

DECEMBER 13, 2012

**AN ORDINANCE TO ESTABLISH NEW ZONING REGULATIONS AND
TO ESTABLISH A NEW OFFICIAL ZONING MAP FOR THE TOWN OF BROWNSBURG, INDIANA**

WHEREAS, the Brownsburg Town Council (“Council”) desires to promote positive growth and quality development in the community. Therefore, it has been recommended that the Zoning Ordinance and Zoning Map for the Town of Brownsburg be replaced to implement the Brownsburg Comprehensive Plan and other policy directions of the Town and to promote the health, safety, convenience, and general welfare of the community, to prevent the overcrowding of land, and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements; and

WHEREAS, the Brownsburg Advisory Plan Commission (“Commission”) held public hearings pursuant to IC 36-7-4-604 on October 15, 2012 and October 24, 2012, and submitted its final report to the Council; and

WHEREAS, the Commission, after paying reasonable regard to: 1) the Brownsburg Comprehensive Plan, 2) the current conditions and character of current structures and uses in each zoning district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) the responsible development and growth of the Town, made a FAVORABLE RECOMMENDATION regarding adopting said replacement Zoning Ordinance and Zoning Map and certified the same to the Council; and

WHEREAS, the Council has considered the recommendation of the Commission and paid reasonable regard to items 1 through 5 referred to above and has given public notice of its intention to consider this matter.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA, THAT PURSUANT TO IC 36-7-4-606:

1. The Council repeals Ordinance #2003-17 entitled "2003 Zoning Ordinance", as amended, by repealing Chapter 155, Section 155.001 thru and including 155.999 of the Brownsburg Municipal Code, as amended, and adding to Chapter 155 by reference, Articles 1 through 9 including Appendices, to be herein called the "Brownsburg Zoning Ordinance" as presented in the attached Exhibit “A”.
2. The Council adopts the 2012 Official Zoning Map as presented in the attached Exhibit “B”.
3. The Commission is hereby authorized to print and file two (2) copies of the 2012 Zoning Ordinance and 2012 Official Zoning Map in the office of the Clerk-

Treasurer and Planning & Building Department to keep on file for public inspection.

4. This Ordinance shall have no effect on existing litigation or causes of action, and shall not operate as an abatement of any action or proceeding now pending or which could be brought as to any changed provision of Ordinance # 2003-17 as amended; or the Brownsburg Municipal Code, as amended, by virtue of the ordinances or section of ordinances or code provisions so amended or repealed.
5. After this Ordinance is adopted, notice to the public shall be given according to law, publication shall commence, and in-house systems for administering the code shall be completed in preparation for its effective date.
6. This Ordinance shall be in full force and effect on February 1, 2013.

PASSED by the Town Council of the Town of Brownsburg, Indiana, this ____ day of _____, _____, by a vote of _____ (____) ayes, and _____ (____) nays.

TOWN OF BROWNSBURG

By: _____
Dwayne Sawyer, President

ATTESTED BY:

Jeanette Brickler, Clerk-Treasurer
Town of Brownsburg, Indiana

Prepared by: Todd A. Barker
Town of Brownsburg
61 North Green Street
Brownsburg IN 46112

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 (Jonathan K. Blake).

EXHIBIT "A"

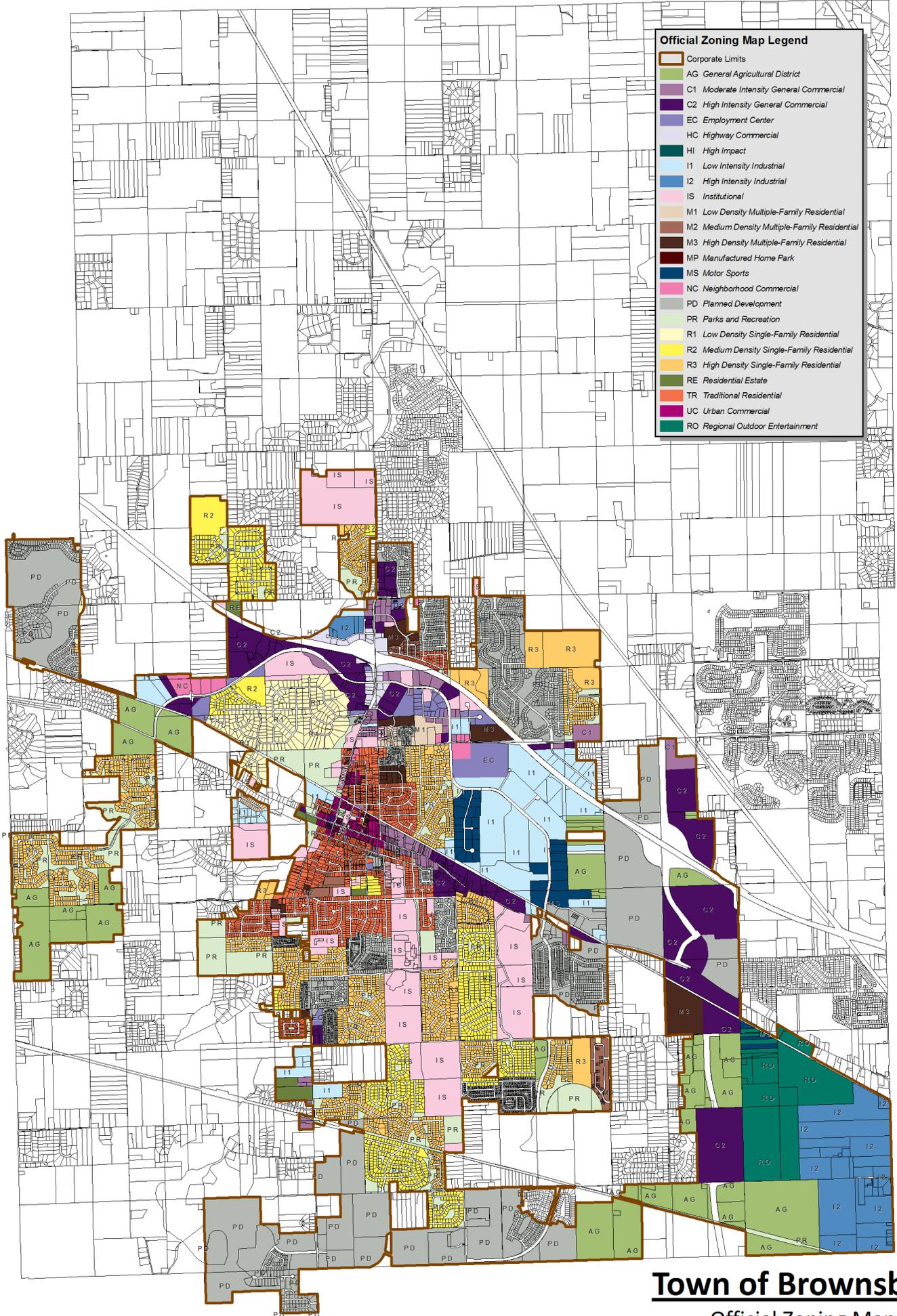
Town of Brownsburg Zoning Ordinance Draft G dated October 24, 2012 consists Articles 1 through 9 and including Appendices A & B as follows:

EXHIBIT "B"

Town of Brownsburg 2012 Official Zoning Map dated October 24, 2012 as follows:

Official Zoning Map Legend

- Corporate Limits
- AG General Agricultural District
- C1 Moderate Intensity General Commercial
- C2 High Intensity General Commercial
- EC Employment Center
- HC Highway Commercial
- HI High Impact
- I1 Low Intensity Industrial
- I2 High Intensity Industrial
- IS Institutional
- M1 Low Density Multiple-Family Residential
- M2 Medium Density Multiple-Family Residential
- M3 High Density Multiple-Family Residential
- MP Manufactured Home Park
- MS Motor Sports
- NC Neighborhood Commercial
- PD Planned Development
- PR Parks and Recreation
- R1 Low Density Single-Family Residential
- R2 Medium Density Single-Family Residential
- R3 High Density Single-Family Residential
- RE Residential Estate
- TR Traditional Residential
- UC Urban Commercial
- RO Regional Outdoor Entertainment



Town of Brownsburg

Official Zoning Map

October 24, 2012