

ORDINANCE NO. 2020-__
OF THE TOWN OF
ZIONSVILLE, INDIANA

AN ORDINANCE TO AMEND THE
TOWN OF ZIONSVILLE
ZONING ORDINANCE FOR
THE
TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

AND FIXING A TIME WHEN THE SAME SHALL TAKE
EFFECT

Plan Commission Petition No.
2019-52-Z

WHEREAS, LC. § 36-7-4, et seq., empowers the Town of Zionsville Advisory Plan Commission, Boone County, Indiana, to hold public hearings and make recommendations to the Town Council of the Town of Zionsville, Boone County, Indiana, concerning ordinances for the zoning and districting of all lands within the incorporated areas of the Town of Zionsville, Boone County, Indiana: and;

WHEREAS, in accordance with LC. 36-7-4-600 et seq., the Town of Zionsville Advisory Plan Commission, Boone County, Indiana conducted a public hearing on February 18, 2020 to consider a proposal to amend the Town of Zionsville Zoning Ordinance for the Town of Zionsville, Boone County, Indiana, (the "Ordinance"); filed as petition 2019-52-Z; and,

WHEREAS, the Town of Zionsville Advisory Plan Commission certified the proposal to amend the Ordinance to the Town Council of the Town of Zionsville, Boone County, Indiana, with a favorable recommendation on February 18, 2020 (Exhibit 1); and,

WHEREAS, the Town Council of the Town of Zionsville, Boone County, Indiana, considered the Proposal to amend the Ordinance at its regular meeting on March 16, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, IN ACCORDANCE WITH I.C. 36 7-4- 600 et.seq., AND ALL ACTS AMENDATORY AND SUPPLEMENTAL THERETO, AS FOLLOWS:

Section 1. The Zoning Ordinance for the Town of Zionsville Boone County, Indiana, is amended as follows:

- A. 81.369 +/- acres described in the Petition is rezoned from the (AG) Agricultural Zoning District to the Rural (I-1) Light Industry Zoning District.

Section 2. Savings Clause: If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 3. Construction of Clause Headings: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 4. Repeal of Conflicting Ordinances: The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 5. Severability: If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Section 6. Duration and Effective Date: The provisions of this Ordinance shall become and remain in full force and effect upon adoption and publication according to Indiana Law and until its repeal by ordinance.

Introduced and filed on the 18th day of February, 2020. A motion to consider on First Reading was sustained by a vote of four (4) in favor and one (1) opposed, pursuant to Indiana Code 36-5-2-9.8.

DULY PASSED AND ADOPTED this _____ day of _____ 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____ in favor and _____ opposed.

**TOWN COUNCIL OF THE TOWN OF
ZIONSVILLE, BOONE COUNTY, INDIANA
(Signatures of Council Members)**

YEA

NAY

Brad Burk		
Alex Choi		
Joe Culp		
Josh Garrett		
Craig Melton		
Jason Plunkett		
Brian Traylor		

I hereby certify that the foregoing Resolution was delivered to the Town of Zionsville Mayor Emily Styron on the ___ day of March 2020, at ___ A.M..

ATTEST: _____

Amy Lacy, Director, Department of Finance and Records

**MAYOR'S
APPROVAL**

Emily Styron, Mayor

DATE

**MAYOR'S
VETO**

Emily Styron, Mayor

DATE



**CERTIFICATION TO
THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

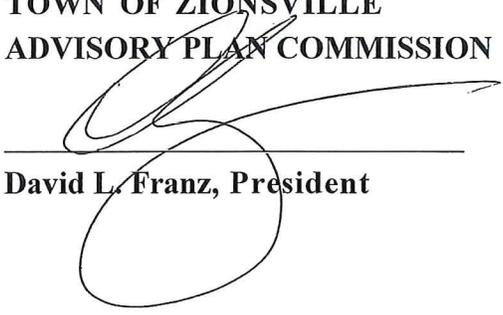
February 18, 2020

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on February 18, 2020 the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 4 in favor and 1 opposed, gave a **Favorable Recommendation** to proposal 2019-52-Z to amend the Zoning Map (the "Map") of the Town of Zionsville (Legal Description attached, "Exhibit A"). Proposal 2019-52-Z recommends that 81.369 +/- acres described in the Petition be rezoned from the (AG) Agricultural Zoning District to the Rural (I-1) Light Industry Zoning District

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2019-52-Z to amend the Zoning Map (a copy of which is attached to this Certification and incorporated here by this reference, "Exhibit B") to the Town Council of Zionsville, Indiana, with a **Favorable Recommendation**.

**TOWN OF ZIONSVILLE
ADVISORY PLAN COMMISSION**



David L. Franz, President

Attest: _____



**Wayne DeLong, AICP, CPM
Director of Planning and Economic Development
Secretary, Town of Zionsville Advisory Plan Commission**

Exhibit 1

LAND DESCRIPTION

Parcel 1:

The West half of the Northwest Quarter of Section 27, Township 18 North, Range 1 East, of the Second Principal Meridian, located in Perry Township, Boone County, Indiana.

Excepting Therefrom:

Part of the Northwest Quarter of Section 27, Township 18 North, Range 1 East, Perry Township, Boone County Indiana, more fully described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 27; thence along the approximate centerline of County Road 300 East and the Section Line, South 00 degrees 00 minutes 00 seconds East 1018.74 feet to the Point of Beginning; thence South 89 degrees 50 minutes 09 seconds East 314.98 feet; thence South 00 degrees 00 minutes 00 seconds East 276.59 feet; thence North 89 degrees 50 minutes 09 seconds West 314.98 feet; thence along the approximate Center Line of County Road 300 East and the Section Line, North 00 degrees 00 minutes 00 seconds West 276.59 feet to the Point of Beginning, containing 2.00 acres, more or less.

Parcel 2:

Part of the Northwest Quarter of Section 27, Township 18 North, Range 1 East, Perry Township, Boone County Indiana, more fully described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 27; thence along the approximate centerline of County Road 300 East and the Section Line, South 00 degrees 00 minutes 00 seconds East 1018.74 feet to the Point of Beginning; thence South 89 degrees 50 minutes 09 seconds East 314.98 feet; thence South 00 degrees 00 minutes 00 seconds East 276.59 feet; thence North 89 degrees 50 minutes 09 seconds West 314.98 feet; thence along the approximate Center Line of County Road 300 East and the Section Line, North 00 degrees 00 minutes 00 seconds West 276.59 feet to the Point of Beginning, containing 2.00 acres, more or less.

and

The west half of the Northwest Quarter, of Section 27, Township 18 North, Range 1 East, of the Second Principal Meridian, located in Perry Township, Boone County, Indiana.

(REF ONLY 80 ACRES MORE OR LESS))

Pursuant to an unrecorded Land Contract between E. Serelda Smith, and adult, Vendor, and Gerald Padgett and Jeanette Padgett, husband and wife, Purchasers, dated May 26, 1988.

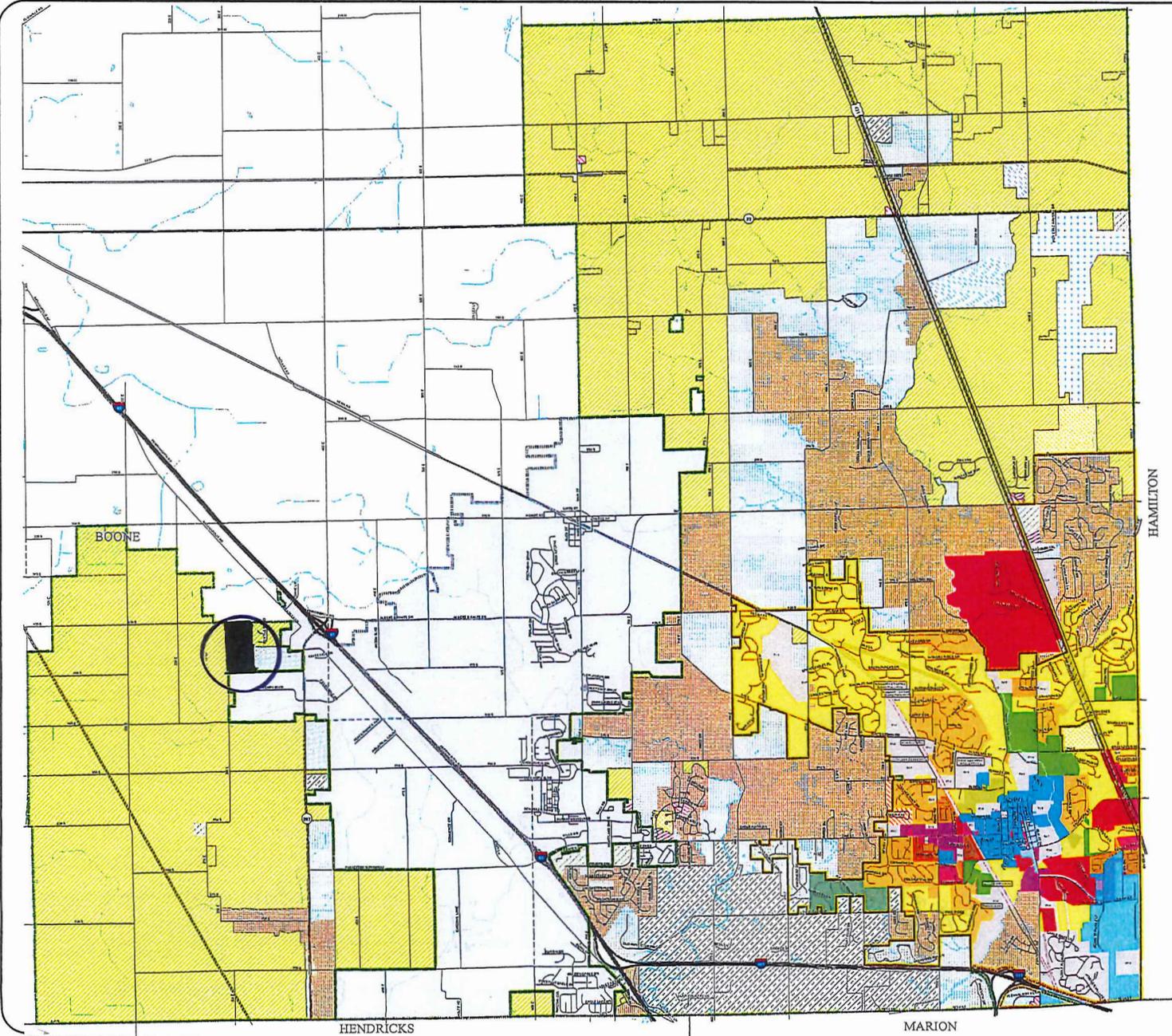
TOWN OF ZIONSVILLE ZONING MAP JANUARY 1, 2015



ZIONSVILLE
FOR ALL THE RIGHT REASONS



Urban Zoning Districts	Rural Zoning Districts
RE	AQ
R-SF-1	RE
R-SF-2	R1
R-SF-3	R2
R-SF-4	R3
R-MF-1	R4
R-MF-2	LD
D-P	PD
D-1	UD
D-2	GD
D-3	I-1
VDD	I-2
I-ORT	AZ
I-1	Zionsville Town Service District
I-2	Zionsville Rural Service District
I-3	Lebanon
SPECIAL USE ZONING	Michigan Road Overlay
OPEN LAND	Whitestown
R-V	Parcels
PUD	County Line
	Township Line
	Water Features
	Highways
	Streets



RECOMMENDED BY THE PLAN COMMISSION, AND APPROVED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, AND AS AMENDED BY ZONING ORDINANCES.

- JEFF PAPA, PRESIDENT
- TIM HAHN
- ELIZABETH HOPPER
- STEVE MANDY
- TOM SCHULER
- SUSANA SUAREZ
- CANDACE ULMER

All real property located within the corporate boundaries of the Town of Zionsville and under the jurisdiction of the Plan Commission as set forth in this Ordinance is hereby divided into Districts as shown on this Official Zoning Map which, together with all explanatory material, is incorporated by reference and published as a part of this Ordinance.

Allen Roubicek Mayor
Markus DeLuca



Exhibit B