

CHAPTER 831

ZONING ORDINANCE: AMENDMENTS TO THE ZONING MAP AND TEXT

831-1. Authority and Procedures

This Zoning Ordinance and the Zoning Map may be amended from time to time by ordinance duly enacted by the Board of County Commissioners in accordance with the procedures set out in Indiana Code Chapter 36-7-4-600 Series, Zoning Ordinance.

831-2. Application Procedures

Any person seeking a petition for a zoning amendment shall submit to the Planning Department the following information:

- (A) A letter to the Plan Commission stating the petition request;
- (B) A copy of the most recent recorded deed or land contract for the parcel(s) in question;
- (C) If the property owner is not the petitioner, a letter of consent from the owner must be submitted;
- (D) A copy of the Plat Book page showing the parcel(s) in question;
- (E) Two (2) copies of a property survey or site plan, drawn to scale, and one reduction of the site plan on standard letter size paper, which shall show the following:
 - (1) The full lot including all property lines, required setback lines and all easements, including all distances;
 - (2) Locations of all existing structures and improvements on the property, including parking lots, driveways and septic fields, if applicable;
 - (3) All roads bordering the property or that provide access to the property;
 - (4) The location, owner, zoning and use of all adjacent properties, including all neighboring structures that sit within fifty (50) feet of the property lines;
 - (5) Location, right-of-way and pavement width of all streets adjacent to the lot;
 - (6) Proposed connections to public utilities, if applicable; and
- (F) An area map, indicating the location of the subject property relative to related public facilities such as schools, water, sewer, etc., and include the orientation of the property to the Thoroughfare Plan;

831-3. Standards for Amendments

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

- (A) The Comprehensive Plan;
- (B) Current conditions and the character of current structures and uses in each district;
- (C) The most desirable use for which the land in each district is adapted;
- (D) The conservation of property values throughout the jurisdiction; and
- (E) Responsible development and growth.

831-4. Comprehensive Land Use Plan Amendment

Prior to submission of a rezoning request that is not consistent with the Comprehensive Land Use Plan, the applicant shall submit a Comprehensive Land Use Plan amendment to the Plan Commission. The applicant shall submit a statement describing how the proposed project is supported by the growth management policies of the Comprehensive Land Use Plan. The statement shall generally describe the development and its relationship to neighboring properties and shall include planning objectives for the development and the rationale governing their choices and approaches.

831-5. Effect of Approval of Amendment

- (A) When an amendment to the zoning map is approved, such amendment shall be incorporated into the official map maintained by Monroe County.
- (B) When an amendment to the zoning text is approved, such change shall be incorporated into the official document according to the numbering system established with this Ordinance.

[end of chapter]