

TOWN OF SPICELAND ORAINANCE NO. 2026-11  
AN ORDINANCE OF THE TOWN OF SPICELAND, INDIANA, ESTABLISHING A TOWN ZONING CODE

WHEREAS, the Town Council of the Town of Spiceland, Indiana (the "Town Council") is the legislative body of the Town of Spiceland, Indiana (the "Town"); and  
WHEREAS, the Town Council deems it necessary and in the best interests of the Town to establish a zoning code promote public health, safety, morals, convenience, order, and general welfare and to promote efficiency and economy in the process of development within the Town; and  
WHEREAS, the establishment of zoning code will enable the Town to prepare and implement a comprehensive plan for the development of the Town and to exercise planning and zoning functions in accordance with Indiana law.  
NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Spiceland, Indiana, as follows:

CHAPTER 153: ZONING CODE

- Section  
153.01 Title, authority, and jurisdiction  
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§ 153.01 TITLE, AUTHORITY, AND JURISDICTION.

- (A) This chapter shall be known and may be cited as the "Zoning Code of the Town of Spiceland, Indiana."  
(B) This chapter is adopted pursuant to I.C. 36-7-4 and all other applicable authority under Indiana law.  
(C) This chapter applies to all land located within the incorporated boundaries of the Town of Spiceland and any additional area over which the Town lawfully exercises planning and zoning jurisdiction.  
(D) This chapter does not replace or supersede any applicable building, floodplain, fire, health, safety, or other requirement established by the Town, Henry County, the State of Indiana, or the federal government.  
(E) All development shall comply with this chapter, Chapter 152 governing flood hazards, and all other applicable laws, ordinances, regulations, permits, and approvals.  
(F) When a provision of this chapter conflicts with another provision of the Town Code, the more restrictive provision shall apply. When a provision of this chapter conflicts with applicable state or federal law, the state or federal law shall control.

§ 153.02 PURPOSE.

- The purpose of this chapter is to regulate the use and development of land within the zoning jurisdiction of the Town of Spiceland. This chapter is intended to:  
(A) Promote the public health, safety, convenience, order, and general welfare;  
(B) Implement the goals, objectives, and policies of the Town's Comprehensive Plan;  
(C) Provide for the orderly and efficient use and development of land;  
(D) Establish zoning districts and standards governing land uses, buildings, structures, building heights, lot widths, and setbacks;  
(E) Reduce conflicts between incompatible land uses;  
(F) Provide for the administration and enforcement of the Town's zoning regulations; and  
(G) Establish procedures for permits, interpretations, development standards variances, appeals, amendments, and other zoning decisions.

§ 153.03 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ACCESSORY DWELLING UNIT or ADU.** A detached dwelling unit located on the same lot as a detached single-family dwelling. An accessory dwelling unit provides independent facilities for living, sleeping, cooking, eating, and sanitation; is subordinate to the principal

dwelling; and does not exceed 75% of the floor area of the principal dwelling.

**ACCESSORY STRUCTURE.** A structure located on the same lot as the principal structure and customarily incidental and subordinate to the principal use of the property. Accessory structures include garages, carports, fences, sheds, storage buildings, and similar structures.

**BUILDING.** A structure having a roof supported by columns or walls and intended for the shelter, enclosure, or protection of persons, animals, or property.

**BUILDING HEIGHT.** The vertical distance measured from the average finished ground elevation at the base of a building to the highest point of the roof. Telecommunications towers are governed by the provisions specifically applicable to those structures.

**DEVELOPMENT STANDARD.** A measurable requirement of this chapter, including a requirement governing building height, building size, lot width, setbacks, or the location of a building or structure.

**DRIVE-THROUGH FACILITY.** A building, structure, or portion of a property designed to allow customers to receive goods or services while remaining in a motor vehicle.

**DWELLING.** A building or portion of a building used primarily as a place of residence and containing facilities for living, sleeping, cooking, eating, and sanitation.

**DWELLING, DUPLEX.** A building containing two dwelling units located on a single lot.

**DWELLING, MULTI-FAMILY.** A building containing three or more dwelling units.

**DWELLING, SINGLE-FAMILY.** A detached building containing one dwelling unit and designed for occupancy by one household.

**EDGE OF STREET.** The outside edge of the paved or otherwise improved portion of a Town street. Where a curb is present, the edge of the street shall be measured from the back of the curb.

**FRONT YARD.** The area of a lot located between the front property line and the required front setback line, extending across the full width of the lot.

**GROSS FLOOR AREA.** The total floor area contained within the exterior walls of a building, measured on each floor.

**IMPROVEMENT LOCATION PERMIT.** A permit issued by the Zoning Administrator confirming that the proposed location and use of land, a building, or a structure comply with this chapter.

**INSIDE EDGE OF A PUBLIC SIDEWALK.** The edge of a public sidewalk located farthest from the adjoining street.

**LOT.** A parcel or tract of land under common ownership that is occupied or intended to be occupied by a permitted use or structure.

**LOT WIDTH.** The horizontal distance between the side property lines of a lot, measured along the front property line where the lot abuts a public street.

**PRINCIPAL STRUCTURE.** The primary building or structure in which the principal use of a lot is conducted.

**REAR YARD.** The area of a lot located between the rear property line and the principal structure, extending across the full width of the lot.

**SETBACK.** The minimum required horizontal distance between a property line, street edge, sidewalk edge, or right-of-way line and the nearest portion of a building or structure.

**SIDE YARD.** The area of a lot located between a side property line and the principal structure and extending from the front yard to the rear yard.

**STRUCTURE.** Anything constructed, erected, or placed that requires a permanent or fixed location on the ground or that is attached to something having a permanent or fixed location on the ground. Structures include buildings, fences, sheds, outbuildings, and telecommunications towers.

**TELECOMMUNICATIONS TOWER.** A tower, monopole, or similar freestanding structure designed and constructed primarily to support one or more antennas used for wireless communications. The term includes the tower and its attached antennas but does not include a television antenna, satellite dish, or amateur radio antenna serving an individual residence.

**TEMPORARY TENT.** A tent or similar fabric or membrane structure erected for a temporary event, gathering, sale, or recreational activity and removed within 10 consecutive days.

**ZONING ADMINISTRATOR.** The person responsible for administering and enforcing this chapter. The President of the Plan Commission shall serve as Zoning Administrator unless the Town Council designates another person to serve in the position.

§ 153.04 OFFICIAL ZONING MAP.

- (A) The Town is divided into zoning districts as shown on the Official Zoning Map of the Town of Spiceland.  
(B) The Official Zoning Map, together with all district boundaries, notations, references, and other information shown on the map, is adopted and incorporated into this chapter by reference.  
(C) The Official Zoning Map shall be maintained by the Zoning Administrator. An official copy shall be kept at the Town Office and made available for public inspection during normal business hours.  
(D) Changes to a zoning district boundary shall be placed on the Official Zoning Map following approval of the applicable zoning map amendment.  
(E) Zoning district boundaries are intended to follow property lines, lot lines, streets, rights-of-way, railroad rights-of-way, streams, and other identifiable boundaries unless otherwise shown on the Official Zoning Map.  
(F) If uncertainty exists concerning the location of a district boundary, the Zoning Administrator shall make an initial determination based upon the Official Zoning Map, property records, and the apparent intent of the zoning designation. The Zoning Administrator's determination may be appealed to the Board of Zoning Appeals.  
(G) When a street, alley, or other right-of-way is vacated, the zoning districts adjoining each side shall extend to the centerline of the vacated area unless otherwise established by the Town Council

§ 153.05 ESTABLISHMENT OF ZONING DISTRICTS.

(A) Districts established.

The following zoning districts are established:

1. R-1, Single-Family Residential District;
2. R-2, Two-Unit Residential District;
3. R-3, Multi-Family Residential District;
4. C-1, Neighborhood Commercial District;
5. C-2, General Commercial District;
6. C-3, Highway Commercial District;
7. I-1, Light Industrial District;
8. I-2, Heavy Industrial District; and
9. A-1, Agricultural District.

(B) General district rules.

1. Land and structures may only be used in accordance with the regulations applicable to the zoning district in which they are located.
2. Row crop farming, crop production, and gardening are permitted in all zoning districts.
3. A use is permitted only if it is listed as an example or determined by the Plan Commission to be substantially similar to a listed use.
4. Fences are exempt from the setback requirements of this chapter and may be located adjacent to a property line.
5. A fence located within a required front yard shall not exceed three feet in height.
6. A fence located within a side or rear yard shall not exceed eight feet in height.

(C) General residential standards.

1. Residential districts regulate housing according to dwelling type, lot width, building height, and setbacks.
2. Accessory structures other than accessory dwelling units and fences may be located not less than two feet from a side or rear property line. An accessory structure shall not encroach into the required front setback. Fences shall be governed by the general fence standards of this section.
3. One detached accessory dwelling unit may be permitted on a lot containing a detached single-family dwelling.
4. An accessory dwelling unit shall not exceed 75% of the floor area of the principal single-family dwelling.
5. An accessory dwelling unit shall comply with the height and setback requirements applicable to the zoning district in which it is located.
6. The required front setback in all residential districts shall be:  
(a) Five feet from the inside edge of a public sidewalk;  
(b) Ten feet from the edge of a Town street where no sidewalk exists; or  
(c) Ten feet from the State Road 3 right-of-way.

(D) R-1 Single-Family Residential District.

1. **Purpose.** The R-1 District is intended primarily for detached single-family dwellings and compatible accessory uses.

2. Examples of permitted uses include, but are not limited to, the following:  
(a) Detached single-family dwellings;  
(b) One detached accessory dwelling unit per lot;  
(c) Row crop farming, crop production, and gardening; and  
(d) Accessory structures and uses customarily associated with a permitted use.

3. Development standards.

- (a) Minimum lot width: 50 feet;
- (b) Maximum building height: 30 feet;
- (c) Minimum side setback for a principal structure or accessory dwelling unit: ten feet; and
- (d) Minimum rear setback for a principal structure or accessory dwelling unit: 15 feet.

(E) R-2 Two-Unit Residential District.

1. **Purpose.** The R-2 District is intended for detached single-family dwellings, duplexes, and compatible accessory uses.

2. Examples of permitted uses include, but are not limited to, the following:

- (a) Detached single-family dwellings;
- (b) Duplex dwellings;
- (c) One detached accessory dwelling unit on a lot containing a detached single-family dwelling;
- (d) Row crop farming, crop production, and gardening; and
- (e) Accessory structures and uses customarily associated with a permitted use.

3. Development standards.

- (a) Minimum lot width for a single-family dwelling: 30 feet;
- (b) Minimum lot width for a duplex dwelling: 60 feet;
- (c) Maximum building height: 30 feet;
- (d) Minimum side setback: five feet; and
- (e) Minimum rear setback: 15 feet.

(F) R-3 Multi-Family Residential District.

1. **Purpose.** The R-3 District is intended for a range of residential development, including single-family, duplex, and multi-family dwellings.

2. Examples of permitted uses include, but are not limited to, the following:

- (a) Detached single-family dwellings;
- (b) Duplex dwellings;
- (c) Multi-family dwellings;
- (d) One detached accessory dwelling unit on a lot containing a detached single-family dwelling;
- (e) Row crop farming, crop production, and gardening; and
- (f) Accessory structures and uses customarily associated with a permitted use.

3. Development standards.

- (a) Minimum lot width: 50 feet for the first dwelling unit, plus ten additional feet for each additional dwelling unit;
- (b) Maximum building height: 40 feet;
- (c) Minimum side setback: 15 feet; and
- (d) Minimum rear setback: 15 feet.

(G) C-1 Neighborhood Commercial District.

1. **Purpose.** The C-1 District is intended for small-scale retail, service, restaurant, and professional uses serving nearby residents and generating low to moderate traffic.

2. Examples of permitted uses include, but are not limited to, the following:

- (a) Small retail establishments;
  - (b) Professional and business offices;
  - (c) Barber shops, beauty shops, and similar personal service establishments;
  - (d) Coffee shops and small restaurants without drive-through facilities; and
  - (e) Local service businesses.
3. Drive-through facilities are not permitted.
  4. An individual building shall not exceed 10,000 square feet of gross floor area.

5. Development standards.

- (a) Maximum building height: 30 feet;
- (b) Minimum front setback: zero feet from the inside edge of a public sidewalk or five feet from the edge of a Town street or the State Road 3 right-of-way, including on a corner lot;
- (c) Minimum side setback: five feet; and
- (d) Minimum rear setback: ten feet.

(H) C-2 General Commercial District.

1. **Purpose.** The C-2 District is intended for medium-intensity retail, service, restaurant, office, and entertainment uses serving the broader community.

2. Examples of permitted uses include, but are not limited to, the following:

- (a) Grocery stores;
- (b) Restaurants, including restaurants with drive-through facilities;
- (c) Banks and financial institutions;
- (d) Medical and dental clinics;
- (e) Indoor recreation facilities; and
- (f) General retail and service establishments.

3. Development standards.

- (a) Maximum building height: 40 feet;
- (b) Minimum front setback: ten feet from the edge of a Town street or the State Road 3 right-of-way;
- (c) Minimum side setback: 20 feet; and
- (d) Minimum rear setback: 20 feet.

(I) C-3 Highway Commercial District.

1. **Purpose.** The C-3 District is intended for higher-intensity commercial uses serving regional or highway-oriented traffic. Uses may involve larger buildings, higher traffic volumes, and extended hours of operation.

2. Examples of permitted uses include, but are not limited to, the following:

- (a) Hotels and motels;
- (b) Gas stations;
- (c) Truck stops;
- (d) Large retail establishments;
- (e) Vehicle sales and rental businesses; and
- (f) Highway-oriented restaurants and service establishments.

3. Development standards.

- (a) Maximum building height: 50 feet;
- (b) Minimum front setback: 20 feet from the edge of a Town street or the State Road 3 right-of-way;
- (c) Minimum side setback: 30 feet; and
- (d) Minimum rear setback: 30 feet.

(J) I-1 Light Industrial District.

1. **Purpose.** The I-1 District is intended for low-impact industrial, warehousing, distribution, research, and employment uses conducted primarily within enclosed buildings.

2. Examples of permitted uses include, but are not limited to, the following:

- (a) Warehouses and enclosed distribution facilities;
  - (b) Light manufacturing and assembly operations;
  - (c) Fabrication shops conducted within enclosed buildings;
  - (d) Contractor offices with indoor storage;
  - (e) Research, technology, and business park facilities; and
  - (f) Telecommunications towers and associated equipment.
3. Uses shall not produce excessive noise, vibration, glare, smoke, dust, odor, or other nuisance effects beyond the property boundaries.
  4. Outdoor storage is not permitted.

5. Development standards.

- (a) Maximum building height: 45 feet;
  - (b) Minimum front setback: 20 feet from the edge of a Town street or the State Road 3 right-of-way;
  - (c) Minimum side setback: 20 feet; and
  - (d) Minimum rear setback: 20 feet.
6. The maximum building height established for the I-1 District shall not apply to telecommunications towers. Telecommunications towers shall comply with the applicable district setbacks and all applicable federal and state requirements.

(K) I-2 Heavy Industrial District.

1. **Purpose.** The I-2 District is intended for higher-intensity manufacturing, processing, fabrication, warehousing, storage, and distribution uses that may generate greater levels of traffic, noise, lighting, or operational impact.

2. Examples of permitted uses include, but are not limited to, the following:

- (a) Heavy manufacturing facilities;
  - (b) Industrial processing plants;
  - (c) Equipment yards;
  - (d) Bulk material storage;
  - (e) Recycling and salvage operations;
  - (f) Warehousing and distribution facilities; and
  - (g) Telecommunications towers and associated equipment
3. Outdoor storage is permitted.

4. Development standards.

- (a) Maximum building height: 45 feet;
  - (b) Minimum front setback: 30 feet from the edge of a Town street or the State Road 3 right-of-way;
  - (c) Minimum side setback: 30 feet; and
  - (d) Minimum rear setback: 30 feet.
5. The maximum building height established for the I-2 District shall not apply to telecommunications towers. Telecommunications towers shall comply with the applicable district setbacks and all applicable federal and state requirements.

(L) A-1 Agricultural District.

1. **Purpose.** The A-1 District is intended for crop production and structures customarily associated with crop production.

2. Examples of permitted uses include, but are not limited to, the following:

- (a) Row crop farming and crop production;
  - (b) Gardening;
  - (c) Grain bins;
  - (d) Barns;
  - (e) Agricultural utility sheds; and
  - (f) Other structures customarily incidental to crop production.
3. Residential structures are not permitted.
  4. Livestock and poultry operations are not permitted.

5. Development standards.

- (a) No minimum lot width;
- (b) Maximum building height: 45 feet;
- (c) Minimum front setback: 20 feet from the edge of a Town street or the State Road 3 right-of-way;
- (d) Minimum side setback: ten feet; and
- (e) Minimum rear setback: ten feet.

§ 153.06 ADMINISTRATION.

(A) Spiceland Advisory Plan Commission.

1. The Spiceland Advisory Plan Commission established pursuant to I.C. 36-7-4 and the Town's Plan Commission ordinance shall administer the planning and zoning responsibilities assigned to it by law and this chapter.
2. The Plan Commission shall consist of seven members:

- (a) Three persons appointed by the Town Council who are elected or appointed Town officials or employees; and
  - (b) Four citizen members appointed by the Town Council, of whom no more than two may be members of the same political party.
3. Terms, qualifications, appointments, vacancies, and removal shall be governed by I.C. 36-7-4 and the ordinance establishing the Plan Commission.
  4. The Plan Commission shall:

- (a) Review proposed zoning ordinance and zoning map amendments;
  - (b) Conduct public hearings required by law;
  - (c) Make recommendations to the Town Council;
  - (d) Maintain records of its proceedings;
  - (e) Make determinations concerning unlisted or substantially similar uses when required by this chapter; and
  - (f) Exercise the additional powers granted to advisory plan commissions by Indiana law.
5. The Plan Commission shall adopt rules of procedure and establish its meeting schedule.

Meetings shall be conducted in accordance with Indiana's Open Door Law.

(B) Board of Zoning Appeals.

1. The Spiceland Board of Zoning Appeals is established pursuant to I.C. 36-7-4.
2. The Board shall consist of five members appointed in accordance with Indiana law. Initial and subsequent terms, qualifications, appointments, vacancies, and removal shall be governed by I.C. 36-7-4.
3. The Board shall:

- (a) Hear appeals from decisions of the Zoning Administrator;
- (b) Hear and decide applications for development standards variances;
- (c) Impose reasonable conditions on approvals when authorized by law; and
- (d) Exercise all other powers granted to it by I.C. 36-7-4 that are consistent with this

- chapter.
4. The Board shall not hear or approve variances of use.
5. The Board shall adopt rules of procedure and establish its meeting schedule. Meetings shall be conducted in accordance with Indiana's Open Door Law.

(C) Zoning Administrator.

1. The President of the Plan Commission shall serve as Zoning Administrator unless the Town Council designates another person to serve in the position.
2. The Zoning Administrator shall:

- (a) Receive zoning and permit applications;
- (b) Review applications for compliance with this chapter;
- (c) Issue or deny Improvement Location Permits;
- (d) Refer applications requiring a public hearing to the appropriate board or commission;
- (e) Maintain zoning records and the Official Zoning Map;
- (f) Make initial interpretations of this chapter and the Official Zoning Map;
- (g) Investigate reported or observed violations of this chapter; and
- (h) Administer and enforce the provisions of this chapter.

§ 153.07 IMPROVEMENT LOCATION PERMITS.

- (A) No building or structure shall be constructed, erected, enlarged, structurally altered, relocated, or changed in use except in compliance with this chapter.
- (B) An Improvement Location Permit shall be obtained before:

1. Constructing, erecting, or placing a building, fence, shed, outbuilding, or other structure;
2. Enlarging, relocating, or structurally altering a building or structure; or
3. Establishing or changing the use of land, a building, or a structure.

(C) An Improvement Location Permit shall not be required for:

1. Swing sets;
2. Playsets;
3. Playhouses;
4. Doghouses; or
5. Temporary tents.

- (D) Permit applications shall be filed with the Town Office on forms prescribed by the Town, accompanied by any required fees, and shall include sufficient information to determine compliance with this chapter.

(E) The Zoning Administrator shall determine whether an application is complete. An incomplete application may be returned to the applicant with an explanation of the additional information required.

(F) A complete application shall be:

1. Approved;
  2. Denied in writing, with the reason for denial stated; or
  3. Referred for any hearing or approval required by this chapter.
- (G) A permit that does not require a public hearing shall be issued or denied within ten business days after receipt of a complete application.
  - (H) An application requiring a public hearing shall be scheduled for the first reasonably available hearing date, but not later than 60 days after receipt of a complete application unless the applicant agrees to a later date.
  - (I) Issuance of an Improvement Location Permit does not eliminate the applicant's responsibility to obtain any other permit or approval required by the Town, Henry County, the State of Indiana, or another governmental agency.

§ 153.08 INTERPRETATION.

(A) The Zoning Administrator shall make initial interpretations of this chapter and the Official Zoning Map.

(B) When a proposed use is not specifically listed, the Plan Commission may determine whether the use is substantially similar in character and impact to a permitted use.

(C) In making a substantially similar use determination, the Plan Commission may consider:

1. The nature and intensity of the proposed use;
2. Traffic generated by the use;
3. Noise, lighting, odor, vibration, outdoor activity, and hours of operation;
4. The size and type of buildings or structures associated with the use; and
5. The purpose and character of the zoning district.

(D) The Plan Commission shall not interpret this chapter to permit a use that is clearly inconsistent with the purpose of the district.

(E) A decision of the Zoning Administrator may be appealed to the Board of Zoning Appeals.

§ 153.09 DEVELOPMENT STANDARDS VARIANCES AND APPEALS.

(A) A property owner seeking relief from a development standard contained in this chapter may file an application for a development standards variance with the Town Office.

(B) A development standards variance may provide relief from requirements concerning matters such as building height or width, setbacks, building view, or other measurable development.

(C) A development standards variance shall not authorize a use that is not permitted in the applicable zoning district.

(D) Development standards variance and appeal applications shall be:

1. Filed on forms prescribed by the Town;
  2. Accompanied by the information and filing fee required by the Town;
  3. Scheduled for a public hearing before the Board of Zoning Appeals; and
  4. Noticed in the manner required by Indiana law and the Board's rules of procedure.
- (E) The Board may approve, approve with conditions, or deny a development standards variance. A development standards variance may be approved only upon written findings consistent with I.C. 36-7-4-918.5 that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property will not be affected in a substantially adverse manner; and
3. Strict application of the chapter will result in practical difficulties in the use of the property.

(F) In deciding an appeal, the Board may affirm, reverse, or modify the decision of the Zoning Administrator, in whole or in part.

(G) The Board shall issue a written decision. Any conditions of approval shall be stated in the decision and shall be binding upon the property and applicant.

(H) A person aggrieved by a decision of the Board may seek judicial review as provided by Indiana law.

§ 153.10 NONCONFORMING USES AND STRUCTURES.

(A) A lawful use, building, structure, or lot existing on the effective date of this chapter that does not comply with this chapter may continue as a lawful nonconforming use, building, structure, or lot

(B) Ordinary maintenance and repair of a nonconforming building or structure are permitted.

(C) A nonconforming use or structure shall not be enlarged, expanded, relocated, or changed in a manner that increases its nonconformity unless otherwise authorized by Indiana law or approved through the applicable development standards variance procedure.

(D) Nothing in this section shall require the immediate removal or alteration of a lawful use, building, or structure solely because it became nonconforming upon adoption or amendment of this chapter.

§ 153.11 ENFORCEMENT.

(A) A violation of this chapter is unlawful and constitutes a civil zoning violation.

(B) The Zoning Administrator may investigate reported or observed violations and provide

written notice to the owner, occupant, or person responsible for the property

(C) A written notice of violation shall identify the nature of the violation and provide a reasonable period of time for the violation to be corrected.

(D) When construction or development is occurring without a required permit or in violation of an issued permit, approval, or condition, the Zoning Administrator may issue a stop-work order.

(E) A stop-work order shall remain in effect until the Zoning Administrator determines that the violation has been corrected or that the required permit or approval has been obtained.

(F) The Town, Plan Commission, or Board of Zoning Appeals may seek injunctive relief, removal of an unlawful structure, civil penalties, or any other remedy authorized by Indiana law.

(G) Each day a violation continues after notice may constitute a separate violation.

(H) Violations of this chapter shall be subject to the general penalty established by § 10.99 of this code unless a different penalty is subsequently adopted by the Town Council.

(I) Additional enforcement procedures and penalties remain to be further discussed and may be added by later amendment.

§ 153.12 AMENDMENTS.

(A) The text of this chapter and the Official Zoning Map may be amended in accordance with I.C. 36-7-4.

(B) A proposed text amendment may be initiated by the Plan Commission or Town Council as permitted by Indiana law