

ORDINANCE NO. 2022-04

**AN ORDINANCE TO ADOPT THE TOWN OF MONROVIA
UNIFIED DEVELOPMENT ORDINANCE AND ZONING MAP**

WHEREAS, the Town of Monrovia (hereinafter “Town”) is an incorporated town as defined by I.C. § 36-1-2-21; the Town Council of the Town of Monrovia (hereinafter “Council”) serves as its legislative body in accordance with I.C. § 36-5-2-2; and the President of the Town Council (hereinafter “President”) serves as its executive in accordance with I.C. § 36-5-2-7; all of which authority is derived from I.C. § 36-1 eq. seq. and I.C. § 36-5 et. seq.; and,

WHEREAS, included in the powers vested in the Council is to plan for and regulate the use, improvement, and maintenance of real property and the location, condition, and maintenance of structures and other improvements, and to regulate the platting and subdividing of real property the ability to enact ordinances and resolutions for the performance of Town functions, as promulgated by I.C. § 36-7-2 *et. seq.*; and,

WHEREAS, the Council has previously established the Town of Monrovia Planning Commission (hereinafter “Commission”) in order to administer the various planning and zoning functions within the Town, in accordance with I.C. § 36-7-4-200 *et. seq.*; and,

WHEREAS, the Town adopted its current Zoning Ordinance on or about February 10, 1997; and,

WHEREAS, a new Comprehensive Land Use Plan was adopted by the Council in on or about December 28, 2021; and,

WHEREAS, the Town has experienced steady growth and anticipates that to continue and to include development opportunities, all of which are welcomed but present certain challenges and considerations related to planning that will have immediate and long-term impact; and,

WHEREAS, the Commission and Council engaged consultants to assist with the creation of a Unified Development Ordinance and Zoning Map, which was drafted over the course of many months, and included various meetings, focus groups, surveys, and other input from key stakeholders and the public at-large; and,

WHEREAS, the Commission held a Public Hearing on June 14, 2022 and July 12, 2022 to consider the proposed Unified Development Ordinance and Zoning Map, and at the conclusion of the latter of those meetings, the Commission voted unanimously to forward a favorable recommendation to the Council to adopt the proposed Unified Development Ordinance and Zoning Map; and,

WHEREAS, each member of the Council has participated throughout the process of drafting the proposed Unified Development Ordinance and Zoning Map, has reviewed the same, believes it to conform with the Comprehensive Plan, and that adoption of the same will be a needed improvement to the existing Ordinance and place the Town in better

position to address planning and land use issues that may arise during the anticipated growth in the coming years.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF MONROVIA, INDIANA AS FOLLOWS:

1. A true and complete copy of the revised Town of Monrovia Unified Development Ordinance and Zoning Map are attached hereto as Exhibit A and incorporated herein by reference.
2. The preceding version of the Town of Monrovia Unified Development Ordinance and Zoning Map with amendments, are hereby repealed and vacated in their entirety and henceforth shall have no legal import or authority; the revised version of the same shall replace such preceding version in all respects, including being inserted into the place of the preceding version within the Town of Monrovia Code of Ordinances.
3. The Town of Monrovia Unified Development Ordinance and Zoning Map shall be effective immediately upon passage and shall remain in effect until such time as the Council adopts subsequent Ordinance to amend or repeal the same, or any part of portion thereof.

IN WITNESS WHEREOF, ALL OF WHICH IS ADOPTED, and SO ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONROVIA, INDIANA, this 23rd day of August, 2022.

MONROVIA TOWN COUNCIL


Philip Fowler, President



Kevin Collier, Vice President

Absent
Bonnie Silsby-Inman

Absent
Carol Youngblood


Loren Moore

ATTEST:


Danny Chenault, Clerk-Treasurer

