

CHAPTER 152: ZONING

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GENERAL PROVISIONS

§ 152.001 PURPOSE.

The purpose of this chapter is:

(A) To preserve, and improve and promote the public health, safety, comfort, morals, convenience and general welfare of the citizens of the town;

(B) To encourage the most appropriate use of land with orderly growth;

(C) To provide for the conservation and preservation of property values and natural resources;

(D) To provide for the efficient development of natural resources, residential, business, commercial and manufacturing;

(E) To provide adequate light, air, convenience of access and safety from fire, flood and other dangers; and

(F) To lessen or avoid congestion in public ways.
(Ord. 2 1989, passed 3-15-1989)

§ 152.002 SCOPE OF REGULATIONS.

(A) To accomplish the purposes of this chapter the town shall be divided into zones.

(B) Regulations shall be issued concerning:

- (1) The uses and intensity of the land;
- (2) The location of residential, business, commercial and manufacturing districts;
- (3) All other uses and locations.

(C) Advisory Board of Zoning Appeals shall be created for these purposes and its authority shall be stated. In the interpretation and application, the provisions of this chapter shall be held to minimum requirements, adopted for the promotion of the public health, safety and general welfare. Whenever the requirements of this chapter are at variance or in any other way conflict with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern.

(D) The general trend in zoning has been to maintain the rights of the individual, but to control them in the hope that this development will not have adverse effects on the society around the individual
(Ord. 2 1989, passed 3-15-1989)

§ 152.003 ZONING MAP AND ORDINANCE.

(A) The Official Zoning Map and Zoning Ordinance Use Chart which together with explanatory matter thereon, is hereby adopted by reference and declared to be part of this chapter.

(B) Established zones:

- (1) R, Residential;
- (2) B, Business;

(3) C, Commercial; and

(4) M, Manufacturing.

(C) The zones are bounded and defined, as shown. The map shall be kept and maintained by the Town Council on the zoning map of Knightstown and shall be made available for inspection and examination by members of the public at all reasonable times as that of any other public record.

(D) When and wherever the town annexes territory, the area shall continue to be zoned as zoned by the county, subject to the same rezoning as may apply to all zones, and subject to the right of the town to rezone.

(Ord. 2 1989, passed 3-15-1989)

§ 152.004 AMENDMENTS.

The regulations, restrictions, boundaries, uses and charts of this chapter may from time to time be amended as provided by board and/or boards action. No such action may be taken until after a public hearing at which parties in interest and citizens shall have an opportunity to be heard. At least 10-days' notice in a paper of general circulation shall the notice be published.

(Ord. 2 1989, passed 3-15-1989)

§ 152.005 BOUNDARIES.

(A) Where boundary uncertainty exists with respect to any boundary line. The boundary is either the center line of the highway, street, alley or the boundary line of section, quarter sections, platted area of lots.

(B) Where a boundary line crosses an unplatted or unsubdivided block or area, the block or area shall be tentatively divided into standard lots and the line shall be drawn along the nearest lot line.

(C) Whenever any street, alley, public way or railroad is vacated by legal authority, the zones adjoining each area shall be extended to the center of the vacation.

(D) Wherever there is reasonable doubt as to the boundaries the more restrictive zone shall govern the entire parcel.

(Ord. 2 1989, passed 3-15-1989)

§ 152.006 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACCESSORY BUILDING. A detached subordinate building, located on the same lot as the principal building, not used or designed for human occupancy.

ACCESSORY USE. A subordinate use that relates to the same lot as a primary use, not for human occupancy.

BOARD. Knightstown Advisory Board of Zoning Appeals.

BUILDING. A roofed structure for the shelter, support, enclosure or protection of persons, property or animals.

BUSINESS. Sale, purchase or exchange of goods, services or the maintenance for profit.

CORNER LOT. A lot abutting upon 2 or more streets at their intersection.

DWELLING. Any building or portion thereof which is designed or used for residential purposes. Includes a mobile home if it hits its wheels removed and is placed on a permanent foundation.

FLOOD AREA. Areas most vulnerable to flooding and other environmental hazards shall be referred to the Department of Natural Resources for any restriction which may apply.

FLOOR AREA. The floor area means the sum of the gross horizontal areas of the several floors or the portion thereof. All dimensions taken from the exterior faces.

FLOOR AREA RATIO. The numerical value obtained through dividing the gross floor area of a building or buildings by the total area of a lot or parcel of land on which the building or buildings are located.

FRONT LOT LINE. A boundary line of a lot which coincides with a street boundary line.

FRONT YARD. A yard extending across the front of a lot between the side yard lines. Covered porches shall be considered part of the main building and shall not project into a required front yard.

FRONTAGE. Every lot must face an existing platted street for its frontage.

IN HOME OCCUPATION. A service occupation conducted in a dwelling unit, but in which no goods are sold on the premises other than what is made there.

INTERNAL LOT. Any lot which does not constitute a corner or external lot.

LOT. A parcel of land shown as a unit on a recorded subdivision plat.

LOT AREA. The total horizontal area within the lot lines of the lot.

LOT DEPTH. A mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lines of the lot.

LOT WIDTH. The mean horizontal distance between the side lot lines, measured at right angles to the lot depth.

PARCEL. All contiguous lands in one ownership.

PARKING SPACE. An all-weather surfaced area of not less than 200 square feet on private or public property, either within or outside a building, suitable in size and location to store one standard size automobile.

PLAT. A map, plan or layout of a city, section or subdivision indicating the location and boundaries of individual properties.

PREMISES. A parcel together with all buildings and structures thereon.

PROHIBITED USE. A use marked as prohibited for a certain zone on the use chart is not to be allowed to locate in the zone.

REAR LOT LINE. A boundary line of a lot which neither coincides with nor is tangent to a street boundary line, but may coincide with an alley line.

REAR YARD. A yard extending across the rear of a lot between the side lot lines, on corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension.

RIGHT-OF-WAY. A street, alley, thoroughfare or easement permanently established for persons or vehicles. Where curbing is installed, all measurements shall be taken from same.

SALVAGE YARD. A place where waste or discarded used property is accumulated for re-use or re-sale.

SETBACK. The shortest distance measured at right angles to a public right-of-way or lot line, which separates a structure from the public right-of-way or lot line.

SIDE LOT LINE. A boundary line of a lot which does not coincide with a street boundary line, but is tangent thereto.

SIDE YARD. A yard extending from the front lot line to the rear yard line. On corner lots, side yards shall be perpendicular to the street upon which the lot has its least dimension.

SIGN. A free-standing visual for display or publicity purposes.

SPECIAL EXCEPTION. A use or structure which in most, many or several cases would be compatible with the type and character of development in a particular zone. Restrictions imposed are required to be met.

STORY. The portion of a building included between the surface of any floor and the surface of the next floor above it, and if there be no floor above it, then the space between any floor and the ceiling next above it.

STREET LINE. A dividing line between a lot, tract or parcel of land and a contiguous street.

STRUCTURE. Anything constructed or erected with a fixed location on the ground or attached to same.

STRUCTURE ALTERATIONS. Any change to the supporting members of a building, any substantial change to roof or exterior walls.

TEMPORARY USE. A use permitted for one year or less. Requires Board of Zoning Appeals approval.

USE. Shall be construed to include the word use, prepare to use and occupy.

VARIANCE. A deviation that may be granted to allow relief from the requirements of the chapter because of unnecessary hardship or practical difficulty.

YARD. An open space on the same lot with a building. In measuring a yard and/or the depth of the front, rear or side yard, the minimum horizontal distance between the lot line and the main building shall be used.

(Ord. 2 1989, passed 3-15-1989)

NON-CONFORMING USES, BUILDINGS AND STRUCTURES**§ 152.020 DEFINITION.**

For the purpose of this subchapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

NON-CONFORMING USE. The use of any building or premise which is lawfully used at the time of the effective date of this chapter, but which does not conform with the regulations and requirements of this chapter.

- (1) One space per family;
- (2) One space per room for a hotel or motel;
- (3) One space per 6 seats for a place of assembly;
- (4) One space per 4 employees and personnel of any business, service or employer;
- (5) One space per 6 seats of a restaurant;
- (6) One space per each person in a boarding or rooming house;
- (7) One space per each 500 square feet of office floor space for clients or customers;

(8) One space per each 100 square feet of sales, service or demonstration space used by customers or clients;

(9) If the off street parking spaces cannot be provided upon the lot occupied by the use, the parking may be provided upon a nearby lot with approval by the Board of Zoning Appeals.
(Ord. 2 1989, passed 3-15-1989)

§ 152.021 LOADING AND UNLOADING VEHICLES.

(A) Business, commercial and manufacturing structures shall provide on the same lot docking facilities, the off street docking shall be to the side or rear of the building.

(B) Where off-street docking facilities are now available on lots with established structures, the same may not be discontinued without approval by the Board of Zoning Appeals.
(Ord. 2 1989, passed 3-15-1989)

§ 152.022 SIGNS.

In residential zones signs shall be limited to 1 temporary sign advertising property for sale or rent. Its area shall contain no more than 4 square feet.

(Ord. 2 1989, passed 3-15-1989)

§ 152.023 IN HOME OCCUPATIONS.

A small sign indicating occupant and business is permitted. Its area shall contain no more than 2 square feet.

(Ord. 2 1989, passed 3-15-1989)

§ 152.024 BUSINESS, COMMERCIAL AND MANUFACTURING.

Signs relating to these districts shall not exceed 25 square feet. No sign shall project beyond a lot line, obstruct, in any way, a driver's vision of the road or hinder his or her passage in any way. No sign shall be so placed as to hinder or obstruct any pedestrian movement along any, pedestrian path.

(Ord. 2 1989, passed 3-15-1989)

§ 152.025 LOT GRADE.

The front yard shall be on street or highway level. If the average lot level in that particular block is other than the street or highway level, the level shall be the average lot level of the block.

(Ord. 2 1989, passed 3-15-1989)

§ 152.026 HEIGHT.

(A) In residential zones, a maximum height of 35 feet from lot level or 2 stories is permitted.

(B) Business, commercial and manufacturing, a maximum height of 40 feet or 3 stories is permitted.

(C) Churches, schools, hospitals, public, business, commercial structures may exceed 40 feet providing, the front and setback requirements are increased 1 foot for each 1 foot of height over the permitted height.

(D) Chimneys, spires, towers may exceed the specified height.

(Ord. 2 1989, passed 3-15-1989)

§ 152.027 OBSTRUCTION AT CORNERS.

(A) The corner of yards on street, driveways, lanes, alleys and railroads entering or crossing the same shall be so maintained as to permit the observation of traffic across such corners by pedestrians and by vehicle operators. Within a yard, the area to be maintained shall be the area within a 10-foot radius of a corner.

(B) The area within the street right-of-way shall be kept free of signs, displays or materials. Vegetation shall be trimmed and maintained as permit the free observation of traffic.

(C) A 2-foot inset is required for all fence, except for an internal lot line fence which can be on the lot line.

(D) No fence at any corner or in the front yard shall be above 4 feet in height.
(Ord. 2 1989, passed 3-15-1989)

§ 152.028 PARKING, STORAGE OR USE OF RECREATION VEHICLES.

No recreational equipment shall be stored on any lot in a residential zone, except in carport or enclosed building or behind or beside the nearest portion of a building to a street.
(Ord. 2 1989, passed 3-15-1989)

§ 152.029 PARKING AND STORAGE OF VEHICLES.

Automotive vehicles or trailers, other than recreational vehicles, of any type without current license plates shall not be parked or stored for more than 7 days on any residential property other than in completely enclosed buildings.
(Ord. 2 1989, passed 3-15-1989)

DISTRICTS**§ 152.040 R ZONE.**

(A) The Residential Zone (R) is established to provide space in suitable locations for various types of dwelling accommodations needed in the town and to provide a means of regulating the density and distribution of the population.

(B) Lot area: not less than 15,000 square feet per dwelling unit.

(C) Lot width: not less than 100 feet.

(D) Lot depth: not less than 150 feet.

(E) Front yard setback: minimum of 45 feet.

(F) Rear yard setback: minimum of 15 feet.

(G) Side yard setback: minimum of 15 feet.

(H) Floor area ratio: not to exceed 30%.

(I) If more than one dwelling unit is planned to be built by the same developer on immediately adjoining lots, the developer shall follow Chapter 151 of this code of ordinances, in which all restrictions stated within the chapter shall apply.

(J) No accessory building shall be erected in any required yard.
(Ord. 2 1989, passed 3-15-1989)

§ 152.041 B ZONE.

(A) The business zone is for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of people in town centers.

(B) Lot area: not less than 18,000 square feet.

(C) Lot width: not less than 120 feet.

(D) Lot depth: not less than 150 feet.

(E) Front yard setback: minimum of 50 feet.

(F) Rear yard setback: minimum of 25 feet.

(G) Side yard setback: minimum of 25 feet.

(H) Floor area ratio: not to exceed 80%.
(Ord. 2 1989, passed 3-15-1989)

§ 152.042 C ZONE.

(A) This zone has been created to provide an area for necessary commercial uses generally found serving local areas in the town.

(B) Lot area: not less than 18,000 square feet.

(C) Lot width: not less than 120 feet.

(D) Lot depth: not less than 150 feet.

(E) Front yard setback: minimum of 50 feet.

(F) Rear yard setback: minimum of 25 feet.

(G) Side yard setback: minimum of 25 feet.

(H) Floor area ratio: not to exceed 80%.

(Ord. 2 1989, passed 3-15-1989)

§ 152.043 M ZONE.

(A) The manufacturing zone is intended to set aside certain lands where manufacturing uses may efficiently locate with a minimum of adverse effects to other uses.

(B) Lot area: not less than 18,000 feet.

(C) Lot width: not less than 120 feet.

(D) Lot depth: not less than 150 feet.

(E) Front yard setback: minimum of 50 feet.

(F) Side yard setback: minimum of 25 feet.

(G) Rear yard setback: minimum of 25 feet.

(H) Floor area ratio: not to exceed 80%.

(Ord. 2 1989, passed 3-15-1989)

PERFORMANCE STANDARDS**§ 152.055 GENERALLY.**

(A) Permitted and special uses are subject to the following performance standards and procedures.

(B) Any other use existing or proposed, which the Building Inspector has reasonable grounds to believe violates performance standards shall also be subject to these performance standards procedures. (Ord. 2 1989, passed 3-15-1989)

§ 152.056 PRIOR TO CONSTRUCTION AND OPERATION.

Any application for a building permit for a use which shall be subject to performance standards shall be accompanied by a sworn statement by the owner of subject property that the use will be operated in accordance with the performance standards set forth herein. (Ord. 2 1989, passed 3-15-1989)

§ 152.057 REGULATION OF NUISANCE ELEMENTS.

No use or structure shall be operated in a manner so as to create any dangerous, injurious, noxious or other smoke, dust, dirt or other form of air pollution; electrical or other disturbance; glare; or other substance, condition or element in such amount as to adversely affect the surrounding area or premises, unless it conforms to the regulations of this section limiting dangerous and objectionable elements at the specified point or points of the determination of their existence. (Ord. 2 1989, passed 3-15-1989)

§ 152.058 LOCATIONS WHERE DETERMINATIONS ARE TO BE MADE FOR ENFORCEMENT.

The determination of the existence of any dangerous and objectionable elements shall be made at:

(A) The point or points where the elements shall be most apparent for fire and explosion hazards, for radioactivity and electrical disturbances, for smoke and other forms of air pollution; and

(B) The property lines creating the elements for noise, for vibration, for glare and for odors. (Ord. 2 1989, passed 3-15-1989)

§ 152.059 STANDARDS TO BE ENFORCED.

All activities involving, and all storage of, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire suppression equipment and devices standard in this industry. Burning of waste materials in open fires is prohibited. The relevant provisions of state and local laws and regulations shall also apply.
(Ord. 2 1989, passed 3-15-1989)

§ 152.060 RADIOACTIVITY OR ELECTRICAL DISTURBANCE.

(A) No activities shall be permitted which emit dangerous radioactivity or electrical disturbance adversely affecting the operation of any equipment other than of the creator of the disturbance.

(B) All applicable federal regulations shall be complied with.
(Ord. 2 1989, passed 3-15-1989)

§ 152.061 NOISE.

(A) At the points of measurement specified here the maximum sound pressure level radiated in each stand octave band by any use or facility shall not exceed the values for octave bands lying within the several frequency limits given in table below.

(B) The sound pressure level shall be measured with a Sound Level Meter and associated Octave Band Analyzer conforming to standards prescribed by the American Standards Association. (#Z24.3-1944 and #Z24.10-1953) or latest approved revision thereof.

<i>Frequency Ranges Containing Standard Octave Bands in Cycles Per Second</i>	<i>Octave Band Sound Pressure in Decibels</i>
20-300	60
300-2,400	40
Above 2,400	30

(Ord. 2 1989, passed 3-15-1989)

§ 152.062 VIBRATION.

No vibration shall be permitted which is detectable with our instruments at the point of measurement.

(Ord. 2 1989, passed 3-15-1989)

§ 152.063 GLARE.

No direct or sky-reflected glare, whether from floodlights or from high-temperature processes such as combustion or welding or otherwise, so as to be visible at the points of measurement, specified herein, not apply to signs otherwise permitted in this chapter.

(Ord. 2 1989, passed 3-15-1989)

§ 152.064 SMOKE.

No emission shall be permitted from any chimney or otherwise, of visible grey smoke of a shade equal to or darker than #2 on the Power's Micro-Ringlemann Chart, except that visible grey smoke of a shade equal to #3 on the chart may be emitted 4 minutes in any 30 minutes.

(Ord. 2 1989, passed 3-15-1989)

§ 152.065 ODORS.

No emission shall be permitted of odorous gasses or other odorous matter in such quantities as to be readily detectable at the property line of the zone lot from which they are emitted without instruments.

(Ord. 2 1989, passed 3-15-1989)

§ 152.066 OTHER FORMS OF AIR POLLUTION.

No emission of fly ash, dust, fumes, vapors, gasses and other forms of air pollution shall be permitted which can cause damage to health, to animals, vegetation or other forms of property or excessive soiling.

(Ord. 2 1989, passed 3-15-1989)

ADMINISTRATION AND ENFORCEMENT**§ 152.080 BUILDING INSPECTOR.**

(A) The Office of Building Inspector is established.

(B) The Building Inspector has the principal responsibility for administering and enforcing this chapter and serves as the administrative officer of the Advisory Plan Commission and Board of Zoning.

(C) The Building Inspector shall issue (or direct the issuing) all permits required by this chapter and shall take such other action toward the enforcement of this chapter as the Commission or Board may direct and as is consistent with the current zoning laws of the state.

(Ord. 2 1989, passed 3-15-1989)

§ 152.081 PETITIONS OF ADJACENT PROPERTY OWNERS.

Whenever 60% or more of the property owners adjacent to a property believe they are being adversely affected, they may present a petition signed by them, to the Board of Zoning Appeals. The Board shall prescribe appropriate action to be taken, if any.

(Ord. 2 1989, passed 3-15-1989)

§ 152.082 BUILDING PERMITS.

(A) No building or structure shall be structurally altered without a permit issued in conformity with the provisions of this chapter.

(B) The Building Inspector shall issue a permit after receiving written order from the Board of Zoning Appeals in the form of an administrative review, special exception or variance, whenever required.

(C) Permits are valid for 2 years from issuance.

(Ord. 2 1989, passed 3-15-1989)

§ 152.083 CERTIFICATE OF ZONING COMPLIANCE.

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises until a certificate of zoning compliance has been issued.

(Ord. 2 1989, passed 3-15-1989)

§ 152.084 RIGHT TO ENTER.

(A) The Building Inspector or employee assigned by him or her and members of the Advisory Plan Commission and/or the Advisory Board of Zoning Appeals, as far as it may be necessary in the performance of their duties, shall have, upon reasonable notice to the property owner, the right to enter and check the nature and use of property and structures.

(B) These persons shall, in the performance of their duties, have the right:

(1) To enter upon any premises to inspect a change of use;

(2) To enter any building or structure under construction, repair, enlargement, alteration or change of use.

(3) To enter any premises, building or structure which has been damaged by wind, fire or other causes.

(Ord. 2 1989, passed 3-15-1989)

§ 152.085 REMEDIES AND ENFORCEMENT.

A person and/or a use that violates this chapter shall be subject to all remedies and enforcement available under Indiana Law including but not limited to I.C. 36-7-4-1000 through and including 36-7-4-1020, as these sections may from time to time be altered, amended, revised, repealed and/or replaced.

(Ord. 2 1989, passed 3-15-1989)

§ 152.086 BOARD OF ZONING APPEALS.

The duties and powers of the Board shall be to hear and decide appeals where it is alleged there is error in any order, requirements, decision or determination made by the Building Inspector in the enforcement of this chapter.

(Ord. 2 1989, passed 3-15-1989)

§ 152.087 SPECIAL EXCEPTIONS.

(A) To hear and decide only such special exceptions as specifically authorized to pass on by terms of this chapter; to decide such questions as are involved in determination whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this chapter, or to deny special exceptions when not in harmony with the purpose and intent of this chapter.

(B) A special exception shall not be granted by the Board of Zoning Appeals unless and until:

(1) A written application for a special exception is submitted indicating the page of this ordinance under which the special exception is sought and stating the grounds on which it is requested;

(2) Notice shall be published in accordance with I.C. 5-3-1; (In addition to publication, notice of 1 such hearing shall be posted at the Knightstown Town Hall, and on the property for which the special exception is sought.)

(3) The public hearing shall be held; and (Any party may appear in person, by agent or attorney.)

(4) Before any special exception shall be issued, the Board shall make written findings of fact certifying that all applicable restrictions of the zone in which the special exception is to be located have been followed, as well as such additional restrictions which may be imposed. The Board shall ascertain that satisfactory provision and arrangement has been made concerning the following:

(a) The granting of special exception will not adversely affect the public interest;

(b) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, access in case of catastrophe;

(c) Off-street parking and loading areas where required;

(d) Refuse and service areas;

(e) Utilities, with reference to locations, availability, compatibility;

(f) Screening and buffering of objectionable or unsafe views, odors, noises or vibrations with reference to type, dimensions, character; and

(g) Signs and exterior lighting with reference to glare, traffic safety, economic effect and harmony with properties.

(Ord. 2 1989, passed 3-15-1989)

§ 152.088 VARIANCES.

(A) The Board of Zoning Appeals shall approve or deny variances of use from the terms of the zoning ordinance. The Board may impose reasonable conditions as a part of its approval. A variance may be approved under this section only upon a determination in writing that:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community;

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

(3) The need for the variance arises from some condition peculiar to the property involved;

(4) The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and

(5) The approval does not interfere substantially with any comprehensive plan adopted by the Advisory Plan Commission.

(B) Notice shall be published in accordance with I.C. 5-3-1. In addition to publication, notice of such hearing shall be posted at the Knightstown Town Hall, and on the property for which the variance is sought.

(C) The public hearing shall be held. Any party may appear in person, by agent or attorney.

(D) (1) Any and all staff members of the Board of Zoning Appeals and/or the Plan Commission may appear before the Board at any hearing and present evidence in support of or in opposition to the granting of a variance or special exception or the determination of any other matter.

(2) For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

STAFF. Any and all assistants who regularly aid the Board of Zoning Appeals or Advisory Plan Commission, specifically including the Building Inspector.

(E) In granting any variance the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this chapter. Violations of such condition and safeguards, when made a part of the terms under which a special exception or variance is granted, deemed a violation of this chapter and punishable under the remedies and enforcement section of this chapter.

(F) Should any use not be found on the use chart and shall be referred to the Board of Zoning Appeals.

(G) It is the intent of this chapter that all questions of interpretation and enforcement shall be first presented to the Building Inspector, and that any such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the Building Inspector. Appeal from any final decision of the Board of Zoning Appeals shall be to the appropriate court as provided by, and in accordance with, the applicable state and/or federal laws and statutes.
(Ord. 2 1989, passed 3-15-1989)

§ 152.089 AMENDMENTS.

The regulations, restrictions and boundaries of this ordinance may, from time to time be, amended, supplemented or changed in the manner prescribed by Acts 1981, Pub. L. No. 309 of the General Assembly of the State of Indiana, or any other current Indiana Law providing for the same.
(Ord. 2 1989, passed 3-15-1989)

§ 152.090 EFFECTIVE DATE.

This chapter will take effect from and after its passage, approval; and publication as provided by law.
(Ord. 2 1989, passed 3-15-1989)