

CHAPTER 820

ZONING ORDINANCE: BOARD OF COMMISSIONERS

820-1. General Powers of the Board of Commissioners

The Board of Commissioners may:

- (A) hear and determine petitions for the vacation of public ways or places in accordance with the procedures and limitations set forth and incorporated in IC 36-7-3;
- (B) adopt, amend and repeal the Comprehensive plan in accordance with the procedures and limitations set forth and incorporated in the 500 series of IC 36-7-4;
- (C) adopt, amend and repeal the Zoning Ordinance (text or maps) in accordance with the procedures and limitations set forth and incorporated in the 600 series of IC 36-7-4;
- (D) determine the zoning districts in which the subdivision of land may occur and adopt, amend and repeal an ordinance containing provisions for subdivision control in accordance with the procedures and limitations set forth and incorporated in the 700 series of IC 36-7-4;
- (E) determine whether to allow planned unit developments;
- (F) establish an advisory plan commission in accordance with the procedures and limitations set forth and incorporated in the 200, 300, and 400 series of IC 36-7-4 and remove and replace the citizen members of the Advisory Plan Commission;
- (G) establish an advisory board of zoning appeals in accordance with the procedures and limitations set forth and incorporated in the 900 series of IC 36-7-4 and appoint, remove and replace the citizen members of the Advisory Plan Commission;
- (H) establish a Historical Preservation Board of Review in accordance with the procedures and limitations set forth and incorporated in IC 36-7-4 and IC 36-7-11, and appoint, remove and replace the members of the Board of Review;
- (I) adopt an ordinance imposing an impact fee on new development within the County Jurisdictional Area in accordance with the procedures and limitations set forth and incorporated in the 1300 series of IC 36-7-4;
- (J) establish a joint district planning and zoning commission in accordance with the procedures and limitations set forth and incorporated in IC 36-7-5.1; and
- (K) exercise all powers of boards of commissioners with respect to planning, zoning and land use conferred by or reasonably inferred from all laws relating to planning, zoning and land use.

820-2. General Duty of the Board of Commissioners

The Board of Commissioners shall give consideration to the general policy and pattern of development set out in the Comprehensive Plan in the:

- (A) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities;
- (B) authorization, construction, alteration, or abandonment of public ways, public places, public lands, public structures, or public utilities; and
- (C) adoption, amendment, or repeal of zoning ordinances (including zone maps), subdivision control ordinances, historic preservation ordinances, and other land use ordinances.

[end of chapter]