

ORDINANCE NO. 847

A PROPOSAL FOR AN ORDINANCE TO ACCEPT PLANNING AND ZONING
AUTHORITY OVER THE CONSOLIDATED MOUNT PLEASANT TOWNSHIP AREA
WITHIN THE TOWN OF YORKTOWN, INDIANA

Whereas, the Town of Yorktown ("Town") is the result of a reorganization of the previous Town of Yorktown and Mount Pleasant Township into a consolidated governmental entity; and

Whereas, the Town was reorganized pursuant to a Joint Resolution with reference to a Reorganization Plan; and

Whereas, the Reorganization Plan called for planning and zoning to remain in its current state until modified or amended by the new Town Council; and

Whereas, recent redevelopment efforts and consideration of future planning for the Town has led the Town to now consider this discrepancy and to propose this Ordinance to now also consolidate those functions for clarity and consistency in the planning and zoning functions of the Town; and

Whereas, any zoning districts still maintaining a county zoning designation which is not equivalent to the Town's zoning districts shall be amended to the next closest zoning designation upon the passage of this Ordinance and this shall not trigger any immediate obligations to the landowner to achieve compliance;

Now, therefore, be it ordained that Article 1, Section 8 of the Yorktown Zoning Code is hereby amended to state the following:

"This Zoning Ordinance applies to all land within the geographic limit of the consolidated Town of Yorktown, Indiana."

Be it further ordained that all parcels within the consolidated Town of Yorktown, Indiana, which currently are identified with county zoning designations be updated to reflect the closest Town zone, as follows:

<u>County Zoning Designation</u>	Converted to	<u>Town Zoning Designation</u>
F (Farming)		FM (Farming)
VB (Business Variety)		C1 (Small to Medium Scale General Commercial)
R1 (Residential)		R1 (Low Density Single-family Residential)
R2 (Residential)		R2 (Medium Density Single-family Residential)
IL (Limited Industrial)		LI (Limited Industrial)
II (Intense Industrial)		IN (Industrial)
BC (Central Business)		C2 (Medium to Large Scale General Commercial)
FA (Flood Area)		FA (Flood Area)
R5 (Residential)		R3 (High Density Single-family Residential)

If a parcel's improvements are currently lawful in their development standards and approved uses under the county zoning designation, this conversion shall not make them unlawful and they shall be deemed legally nonconforming. Only additions or modifications to the property going forward from the date of this ordinance shall be subject to the Town's zoning regulations.

Approved by the Town Council of Yorktown this _____ day of _____, 2024.

Rick Glaub, Town Council President

ATTEST:

Lance Turner, Town Clerk/Treasurer