

ORDINANCE 2025-18

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 EDINBURGH

WHEREAS, the Town Council of the Town of Edinburgh ("Town Council") adopted the Town of Edinburgh's ("Town") existing Subdivision Control Ordinance, Zoning Ordinance, and Zoning Map by ordinances 1993-8, 1995-3, 2000-15, 2009-9, 2010-13, 2024-3 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, 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Existing Ordinances and the adoption of a certain Unified Development Ordinance and Zoning Map ("UDO") to replace the repealed ordinances and zoning map; and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 July 15, 2025, and August 19, 2025; and

WHEREAS, after consideration of the proposed UDO recommendations of the Plan Director and comments made and received at the public hearing, the Plan Commission voted 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 August 19 2025; and

WHEREAS, the Town Council, having considered the certification of the Plan Commission, presentations of the and its consultant Hannum Wagle & Cline Engineering, Inc., 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now finds that the recommended repeal of the Existing Ordinances and the adoption of the UDO to replace the repealed ordinances and zoning map should be accepted and adopted, as certified by the Plan Commission;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 Edinburgh, Indiana, that the Town of Edinburgh hereby adopts and accepts the Plan Commission's proposal and favorable recommendation; and

BE IT FURTHER ORDAINED that the Existing Ordinances and any portion of the other ordinances in conflict with a provision in this Unified Development Ordinance is hereby

superseded to the extent inconsistent herewith. In the event any one or more of the provisions contained in this Unified Development Ordinance should be invalid or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein and/or the prior ordinances of the Town, shall not in any way be affected or impaired and shall remain in full force and effect and

BE IT FURTHER ORDAINED that the Existing Ordinances are hereby replaced with the Uniform Development Ordinance, attached hereto as Exhibit "A", with appropriate amendments to Code of Ordinances of the Town of Edinburgh; and

Be it Further Ordained that this Uniform Development Ordinance shall become effective from and after its passage, approval and publication according to law.

ADOPTED this 24 day of November 2025.

Debbie Buck
Debbie Buck, Member

Miriam Rooks
Miriam Rooks, Member

Ryan Piercefield
Ryan Piercefield, Member

Sherri Sweet
Sherri Sweet, Member

Michael Bryant
Michael Bryant, Member

ATTEST:

Rhonda Barrett
Rhonda Barrett, Clerk-Treasurer

Exhibit "A"

Unified Development Ordinance and Zoning Map