

AMENDMENT
TO THE ZONING ORDINANCE OF
WHITE COUNTY
STATE OF INDIANA

ORDINANCE NO. 2016-10

WHEREAS, the White County Area Plan Commission has initiated and prepared this ordinance to amend the White County Zoning Ordinance pursuant to IC 36-7-4-602(c) and IC 36-7-4-607;

WHEREAS, the White County Area Plan Commission has reported that it held a public hearing concerning this ordinance on November 14, 2016, after timely notification of the hearing was given by publication in the Herald Journal, Monticello, Indiana at least 10 days prior as required by IC 36-7-4-604;

WHEREAS, the White County Area Plan Commission has reported that it paid reasonable regard to the factors enumerated in IC 36-7-4-603 in consideration of the ordinance and determination or recommendation to be made to the legislative body of White County;

WHEREAS, the White County Area Plan Commission has certified this ordinance to the legislative body with a recommendation by a majority vote in favor of adoption pursuant to IC 36-7-4-603 before acting on this ordinance amendment;

WHEREAS, the legislative body recognizes that the ordinance is required for the reasons summarized below;

WHEREAS, the legislative body has determined that this ordinance should be adopted without amendment as certified by the White County Area Plan Commission pursuant to IC 36-7-4-607; therefore,

BE IT ORDAINED AND ADOPTED BY THE LEGISLATIVE BODY OF WHITE COUNTY, INDIANA:

AMENDING CHAPTERS:

-CHAPTER 2 – District Boundaries and Standards: 2.3 Establishment of District; 2.4 District Classifications-General: 2.4.3 Non-residential districts; 2.5 Standards and Regulations By District: 2.5.9 B-1 Neighborhood Business District, 2.5.12 B-4 General Business Dense Development District

-CHAPTER 8 – Parking and Loading Standards: 8.2 Applicability

-CHAPTER 9 – Landscaping Standards: 9.0 Purpose and Intent; 9.3 General Landscaping Requirements: 9.3.9 Screening requirements for service structures; 9.5 Fencing: 9.5.5 Non-residential fences; Table 9.1: Landscaping Requirements

-APPENDIX A – Official Schedule of Uses: B-4

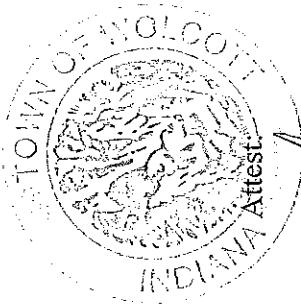
-APPENDIX B – Bulk Use Standards

The purpose of this amendment is to create a B-4, General Business Dense Development, District, to be strategically used to account for properties, primarily in or very near downtown areas. These sites will typically have conditions of extreme lot coverage, shared walls with neighboring developments and/or where a proper area for off-street parking is not available or readily achievable.

This amendment does not rezone any properties in and of itself, it only sets the stage for the legislative bodies to have available a zoning classification for commercial areas where dense development has occurred or is desired.

THIS ORDINANCE TAKES EFFECT UPON PASSAGE.

DULY ADOPTED BY THE TOWN COUNCIL OF Volcott,
INDIANA, on this the 20 day of December, 2016.



Jimmy J. Hubbard
Clerk/Treasurer

Maureen J. Mackay
President, Town Council

Document Prepared By: Tina Cronkhite "I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I
HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS
DOCUMENT, UNLESS REQUIRED BY LAW." Signed: Tina Cronkhite