

Chapter 13 of the Unified Development Ordinance (“UDO”) does not permit light industry land use in the AGSF-1 Zone Classification. Ron Clifford is an electrical engineer who part-time operates engineering and sales business from the detached garage located at his primary residence at 2228 State Road 38 East, Westfield, IN 46074. As a part of his electrical engineering business, he assembles metal hangers for the water and electrical piping contained in a recreational vehicle and supplies the assembled hangers to the RV industry in Elkhart, Indiana. The assembly involves placing a bolt in a metal strap to a metal clamp and tightening the bolt. All of the work takes place within the garage that measures 24 feet by 46 feet and was constructed in 1999. There is no outside storage or other activity outside of the enclosed garage except the delivery of parts and the shipment of assembled clamps approximately once or twice per month.

The Department has determined this conduct is not a home business within the definitions of Chapter 6.7 of the UDO.