

## *Section III - Zoning Districts*

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### **3.1 ESTABLISHMENT**

The Town and its jurisdictional area are divided into the following districts for purposes as stated:

Within the corporate limits of the Town of Bargersville, the following districts:

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT**
- R-2 SINGLE FAMILY RESIDENTIAL DISTRICT**
- R-3 SINGLE OR MULTI-FAMILY RESIDENTIAL DISTRICT**
- A-1 APARTMENT DISTRICT**
- C-3 COMMERCIAL DISTRICT**
- C-2 SPECIAL COMMERCIAL DISTRICT**
- C-1 GENERAL COMMERCIAL DISTRICT**
- I-1 INDUSTRIAL DISTRICT**
- L-1 LIGHT INDUSTRIAL DISTRICT**
- PD-R PLANNED DEVELOPMENT RESIDENTIAL DISTRICT**
- PD-B PLANNED DEVELOPMENT BUSINESS DISTRICT**
- PD-I PLANNED DEVELOPMENT INDUSTRIAL DISTRICT**
- PD-M PLANNED DEVELOPMENT MIXED DISTRICT**

Within the extraterritorial (fringe area) jurisdiction of the Town of Bargersville, the following districts:

- A-1-F AGRICULTURAL**
- R-R-F RURAL RESIDENTIAL**
- R-1-F RESIDENTIAL**
- R-3-F RESIDENTIAL**
- B-2-F BUSINESS**
- PD-R PLANNED DEVELOPMENT RESIDENTIAL DISTRICT**
- PD-B PLANNED DEVELOPMENT BUSINESS DISTRICT**
- PD-I PLANNED DEVELOPMENT INDUSTRIAL DISTRICT**
- PD-M PLANNED DEVELOPMENT MIXED DISTRICT**

### **PLANNED DEVELOPMENT DISTRICTS**

Planned Development Districts are established with the intent of providing greater design flexibility in the development of land when consistent with the Comprehensive Plan and the intent of this Ordinance. Planned Development Districts shall only be established under the conditions set forth in Section VI hereof.

**3.2 OFFICIAL ZONING MAP**

The zoning map of the Town of Bargersville is hereby included as part of this Ordinance. The map shall be known as the Official Zoning Map of the Town of Bargersville, Indiana.

- A. The Zoning Map is a public document with the original map located in the Office of the Town of Bargersville Clerk-Treasurer.
- B. The Zoning District boundaries shall be shown on the Zoning Map. The abbreviations for the zoning districts appearing throughout this Ordinance shall be used to identify the zoning districts on the map.
- C. The Zoning Map shall be revised as the Plan Commission determines, with certified copies made thereof, to show the amendments adopted by the Town Council during the previous year. Such revisions may correct drafting or other errors or omissions in the prior map, but shall not have the effect of amending the Zoning Map except as adopted by the Town Council during the previous year. Such revisions shall be necessary only to correct previous errors.
- D. In the event that the Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Town Council may, by resolution, adopt a new Zoning Map, which shall supersede the prior Zoning Map.

**3.3 BOUNDARIES**

District boundaries on the Zoning Maps shall meet the following standards:

- A. District boundaries shown within the lines of roads, easements, and transportation rights-of-way shall be deemed to follow the centerlines.
- B. Boundaries indicated as following section or fractional section lines, platted lot lines, or Town corporation lines shall be construed as following such lines.
- C. Boundaries indicated as parallel to or extensions of above features shall be so construed as so.

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- D. Boundaries indicated as approximately following the centerline of streams, rivers, or other bodies of water shall be construed to follow such centerlines as established on the effective date of this Ordinance.
- E. Where a district boundary line divides a lot in single or joint ownership of record at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than fifty feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district.
- F. The vacation of streets and roads shall not affect the location of such district boundaries.
- G. When the Administrator cannot definitely determine the location of a district boundary by such centerlines, by scale or dimensions stated on the Zoning Map, or by the fact that it clearly does not coincide with a property line, the Administrator shall refuse action and the Plan Commission shall interpret the location of the district boundary with reference to the scale of the Zoning Map and the purposes set forth in all relevant provisions of this Ordinance. If subject to appeal, the BZA shall interpret.
- H. Where existing physical or cultural features are at conflict with those shown on the Zoning Map, or in other circumstances not covered by subsections A through G above, the Plan Commission shall interpret the district boundaries. If subject to appeal, the BZA shall interpret.

### **3.4 SUBDIVISIONS, CLUSTER DEVELOPMENTS, PLANNED DEVELOPMENTS, CONDOMINIUMS AND ZERO LOT LINE DEVELOPMENTS**

The subdivision of land pursuant to the requirements of The Bargersville Subdivision Ordinance shall be permitted in all zoning districts. The intended principal use of each of the proposed lots within a proposed subdivision shall govern the specific district or districts appropriate to the land to be subdivided, as defined in part 4.1 of this Ordinance.

Planned Developments shall be permitted only in these districts: PD-R, PD-B, and PD-I as per Section 6.2 of this Ordinance. In order to provide greater design flexibility, and to encourage innovative land development techniques and a more efficient use of land, the design and development of

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uses within these districts may deviate from the standards prescribed in Sections IV and V herein.

Condominiums, as defined and regulated in IC 32-1-6 (the Horizontal Property Law), cluster developments, zero lot line developments, and all developments of the minimum sizes specified in Section 6.2 of this Ordinance and larger shall be considered for zoning purposes to be Planned Developments, and consequently shall be permitted only in these districts: PD-R, PD-B, and PD-I, as per Section 6.2 of this Ordinance.