

ARTICLE 8. DISTRICTS AND MAPS

~~**8.1 OFFICIAL ZONE MAP.** All real property located within the corporate boundaries of the town and under the jurisdiction of the Plan Commission as set forth in this ordinance is hereby divided into districts as shown on the official zone map which, together with all explanatory matter, is incorporated by reference and declared to be a part of this ordinance.~~

~~**8.2 IDENTIFICATION OF THE OFFICIAL ZONE MAP.** The official zone map shall be identified by a geographic coverage layer entitled "Zoning" that is maintained as part of the town's geographic information system (GIS) in digital format under the direction of the Director and shall be amended as needed when properties are rezoned. The Director may authorize printed copies of the official zoning map to be reproduced, and shall maintain digital or printed copies of superseded versions of the official zoning map for historical reference. Two copies of the official zoning map shall be on file and available for public inspection in the Planning and Zoning Department.~~

~~8.3 OFFICIAL ZONE MAP CHANGES.~~

- ~~1.—If, after the certification of the official zone map by the Plan Commission, the Town Council, in accordance with the provisions of this ordinance and I.C. 36-7-4-600 et seq., changes any of the district boundaries or other matter portrayed on the official zone map, such changes shall be entered by staff on a working copy of the official zone map which is maintained in the office of the Department of Planning and Zoning. The working copy of the official zone map shall be available for public inspection and reference during all normal business hours. In case of discrepancy between changes noted on the working copy of the official zone map and the official printed record of the Town Council, the official printed record of the Town Council shall control.~~
- ~~2.—In the event that the official zone map becomes damaged, lost or difficult to interpret, staff shall, on an as needed basis, prepare a revised official zone map for review and recommendation by the Plan Commission at a public hearing for which proper notice is provided. A revised official zone map shall incorporate all official actions of the Town Council related to matters depicted on the official zone map since the adoption of the prior official zone map. A revised official zone map may also include revisions to correct drafting errors and changes in the base information related to plats or streets.~~
- ~~3.—The Plan Commission shall certify its recommendation of such revised official zone map to the Town Council for official adoption by the Town Council.~~
- ~~4.—No change of any nature shall be made in the official zone map, or matter shown thereon, except in conformity with the amendment procedures set forth in this ordinance.~~

~~**8.4 RETENTION AND PRESERVATION OF RECORDS.** Unless the prior official zone map has been lost or completely destroyed, the prior official zone map, along with all available records pertaining to its adoption or amendment, shall be retained and preserved in the office of the Department of Planning and Zoning.~~

~~**8.5 INTERPRETATION OF THE OFFICIAL ZONE MAP.** Where uncertainty exists with respect to the boundaries of districts shown on the official zone map, the following rules shall apply to the interpretation of those boundaries.~~

- ~~1.—Boundaries indicated as approximately following the centerlines of thoroughfares, highways, streets or alleys shall be construed to follow the centerlines.~~
- ~~2.—Boundaries indicated as approximately following platted lot lines shall be construed to follow the platted lot lines.~~

- ~~3. Boundaries indicated as approximately following the corporate boundary of the town shall be construed as following the corporate boundary of the town.~~
- ~~4. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracks.~~
- ~~5. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed as following the centerlines.~~
- ~~6. Boundaries indicated as approximately following floodplain lines shall be construed to follow the floodplain lines.~~
- ~~7. Boundaries indicated as parallel to or extensions of features indicated on the divisions above shall be so controlled. Distances not specifically indicated on the official zone map shall be determined by the scale of the map.~~
- ~~8. Where a discrepancy exists between the depictions on the official zone map and the text of a legal description accompanying an ordinance for zone map change duly adopted by the Town Council, the text of the legal description shall control.~~
- ~~9. Where physical or cultural features existing on the ground do not agree with those shown on the official zone map, or in other circumstances not covered above, the Director shall interpret the boundaries. Any party dissatisfied with the interpretation of the Director may appeal such interpretation to the Board of Zoning Appeals.~~

8.6 ZONING OF NEWLY ANNEXED LAND.

- ~~1. All real property annexed into the town, after the effective date of this ordinance shall be considered zoned to the AG District of this ordinance.~~
- ~~2. Reserved.~~

~~**A. OFFICIAL ZONE MAP.** All real property located within the corporate boundaries of the town and under the jurisdiction of the Plan Commission as set forth in this ordinance is hereby divided into districts as shown on the official zone map which, together with all explanatory matter, is incorporated by reference and declared to be a part of this ordinance.~~

~~**B. IDENTIFICATION OF THE OFFICIAL ZONE MAP.** The official zone map shall be identified by a geographic coverage layer entitled "Zoning" that is maintained as part of the town's geographic information system (GIS) in digital format under the direction of the Director and shall be amended as needed when properties are rezoned. The Director may authorize printed copies of the official zoning map to be reproduced, and shall maintain digital or printed copies of superseded versions of the official zoning map for historical reference. Two copies of the official zoning map shall be on file and available for public inspection in the Department of Development Services.~~

~~**C. OFFICIAL ZONE MAP CHANGES.**~~

- ~~1. If, after the certification of the official zone map by the Plan Commission, the Town Council, in accordance with the provisions of this ordinance and I.C. 36-7-4-600 et seq., changes any of the district boundaries or other matter portrayed on the official zone map, such changes shall be entered by staff on a working copy of the official zone map which is maintained in the office of the Department of Development Services. The working copy of the official zoning map will be accessible to the public during regular business hours. If there are any discrepancies between this copy and the official printed record of the Town Council, the Town Council's printed record will take precedence.~~
- ~~2. In the event that the official zone map becomes damaged, lost or difficult to interpret, staff shall, on an as needed basis, prepare a revised official zone map for review and~~

recommendation by the Plan Commission at a public hearing for which proper notice is provided. A revised official zone map shall incorporate all official actions of the Town Council related to matters depicted on the official zone map since the adoption of the prior official zone map. A revised official zone map may also include revisions to correct drafting errors and changes in the base information related to plats or streets.

3. The Plan Commission shall certify its recommendation of such revised official zone map to the Town Council for official adoption by the Town Council.
4. No change of any nature shall be made in the official zone map, or matter shown thereon, except in conformity with the amendment procedures set forth in this ordinance.

D. RETENTION AND PRESERVATION OF RECORDS. Unless the prior official zone map has been lost or completely destroyed, the prior official zone map, along with all available records pertaining to its adoption or amendment, shall be retained and preserved in the office of the Department of Development Services.

E. INTERPRETATION OF THE OFFICIAL ZONE MAP. Where uncertainty exists with respect to the boundaries of districts shown on the official zone map, the following rules shall apply to the interpretation of those boundaries.

1. Boundaries indicated as approximately following the centerlines of thoroughfares, highways, streets or alleys shall be construed to follow the centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed to follow the platted lot lines.
3. Boundaries indicated as approximately following the corporate boundary of the town shall be construed as following the corporate boundary of the town.
4. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed as following the centerlines.
6. Boundaries indicated as approximately following floodplain lines shall be construed to follow the floodplain lines.
7. Boundaries indicated as parallel to or extensions of features indicated on the divisions above shall be so controlled. Distances not specifically indicated on the official zone map shall be determined by the scale of the map.
8. Where a discrepancy exists between the depictions on the official zone map and the text of a legal description accompanying an ordinance for zone map change duly adopted by the Town Council, the text of the legal description shall control.
9. Where physical or cultural features existing on the ground do not agree with those shown on the official zone map, or in other circumstances not covered above, the Director shall interpret the boundaries. Any party dissatisfied with the interpretation of the Director may appeal such interpretation to the Board of Zoning Appeals.

F. ZONING OF NEWLY ANNEXED LAND.

1. Excepting approval of Conditional Zoning as detailed in subsection 2 below, all real property annexed into the town, after the effective date of this ordinance shall be considered zoned to the AG District of this ordinance.
2. Conditional Rezoning.
 - a. Purpose and Intent: During an annexation process, the land being added to the Town of Plainfield's corporate limit needs to be conditionally assigned a zoning district. The conditional zoning is typically the AG: Agriculture district. However, the conditional

zoning may also be based on the Comprehensive Plan, adjacent land uses, and any applicable development proposals. A conditional zoning map amendment is intended to become an actual map amendment once the annexation process is completed.

- b. Project Applicability. Areas or lots shall be in the process of being annexed by the Town of Plainfield.
- c. Eligible Applicants:
 - 1) An application for a Conditional Rezoning may be filed by the owner, their agent, or any person having a legal or equitable interest in the subject property. Also,
 - 2) The Plan Commission or Town Council may act as an applicant and initiate a Conditional Rezoning.
- d. Filing Requirements and Procedure: See Article 6.0: General Procedures for Zone Map Amendment.
- e. Effective Date: A Conditional Rezoning shall not be effective until the effective date of the proposed annexation. Upon the effective date of the proposed annexation, the Conditional Rezoning shall be considered a Zone Map Amendment.
- f. Modification: Modification to an approved Conditional Rezoning shall not be permitted. The only means to modify a Conditional Rezoning is through a new application for Conditional Rezoning.