

ROCKPORT COMMON COUNCIL
ORDINANCE NO. 1998-5

AN ORDINANCE CHANGING ZONING DISTRICTS
IN THE EXTRATERRITORIAL JURISDICTION OF THE
PLAN COMMISSION AND AMENDING THE
ZONING MAP OF THE CITY OF ROCKPORT

WHEREAS, the Plan Commission of the City of Rockport has, after due publication in accordance with IC 5-3-1 and the City's Zoning Ordinance, held a public hearing to review and consider a proposal to rezone all lands within the extraterritorial jurisdiction of the City of Rockport in order for the zoning of said lands to conform with the zoning districts established in the City's Zoning Ordinance, which proposal was initiated by the Plan Commission; and

WHEREAS, in accordance with IC 36-7-4-605 the Plan Commission has certified to the Common Council a favorable recommendation on said proposal; and

WHEREAS, the Common Council has published notice in accordance with IC 5-14-1.5-5 of its intention to consider the proposal to rezone said lands.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Rockport, Indiana, as follows:

Section 1. That pursuant to IC 36-7-4-608, the zoning districts for the extraterritorial jurisdiction of the City of Rockport as shown on the map attached hereto and made a part hereof are hereby changed, and the zoning map of the City of Rockport be and is hereby amended to reflect said changes.

Section 2. That this Ordinance shall be in full force and effect immediately upon its passage by the Common Council, approval by the Mayor, and publication as required by law.

APPROVED AND ADOPTED by the Common Council of the City of Rockport, Indiana, this

22 day of September, 1998, by the following vote:

Yea	Nay	Abstain	Absent
<u>3</u>	<u>0</u>	<u>0</u>	<u>2</u>

By: Joseph L. Oweve

Presiding Officer

ATTEST:

Shirley J. Richards
Clerk-Treasurer

Presented by me the undersigned Clerk-Treasurer of the City of Rockport to the Mayor of said City for his approval on the 22 day of September, 1998, at 9:30 o'clock A.M.

By: Shirley J. Richards
Clerk Treasurer

Approved by me, the undersigned Mayor of said City on the 22 day of September 1998, at 9:30 o'clock A.M.

By: Joseph H. Heene
Mayor

**ZONING FOR THE EXTRA-TERRITORIAL JURISDICTION
("TWO-MILE FRINGE") OF THE CITY OF ROCKPORT, INDIANA**

Need for Rezoning

- The City of Rockport recently exercised its authority to control zoning of the "two-mile fringe" (two-mile buffer) around the current corporate limits of the City of Rockport as allowed by Indiana State law. This change became effective on July 24, 1998.
- Zoning was previously administered in this area by Spencer County under the Spencer County Zoning Ordinance through the zoning classifications defined in the county ordinance. As this area is now under the jurisdiction of the City of Rockport, the zoning ordinance and map must be updated to reflect zoning classifications as defined by the City's ordinance. The differences in the ordinances are illustrated by the zoning classifications defined in the two zoning ordinances as shown below. The zoning classifications defined by Spencer County are not applicable under the City Ordinance.

Zoning Classifications Under the Spencer County Zoning Ordinance

F2	Flood Plain Zone	B-P1	Planned Neighborhood Business District
A	Agricultural Zone	B-P2	Planned Rural Business District
R1	One-Family Zone	B-P3	Planned General Business District
R2	Multi-Family Zone	I-1	Light Industrial Zone
B1	Neighborhood Business Zone	I-2	Heavy Industrial Zone
B2	Rural Business Zone	I-PL	Planned Limited Industrial District
B3	General Business Zone	I-PH	Planned Heavy Industrial District

Zoning Classifications Under the City of Rockport Zoning Ordinance

A1	General Agriculture	C1	Neighborhood Shopping
A2	Suburban Agriculture	C2	Tourist Commercial
R1	Single Family Residential	C3	General Commercial
R2	Two-Family Residential	I1	Light Industrial
R3	Multiple Family Residential	I2	Heavy Industrial

Legal Description of the Area to Be Redzoned

The area in which new zoning districts are to be established includes all or part of the unincorporated areas of Sections 13, 14, 15, 16, 17, 20, 21, 22, 23, 26, 27, 28, 29, 33, 34 and 35 in Township 7 South, Range 6 West, in Spencer County, Indiana, bounded and described as follows: Beginning at a point where the east line of the Northwest Quarter of Section 13 intersects the Indiana-Kentucky state boundary line in the Ohio River; thence southerly with the state line to the south line of Section 35; thence west along the south line of Sections 35, 34 and 33 to the west line of the east half of Section 33, thence north along the west side of the east half of Section 33 to the south line of Section 28; thence west on the south line of Section 28 to the southwest corner of Section 28; thence north on the west line of Section 28 to the southeast corner of the Northeast Quarter of Section 29; thence west on the south line of the Northeast Quarter of Section 29 to the center of Section 29; thence north on the west line of the Northeast Quarter of Section 29, the east half of Section 20 and the Southeast Quarter of Section 17 to the center of Section 17; thence east on the north line of the Southeast Quarter of Section 17 to the west line of Section 16; thence north on the west line of Section 16 to the northwest corner of Section 16; thence east on the north line of Sections 16, 15, 14 and 13 to the northeast corner of the Northwest Quarter of Section 13; thence south on the east line of the Northwest Quarter of Section 13 to the point of beginning, excepting therefrom all that area currently within the corporate boundaries of the City of Rockport.

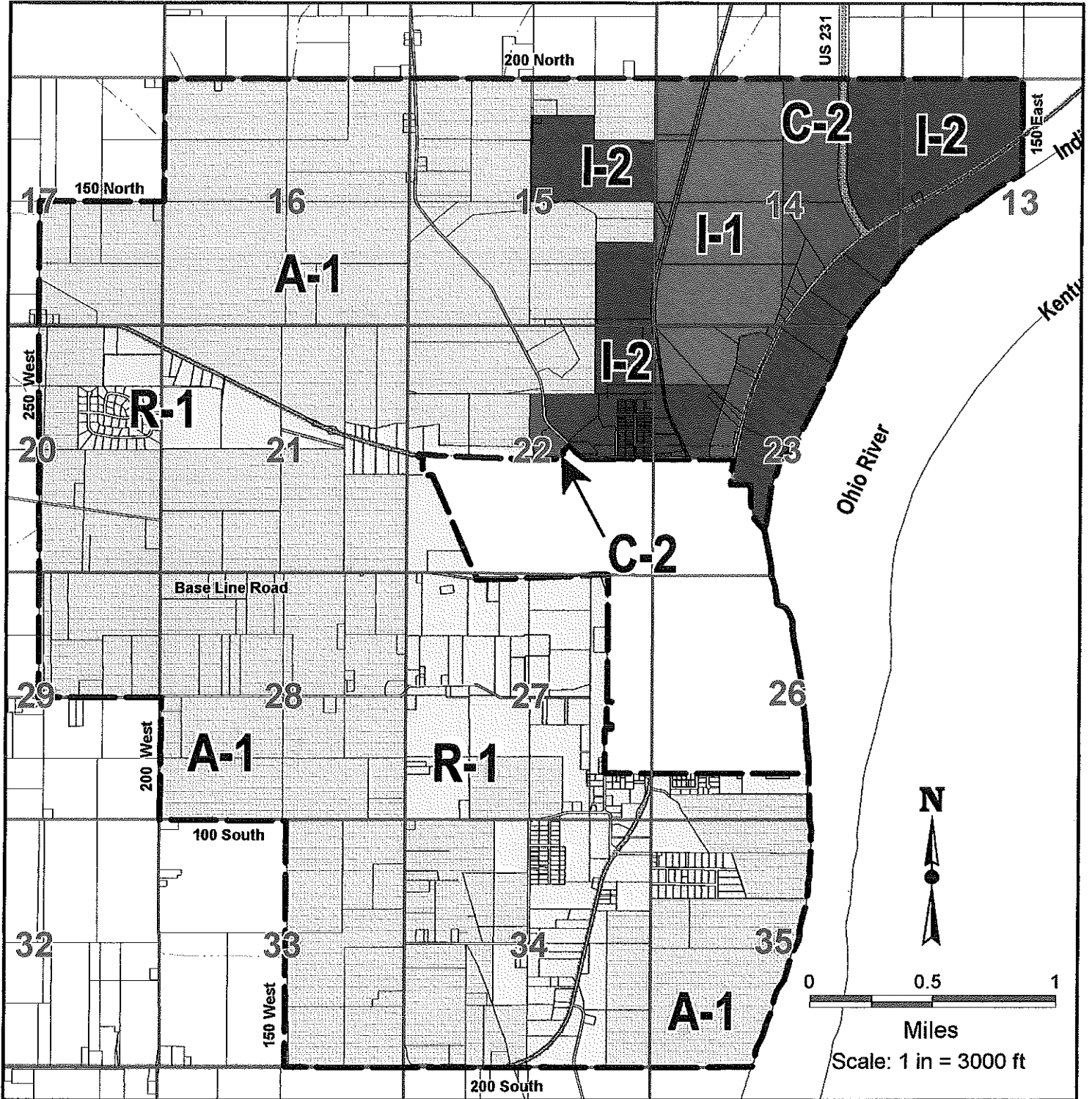
Proposed Rezoning

- The proposed rezoning is shown on the attached map and a copy of the former zoning boundaries under the Spencer County Zoning Ordinance is provided for reference.

Note on Effect Upon Land Use by Rezoning

It is important to realize that changes in zoning will not affect existing land uses. An existing land use may continue as a "pre-existing non-conforming" for an indefinite amount of time.

Proposed Zoning for the Extra-Territorial Jurisdiction ("Two-Mile Fringe") of The City of Rockport, Indiana



Prepared by Morley and Associates, Inc. (MJS)
 600 S.E. Sixth Street, Evansville, IN 47713
 September, 1998 / Job Number: 98-4066-3 (A)

Adopted: September 22, 1998

Note: Parcel drawings and other line work is taken from assessment records provided by the Office of the Spencer County Surveyor.