

ORDINANCE 01-2024

AN ORDINANCE TO ADOPT THE UNIFIED DEVELOPMENT ORDINANCE, ZONING MAP AND REPEAL THE EXISTING ZONING ORDINANCE, SUBDIVISION CONTROL ORDINANCE, AND ZONING MAP OF THE TOWN OF DANVILLE

WHEREAS, the Town Council of the Town of Danville ("Town Council") adopted the Town of Danville's ("Town") existing Subdivision Control Ordinance, Zoning Ordinance, and Zoning Map on December 16, 1991, and August 7, 2000, all of which, inclusive of all subsequent amendments thereto, shall be referred to herein as (the "Existing Ordinances").

WHEREAS, due to the continued growth and correlated changes in the Town of Danville ("Town"), the Town Plan Commission ("Plan Commission") has determined that adoption of a new zoning ordinance, subdivision control ordinance, and zoning map are necessary to address the growing needs of the Town;

WHEREAS, in accordance with Indiana Code 36-7-4-602(a), the Plan Commission proposed the repeal of the Existing Ordinances and the adoption of a certain Unified Development Ordinance and Zoning Map ("UDO") to replace the repealed ordinances and zoning map; and

WHEREAS, in accordance with Indiana Code 36-7-4-604, the Plan Commission considered the proposed UDO and conducted a duly-noticed public hearing on the proposal on January 10, 2024; and

WHEREAS, after consideration of the proposed UDO recommendations of the Planner and comments made and received at the public hearing, the Plan Commission voted 5 in favor and 0 against to forward a favorable recommendation to the Town Council to repeal the Existing Ordinances and to adopt the UDO; and

WHEREAS, the Plan Commission properly certified its favorable recommendation to the Town Council on January 31, 2024; and

WHEREAS the Town Council, having considered the certification of the Plan Commission, presentations of the Planner and Consultant, and comments from the public, and having paid reasonable regard to this evidence and Indiana Code 36-7-4-601(c), now finds that the recommended repeal of the Existing Ordinances and the adoption of the UDO to replace the repealed ordinances and zoning map should be accepted and adopted, as certified by the Plan Commission;

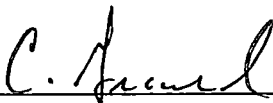
NOW THEREFORE BE IT ORDAINED by the Town Council of Danville, Indiana, that the Town of Danville hereby adopts and accepts the Plan Commission's proposal and favorable recommendation; and

BE IT FURTHER ORDAINED that the Existing Ordinances are hereby repealed; and

BE IT FURTHER ORDAINED that the same is hereby replaced with the UDO, attached hereto as Exhibit A; and

BE IT FURTHER ORDAINED that this Ordinance shall become effective on March 1, 2024.

Duly passed and adopted by the Danville Town Council, this 7th day of February 2024.



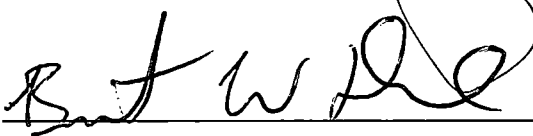
Chris Gearld



Michael Chatham



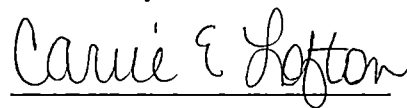
Gregory Kirby



Brett Doub

David Potter

Attested By:



Carrie E. Lofton
Clerk-Treasurer

Exhibit "A"

**2024 Unified Development Ordinance
Danville Zoning Map**

https://danvillein.gov/egov/documents/1706738716_68559.pdf

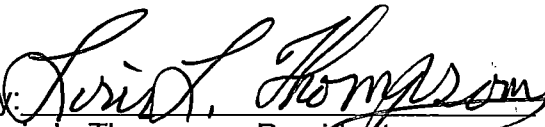
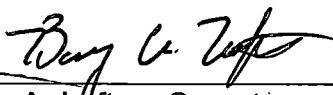
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CERTIFICATION OF ZONING ORDINANCE AMENDMENTS

To: Danville Town Council
From: Danville Plan Commission
Date: January 31, 2024
Re: Unified Development Ordinance (UDO) & Zoning Map

On January 10, 2024, the Danville Plan Commission conducted a public hearing on the Draft UDO and Zoning Map. After the public hearing, the Plan Commission voted to **favorably** recommend to the Danville Town Council that it repeal the existing Zoning Ordinance, Subdivision Control Ordinance, and Zoning Map and adopt the Draft UDO and Zoning Map with the condition of changing the term "entitlement" to "authority", Section 1.02 D., Other Jurisdictions and Approvals, page 10 of the UDO. Having complied with the applicable statutory procedures, the Plan Commission hereby certifies this proposal and its subsequent recommendation to the Town Council.

Danville Plan Commission

By:  By: 
Loris L. Thompson, President Barry A. Lofton, Secretary