

Town of Georgetown, IN

Ordinance # G-07- 05

AN ORDINANCE AMENDING §5.2 OF THE GEORGETOWN ZONING ORDINANCE, PROVIDING FOR LOT SURVEYING IN THE TOWN OF GEORGETOWN

BE IT ORDAINED BY THE
TOWN COUNCIL OF THE TOWN OF GEORGETOWN,
INDIANA THAT:

WHEREAS, the Town Council of Georgetown has reviewed the Zoning Ordinance and particularly the Residential Building Lot size Requirements therein; and,

WHEREAS, the Town Council of Georgetown has identified that sometimes the placement of a building upon a lot may be difficult due to the size of the building versus the size of the lot coupled with utility easements, rights-of-way and the building line requirements; and,

WHEREAS, the Town Council of Georgetown wants to insure that these easements, rights-of-way and building lines are protected by the Georgetown Subdivision Regulations and Zoning Ordinance.

NOW THEREFORE, BE IT ORDAINED:

SECTION 1. Section 5.2 Maximum Lot Size: Residential Uses of the Zoning Ordinance is hereby expanded to read:

5.2 Maximum Lot Coverage: Residential Uses

The residential buildings on any lot may not exceed in coverage the following percentages of total lot area:

	Maximum Lot Coverage						
<u>District</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>A-1</u>
Percentage of Coverage	30%	30%	40%	30%	30%	30%	20%

5.2.1 Surveying Required

Prior to the footer for any building being dug within the Town of Georgetown, the building lot shall be surveyed and existing easements, rights-of-way and building lines shall be so indicated on the ground and on a certified, scaled paper reduction of the survey. Said survey documentation shall be provided to the Building Official. In his/her sole discretion, the Building Official may waive this surveying requirement.

SECTION 2. The remainder of Section 5 of the Zoning Ordinance is confirmed and reiterated.

NOW, THEREFORE, BE IT FURTHER ORDAINED that all Ordinances of the Town of Georgetown, Indiana which are in conflict with this Ordinance are hereby repealed to the extent of such conflict, and any Ordinance not in conflict with this Ordinance shall remain in full force and effect.

Adopted by the Town Council of the Town of Georgetown, Indiana, this 15
day of Sept, 2007.

Gary L. Smith
Gary Smith, President

Jeff McCaffrey
Jeff McCaffrey, Vice President

Jay Davis
Jay Davis, Member

Dean Hammersmith
Dean Hammersmith, Member

Chris Carter, Member

ATTEST:

Doug Cook
Doug Cook, Georgetown Clerk/Treasurer