

SECTION 3



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Districts

3.1 Kinds Of Districts: Establishment

The town is divided into the following districts:

- A. **Agriculture Districts**, designated "A," are established to include substantial areas where little or no urbanization has occurred or is likely to occur in the near future.
- B. **Flood Plain Districts**, designated "FP" are established to include lowland areas adjacent to lakes and ponds, and areas that are within the flood plains of rivers or creeks and are thus subject to inundation and damage from flood waters up to the elevation of the regulatory flood.
- C. **Residence Districts**, designated "R1," are established to include areas for low density single-family residences with a density of 2 dwelling units or less per gross acre.
- D. **Residence Districts**, designated "R2," are established to include areas for medium density single-family residences with a density of 4 dwelling units or less per gross acre.
- E. **Residence Districts**, designated "R3," are established to include areas for relatively high density single-family, two-family, and multi-family residential development with a density of 8 dwelling units or less per gross acre.
- F. **Highway Service Districts**, designated "HS," are established to include areas that are close to interstate interchanges and intersections of two state highways and are appropriate to the limited shopping and service needs of those locations.
- G. **Local Business Districts**, designated "LB" are established to include areas that are close to residential areas and appropriate to meeting their shopping and service needs.
- H. **General Business Districts**, designated "GB," are established to include areas that are appropriate to all kinds of business, services and light industrial uses.
- I. **Central Business District**, designated "CB," is established to include the (town's, city's, county's) core business area.
- J. **Office Districts**, designated "OD," are established to include office park facilities, and related office and business services.
- K. **Industrial Districts**, designated "I," are established to include most of the existing industrial facilities and areas best suited for future industrial use because of location, accessibility and other conditions.
- L. **Planned Development Districts**, designated "PD-R," "PD-C," "PD-I," "PD-REC," and "PD-E" are established for the purposes and under the conditions set forth in Section 6 hereof.

3.2 Boundaries: In General

- A. The boundaries of the districts established by Subsection 3.1 are as shown on the zone map which is a part of this Ordinance, and hereafter known as the Official Zoning Map for the Town of Winslow. Said Official Zoning Map shall hereafter be kept in the custody of the Administrator of Winslow, Indiana. Except as provided by Subsection 3.3, such boundaries

and the Official Zoning Map shall be changed only by amendment to the Official Zoning Map. Upon such amendment the Town of Winslow shall within (5) days of passage of such amendment, certify a copy of such amendment to the Administrator, who shall immediately change the Official Zoning Map in accordance with such amendment. The Administrator shall cause the Official Zoning Map to show the ordinance number and date of adoption of all such amending ordinances.

- B. When the exact boundaries of a district are uncertain, they shall be determined by use of the scale of the zoning map.
- C. When the maps are caused to be changed by amendment the change shall be to the center of any and all abutting rights-of-way.
- D. If the boundary line of a district divides a lot having frontage on a street so that the front part of the lot lies in one district and the rest of the lot lies in another, use requirements and restrictions that apply to the front part of the lot apply to the entire lot.

3.3 Boundaries: Flood Plain Districts

The boundary of an FP District may be changed if DNR, after investigating the land involved, determines (1) that the requested change would not endanger the public welfare, and (2) that the elevation of such land is at or above the elevation of the regulatory flood. Such determination shall be made in writing upon the request of the applicant who shall provide DNR with a scale drawing identifying the location, dimensions and elevations related to the USGS datum of the land.

If the land within the boundary of an FP District is certified by a Registered Land Surveyor or Registered Professional Engineer as having an elevation at or above the regulatory flood elevation, as determined by DNR, that area of land so certified will be removed from the FP designation and will become zoned as the adjacent areas on the zoning map. Should the adjacent areas contain more than one zoning district, the line dividing those existing districts shall be extended through the land so removed from the FP District. Should an area, certified as having natural ground elevation at or above that of the regulatory flood, be adjacent to no district other than flood plain (i.e., surrounded by flood plain), it will be designated A, Agriculture, until or unless the legislative body alters that designation by ordinance. However, in the case of islands created by fill material only those islands located in the floodway fringe will be redesignated. Islands created in the floodway will still be considered part of the floodway. However, in no case shall an area derive A zoning from its adjacency to land removed by certification from the FP district if the area also abuts another zoning classification. It shall derive its zoning from the adjacent district.

Buildings permitted on lands within one hundred (100) feet of the FP District shall be required to comply with the flood protection grade as established by DNR.

All lands, within the flood plain having an elevation below that elevation determined by DNR to be the regulatory flood elevation for that location shall be in the FP District.

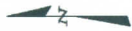
3.4 Subdivisions, Cluster Developments, Planned Developments, Condominiums and Zero Lot Line Developments

The subdivision of land pursuant to the requirements of the Winslow subdivision Ordinance shall be permitted in these districts: A, FP, R1, R2, R3, CB, HS, LB, GB, I, and OD. 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 per Subsection 4.1 of this ordinance.

However, the following classifications of subdivisions shall only be permitted in R1, R2, or R3 districts: major subdivisions intended entirely for residential use, and any portions of major subdivisions intended for residential use;

Planned Developments shall be permitted only in these districts: PD-R, PD-C, PD-I, PD-REC and PD-E, as per Subsection 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 uses within these districts may deviate from the standards prescribed by the Winslow Subdivision Ordinance and Subsections 5.1 through 5.14 of this ordinance.

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 Subsection 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-C, PD-I, PD-REC and PD-E, as per Subsection 6.2 of this ordinance.



TOWN OF WINSLOW
ZONING CODES

[Yellow box]	Single Family
[Orange box]	Multi-Family
[Light Blue box]	Central Business
[Pink box]	Local Business
[Red box]	General Business
[Green box]	Industry
[Light Green box]	Agriculture
[Blue box]	Floodplain

Scale 1" = 1,000'

