickens at all times.

- (e) A chicken coop and chicken pen shall be provided for all chickens on residential properties. During daylight hours, chickens may be in the chicken pen.
- (f) Chickens shall have access to feed and clean water at all times, and such feed and water shall be unavailable to rodents, wild birds, dogs, and other predators.

d. **Procedures for Establishing Chicken Husbandry.** Accessory structures for chicken husbandry do not require a building permit or ILP but shall meet the accessory structure setback requirements of the zoning district.

4. **Home-based Business.**

[Subsection heading is included only for reference purposes and to show that subsections following the new subsection 3 regarding chicken husbandry will be renumbered as a result of the proposed amendments herein. The text to this subsection and subsequent subsections is not impacted by the proposed amendments regarding chicken husbandry.]