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Section 1. Title

These regulations shall be known and cited as the *Unified Development Ordinance* of the City of Noblesville, Indiana.

Section 2. Authority

These regulations are authorized by Indiana Ordinance, 36-7-4, Public Law 211, Acts of 1980 and all acts amendatory thereto. {ORD. #56-11-07}

Section 3. Policies of the City

A. Components

The Comprehensive Plan of the City of Noblesville, as amended from time to time, establishes the policies for land use that are the underlying policies of this Unified Development Ordinance. The Comprehensive Plan is adopted pursuant to State Law. It contains officially adopted policy statements as well as maps, including the Land Use Thoroughfare Plan Map. These maps and policies shall be consulted when land use decisions pursuant to this Unified Development Ordinance are being made, and used as criteria in making decisions upon land use requests.

B. Key Policies

1. Encourage compact growth.
2. Protect and preserve flood hazard areas.
3. Increase the amount of public open space for passive recreation and aesthetic use, and use this open space as a distinguishing mark of community character and identity.
4. Expand business opportunities in Noblesville.
5. Promote the extension and/or improvement of public rights-of-way as designated by the Thoroughfare Plan element of the Comprehensive Plan.
6. Allow for a variety of housing types.
7. Preserve Noblesville's natural features.

Section 4. Purposes

The purpose of this Unified Development Ordinance is to regulate the use and development of land within the jurisdiction of the City of Noblesville. It is designed to protect and promote the public health, safety, and general welfare, and more specifically, to:

1. Guide future growth and development in accordance with the Comprehensive Plan policies stated above.

2. Secure adequate light, air, convenience of access, and safety from fire, flood, and other dangers.
3. Lessen or avoid congestion in public ways.
4. Restrict development in areas prone to flooding.
5. Protect the historic and architectural heritage of the community.
6. Restrict the kind and intensity of uses.
7. Provide for performance standards for the emission of noise, gases, heat, vibration, or particulate matter into the air or ground or across lot lines.
8. Protect and conserve the value of land, building, and other improvements upon the land, and to minimize the conflicts among the uses of land and building.
9. Guide public and private policy and action in order to assure adequate and efficient transportation, water, sewerage, schools, parks, drainage, and other public requirements and facilities.
10. Avoid scattered and uncontrolled subdivision of land that would result in an excessive expenditure of public funds for the supply of community services.
11. Establish reasonable standards of design and minimum requirements for the creation, installation, and improvement of physical facilities that are, or will be, maintained for the benefit of the general public.
12. Establish reasonable standards and procedures for subdivisions and re-subdivisions, in order to further the orderly layout and use of land; and to ensure proper legal descriptions and monumenting of subdivided land.
13. Prevent the pollution of air and water; provision of drainage facilities and the safeguarding of the water table; and the encouragement of wise use and management of natural resources in order to preserve the integrity, stability, natural beauty and topography, and the value of land.
14. Administrate these regulations by defining the powers and duties of administrative bodies and officials; and the manner and form of making, filing, and processing of any application.

Section 5. Jurisdiction of the Commission

The Jurisdiction of the Commission is the territory in which the Noblesville City Plan Commission has statutory authority to adopt a Master Plan and to enforce the Building, Zoning and Subdivision Regulations, a part of the Unified Development Ordinance in the following geographically areas. The City of Noblesville and the unincorporated territory contiguous to the City located in Delaware, Fall Creek, and Noblesville Townships described as follows

DELAWARE TOWNSHIP, an area bounded on the west by the railroad tracks, Delaware/Noblesville Township Line on the north, on the east by State Road No. 37, and on the south by the north right-of-way line of East 141st Street;

FALL CREEK TOWNSHIP, an area bounded on the north by the Fall Creek/Noblesville Township line, on the east by the Hamilton/Madison County line and on the south by Interstate 69 and East 136th Street between the Hamilton/Madison County line and Marilyn Road, also East 141st Street between Marilyn Road and Howe Road; thence northerly following Howe Road to the southeast corner of a Parcel (Deed #2001-7191); thence westerly on and along the south line to the southwest corner of said parcel; thence northerly on and along the west line of said parcel to a point on the Fall Creek/Noblesville Township line; thence west to intersect with Cumberland Road. As delineated on a map entitled "Town of

Fishers, City of Noblesville Joinder Agreement Map” filed with the Recorded of Hamilton County as an exhibit of the Interlocal Agreement of November 23, 2004 between the City of Noblesville Common Council and the Town of Fishers Town Council modifying the previous Joinder Agreement between the City of Noblesville and the Townships of Delaware and Fall Creek, passed by the Common Council on September 11, 1973 and filed in the Miscellaneous Records on January 17, 1974 to transfer the planning and zoning jurisdiction in the unincorporated areas of Fall Creek and Delaware Townships excluding areas described above to the Town of Fishers.

NOBLESVILLE TOWNSHIP, all of the land within two miles of the Corporate Limits of the City of Noblesville as per County Resolution 6-12-95 (8). {ORD. #56-11-07}

Section 6. Provisions Of Ordinance Declared To Be Minimum Requirements

In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements, adopted for the promotion of the public health, safety, and general welfare. Where the requirements of this ordinance conflict with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive shall govern.

Section 7. Severability

Should any section, subsection, paragraph, clause, word, or provision of these regulations be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 8. Repeals, Effective Date

All previously, enacted zoning and subdivision ordinances are hereby repealed. This ordinance, Ordinance # 62-12-95, shall become effective on MAY 1, 1996.

Passed by the Common Council of the City of Noblesville, Indiana on the 22nd day of January, 1996.

* Attest:	_____	_____
	Janet Jaros	Dennis Redick
	Clerk-Treasurer	Mayor
	City of Noblesville, Indiana	City of Noblesville, Indiana

Amendment adopted the 11th day of December, 2007 as per Ordinance No. 56-11-07.

(signature)
John Ditslear, Mayor

ATTEST: (signature)
Janet S. Jaros

Signed copies of the above are on file with the Clerk-Treasurer of the City of Noblesville, City Hall, 16 S. 10th Street, Noblesville, Indiana 46060.