

ARTICLE 1

PURPOSE AND AUTHORITY

SECTION 100 - Title

This ordinance, and supplements or amendments thereto, shall be known, and may be cited hereafter, as the Decatur County Zoning Ordinance.

SECTION 110 – Purpose

This ordinance, and supplements or amendments thereto, establishes a Zoning Ordinance for Decatur County, Indiana and provides for the administration, enforcement, and amendment thereof in accordance with the provisions of I.C. 36-7-4-et seq.; and for the repeal of all ordinances in conflict herewith.

SECTION 120 – Provisions of Order Declared to be Minimum Requirements

The regulations established by this ordinance are the minimum requirements for the promotion of the public health, safety, comfort, morals, convenience, and general public welfare. Whenever the requirements of this ordinance are at variance with any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

SECTION 130 - Severability Clause

If for any reason any article, division, section, subsection, sentence, clause, phrase, or word of this ordinance should be declared unconstitutional or invalid for any reason whatsoever, such decision shall not affect the remaining portions of this ordinance which shall remain in full force and effect; therefore, the provisions of this ordinance are hereby declared severable.

SECTION 140 - Repeal of Conflicting Ordinances and Effective Date

All ordinances or parts of ordinances in conflict with this ordinance, or inconsistent with the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect. This ordinance shall become effective from and after the date of its approval and adoption as provided by law. After the effective date of this ordinance, existing legal land uses not in agreement with this zoning order become pre-existing and non-conforming. Applications submitted after the effective date of this ordinance shall be reviewed under the rules and procedures contained herein.

SECTION 150 – Jurisdiction

This Ordinance shall apply to all unincorporated land within Decatur County, Indiana. Further, upon adoption, it shall apply to all incorporated areas within Decatur County, Indiana.

