

**ORDINANCE NO. 2026-08**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE OF  
THE TOWN OF MONROVIA, INDIANA**

**Text Amendments**

**Truck Freight Terminal/Distribution Center Special Exception**

WHEREAS, the Town of Monrovia Plan Commission introduced a proposal to make certain text amendments to the Monrovia Unified Development Ordinance (“UDO”) concerning allowing Truck Freight Terminal/Distribution Centers as a special exception use in Light Industrial (LI) districts; and

WHEREAS, pursuant to Indiana Code § 36-7-4-607, the Monrovia Plan Commission conducted a public hearing and determined its favorable recommendation on the proposed amendments, by a 6-0 vote, on May 12<sup>th</sup>, 2026; and

WHEREAS, the Monrovia Plan Commission certified its favorable recommendation to the Monrovia Town Council on May 12<sup>th</sup>, 2026; and

WHEREAS, pursuant to Indiana Code § 36-7-4-607, the Town Council of the Town of Monrovia, having considered the proposal and the recommendation of the Monrovia Plan Commission, now adopts the proposal and approves the text amendments, all as hereinafter set out.

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

- Section 1.** The Monrovia Plan Commission seeks to amend the text of the Monrovia Unified Development Ordinance to allow Truck Freight Terminal/Distribution Centers as a Special Exception (S) use in a Light Industrial (LI) district as set forth in the Permitted Use Table in Chapter 3.2 of the UDO.
- Section 2.** The Town Council of Monrovia has paid reasonable regard to the comprehensive plan; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.
- Section 3.** The Town Council hereby adopts the amendments proposed by the Monrovia Plan Commission as certified, and **hereby amends the Permitted Use Table in Chapter 3.2 of the UDO to designate Truck Freight Terminal/Distribution Centers as a Special Exception (S) use in a Light Industrial (LI) district.** All other provisions of the UDO not otherwise specifically amended hereby remain in full force and effect.

**Section 4.** The terms or provisions of other ordinances in conflict with the terms or provisions hereof, if any, are hereby superseded. The terms, paragraphs, sentences, words, and acts of this Ordinance and the UDO are separable, and if a court of competent jurisdiction hereof declares and portion of this Ordinance or the UDO unconstitutional, invalid, and unenforceable for any reason, such declaration shall not affect the remaining portion or acts hereof and the court shall substitute such provisions or acts with a constitutional, valid, and enforceable provision or act as would be necessary to effectuate the enforceability of the applicable provision.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage as provided by applicable law.

PASSED AND ADOPTED by the Town Council of the Town of Monrovia, Indiana, by a vote of 5 to 0, on this 23<sup>rd</sup> day of June, 2026.

TOWN OF MONROVIA TOWN COUNCIL

By: Tamara Everett  
Tamara Everett, President

ATTEST:

Holli Armstrong  
Holli Armstrong, Clerk-Treasurer