

# NOBLESVILLE UNIFIED DEVELOPMENT ORDINANCE

## PREAMBLE

An ordinance establishing a Unified Development Ordinance for the City of Noblesville, Indiana, its Jurisdictional Area, and its members by Township Joinder Agreement and providing for the administration, enforcement, and amendment thereof, in accordance with the provisions of state law and for the repeal of all ordinances in conflict herewith.

Whereas, state law empowers the City to enact development regulations and to provide for their administration, enforcement, and amendment, and

Whereas, the Common Council deems the enactment of such regulations necessary, for the purpose of promoting the health, safety, or general welfare of the citizens of the City of Noblesville, and

Whereas, the Mayor, the County Commissioners, and the Township Trustees, pursuant to the provisions of state statutes, appointed an Advisory Plan Commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein, and

Whereas, the Advisory Plan Commission divided the City, its Jurisdictional Area and its members by Township Joinder Agreement into districts and has prepared regulations pertaining to such districts in accordance with a Comprehensive Plan so that adequate light, air, convenience of access and safety from fire, flood, and other danger may be secured; that congestion in the public streets may be lessened or avoided; that property values may be preserved; that the public health, safety, comfort, conveniences, and general welfare may be promoted, and

Whereas, the Advisory Plan Commission has given reasonable consideration, among other things, to the character of the districts and their particular suitability for particular uses, with a view to preserving the value of buildings and encouraging the most appropriate use of land throughout the City, and its jurisdictional area, and

Whereas, the Advisory Plan Commission has given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings, and

Whereas, all requirements of IC 36-7-4, Acts of 1995, and as may heretofore be amended, with regard to the preparation of the ordinance have been met.

Now, therefore, be it ordained by the Common Council of Noblesville, Indiana that Title XV: "Master Plan" of the "Code of Ordinances of the City of Noblesville" is hereby amended to read as follows: