

**TITLE XV: LAND USAGE****150. AUTHORITY AND PURPOSE****150.01. TITLE**

These regulations shall be known and cited as the Unified Development Code of the Town of Pendleton, Indiana.

**150.02. AUTHORITY**

These regulations are authorized by Indiana Code, 36-7-4 The 700 Series, Public Law 211, Acts of 1980.

**150.03. PURPOSE**

The purposes of these regulations are to protect and promote the public health, safety, and general welfare, and to provide for:

- A.** Guidance of future growth and development in accordance with the comprehensive planning process.
- B.** Adequate air, light, and privacy and to prevent undue congestion and overcrowding of the land.
- C.** Protection and conservation of the value of land, buildings, and other improvements upon the land, and to minimize the conflicts among the uses of land and building.
- D.** Guidance of public and private policy and action in order to assure adequate and efficient transportation, water, sewerage, schools, parks, drainage, and other public requirements and facilities.
- E.** Avoidance of scattered and uncontrolled subdivision of land that would result in an excessive expenditure of public funds for the supply of community services.
- F.** Establishment of reasonable standards of design and minimum requirements for the creation, installation, and improvement of physical facilities which are, or will be, maintained for the benefit of general public.
- G.** Establishment of reasonable standards and procedures for subdivisions and resubdivisions, in order to further the orderly layout and use of land; and to ensure proper legal descriptions and marking of subdivided land.
- H.** Prevention of the pollution of air and water; provision of drainage facilities and the safeguarding of the water table; and the encouragement of wise use and management of natural resources in order to preserve the integrity, stability, natural beauty and topography, and the value of land.
- I.** Administration of these regulations by defining the powers and duties of approval authorities; and the manner and form of making, filing, and processing of any plat.

**150.04. EFFECTIVE DATE**

This Code shall become effective on November 11, 1997

Passed by the Town Council of the Town of Pendleton, Indiana on the 11 th day of November, 1997.

\*Attest

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Thomas H. Alley  
Clerk Treasurer

Jack W. Kasdorf  
Town Council President

\* Original signed copy on file with the Clerk-Treasurer of the Town of Pendleton, Town Hall 119 West State Street, Pendleton, Indiana 46064.

**150.05. REPEAL OF PREEXISTING ORDINANCES**

All previously enacted zoning and subdivision ordinances are hereby repealed.

**150.06. INTERPRETATIONS**

In the interpretation and application of these zoning regulations, the provision of this code shall be held to be the minimum requirements for the promotion of public health, safety, comfort, morals, convenience, and general welfare.