

ORDINANCE 2022-008

AN ORDINANCE TO AMEND THE CULVER ZONING ORDINANCE

WHEREAS, the Culver Plan Commission, on October 18, 2022 held a public hearing on a petition of their own request to amend the Culver Zoning Ordinance; and

WHEREAS, the Culver Plan Commission recommended by a vote of 7-0, that the Culver Town Council approve said amendments to the Culver Zoning Ordinance; and

WHEREAS, subsequent to first reading of this Ordinance, notice of filing of said petition and date of a public hearing by the Culver Town Council was given as required by law; and

WHEREAS, the Town Council, after due advertisement and holding of their own public hearing on said matter has considered said amendments, and now finds and adopts the following changes to the Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Town Council for the Town of Culver, Indiana the following changes are to be adopted and included as part of the Culver Zoning Ordinance.

Chapter 3, “Standard Zoning District Intent, Uses, & Standards, Section 030, R-1 Residential District: Add content to the R-1 Development that reads:

“For non-conforming lots of record, the minimum rear yard setback cannot be less than 10 feet.”

Chapter 7, “Site Development Plans,” Section 020, Authority, Part B: Add an exemption for Demolitions with the following text addition to the exemption list:

Demolitions

When the demolition does not result in the potential for an environmental hazard, imminent hazard, or economic hardship.

Chapter 10, “Administration,” Section 020, Notice of Public Hearing, Part A: Change “in the Culver Citizen” to read:

“in local media sources, such as the Pilot News.”

PASSED AND ADOPTED by the Town Council of the Town of Culver, Indiana, on the th day of November 2022