

STATE OF INDIANA  
BEFORE THE TOWN COUNCIL OF SELLERSBURG, INDIANA

**ORDINANCE NO. 2022 – OR – 029**

**AN ORDINANCE ACCEPTING, REJECTING, OR AMENDING THE PROPOSED  
AMENDMENTS TO THE 2020 UNIFIED DEVELOPMENT ORDINANCE AS  
CERTIFIED BY THE PLAN COMMISSION FOR SELLERSBURG, INDIANA.**

**WHEREAS**, pursuant to Ind. Code § 36-5-2 *et seq.*, this Town Council of Sellersburg, Indiana (this “Council”) is the town legislative body and the President of the town council is the town executive; and,

**WHEREAS**, pursuant to Ind. Code § 36-5-2-9, the legislative body may adopt ordinances and resolutions for the performance of functions of the town; and,

**WHEREAS**, on or about the 15<sup>th</sup> day of November, 2021, the Plan Commission for Sellersburg, Indiana (“Commission”), after conducting a public hearing in which the public was invited and heard, adopted *Resolution 2021-10-01 Amendment No. 2; Resolution 2021-10-01 Amendment No. 4; and Resolution 2021-10-01 Amendment No. 5 - Resolutions Amending The Sellersburg Unified Development Ordinance (the “UDO”) For Sellersburg, Indiana*, which amended certain development standards and/or zoning administration procedures (See Attached Exhibit A); and,

**WHEREAS**, on or about the 21<sup>st</sup> day of March, 2022, the Plan Commission for Sellersburg, Indiana (“Commission”), after conducting a public hearing in which the public was invited and heard, adopted *Resolution 2022-02-01 Amendment No. 6 - A Resolution Amending The Sellersburg Unified Development Ordinance (the “UDO”) For Sellersburg, Indiana*, which amended certain development standards and/or zoning administration procedures (See Attached Exhibit B); and,

**WHEREAS**, on or about the 20th day of June, 2022, the Plan Commission for Sellersburg, Indiana (“Commission”), after conducting a public hearing in which the public was invited and heard, adopted *Resolution 2022-06-01 Amendment No. 7 - A Resolution Amending The Sellersburg Unified Development Ordinance (the “UDO”) For Sellersburg, Indiana*, which amended certain development standards and zoning administration procedures (See Attached Exhibit C); and,

**WHEREAS**, this Council has reviewed said proposed amendments to the UDO and has paid reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

**WHEREAS**, this Council now desires to consider the recommendation and certification of the amendments to the UDO.

**NOW THEREFORE BE IT ORDAINED** by this Town Council of Sellersburg, Indiana that the aforementioned resolutions, incorporated herein and attached hereto, are Accepted, *Rejected, or Amended* as set forth in the meeting minutes (*Circle One*).

This ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Council and furthermore charges the Commission with the responsibility of adhering to Ind. Code § 36-4-7-610 and all other relevant state laws after the adoption of this ordinance.

So Ordained this 12<sup>th</sup> day of December, 2022

“Aye”

Brad Amos  
Brad Amos  
Council President

Scott McVoy  
Scott McVoy  
Council Vice President

Terry Langford  
Terry Langford  
Council 2<sup>nd</sup> Vice President

Matthew Czarnecki  
Matthew Czarnecki  
Council Member

Randall Mobley  
Randall Mobley  
Council Member

Michelle Miller  
Attested by: Michelle Miller  
Sellersburg Clerk-Treasurer

“Nay”

Brad Amos  
Brad Amos  
Council President

Scott McVoy  
Scott McVoy  
Council Vice President

Terry Langford  
Terry Langford  
Council 2<sup>nd</sup> Vice President

Matthew Czarnecki  
Matthew Czarnecki  
Council Member

Randall Mobley  
Randall Mobley  
Council Member

FIRST READING

DATE: 12/12/22

MOTION: Mobley

SECOND: Czarnecki

VOTE: 5 AYE 0 NAY 0 ABSTAIN

SECOND READING

DATE: 12/12/22

MOTION: Czarnecki

SECOND: Mobley

VOTE: 5 AYE 0 NAY 0 ABSTAIN

TO THE SELLERSBURG PLAN COMMISSION  
OF SELLESRBURG, INDIANA

**RESOLUTION NO. 2021-10-01**  
**Amendment No. 02**  
**TO ORDINANCE NO. 2021-OR-002**

**AN RESOLUTION AMENDING THE SELLERSBURG UNIFIED DEVELOPMENT ORDINANCE  
FOR SELLERSBURG, INDIANA**

WHEREAS, the Sellersburg Town Council of Sellersburg, Indiana, adopted the Sellersburg Unified Development Ordinance as Ordinance No. 2021-OR-002; and

WHEREAS, since the adoption of said Ordinance, the Planning Director has made a recommendation that the Unified Development Ordinance be modified and believes such recommendation should be followed:

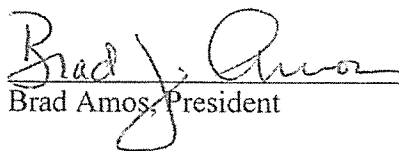
The following is a summary of the proposed Amendments to Ordinance No. 2021-OR-002:

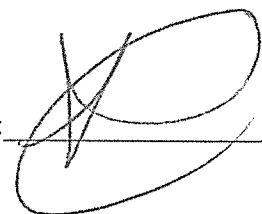
1. Chapter 2: Zoning Districts: b. Uses & Development Standards: Permitted Uses –  
Neighborhood Business District (B1): Residential Uses:
  - a. Replace the existing language with the following:

- \*dwellings, patio homes

RECOMMENDATION OF ORDINANCE AMENDMENT. This Resolution shall be sent to the Town Council with a favorable recommendation by the Plan Commission

RECOMMENDED this 15<sup>th</sup> day of November, 2021.

  
Brad Amos, President

ATTEST: 

TO THE SELLERSBURG PLAN COMMISSION  
OF SELLESRBURG, INDIANA

**RESOLUTION NO. 2021-10-01**  
**Amendment No. 04**  
**TO ORDINANCE NO. 2021-OR-002**

**AN RESOLUTION AMENDING THE SELLERSBURG UNIFIED DEVELOPMENT ORDINANCE  
FOR SELLERSBURG, INDIANA**

WHEREAS, the Sellersburg Town Council of Sellersburg, Indiana, adopted the Sellersburg Unified Development Ordinance as Ordinance No. 2021-OR-002; and

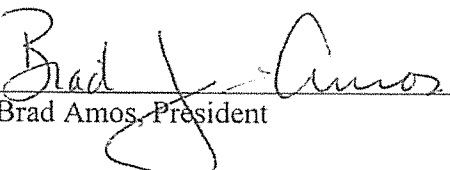
WHEREAS, since the adoption of said Ordinance, the Planning Director has made a recommendation that the Unified Development Ordinance be modified and believes such recommendation should be followed:

The following is a summary of the proposed Amendments to Ordinance No. 2021-OR-002:

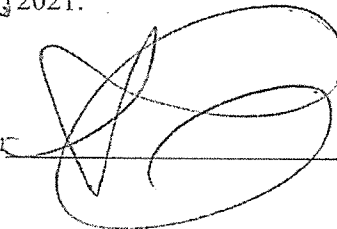
1. Chapter 2: Zoning Districts: b. Uses & Development Standards: Permitted Uses – Down Town District (DT): Residential Uses:
  - a. Delete the following language:
    - \*dwelling, multi-family
2. Chapter 2: Zoning Districts: b. Uses & Development Standards: Special Exception Uses – Down Town District (DT): Residential Uses:
  - a. Add the following language:
    - \*dwelling, multi-family

RECOMMENDATION OF ORDINANCE AMENDMENT. This Resolution shall be sent to the Town Council with a favorable recommendation by the Plan Commission

RECOMMENDED this 15<sup>th</sup> day of Sept November 2021.

  
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Brad Amos, President

ATTEST

  
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TO THE SELLERSBURG PLAN COMMISSION  
OF SELLESRBURG, INDIANA

**RESOLUTION NO. 2021-10-01**  
**Amendment No. 05**  
**TO ORDINANCE NO. 2021-OR-002**

**AN RESOLUTION AMENDING THE SELLERSBURG UNIFIED DEVELOPMENT ORDINANCE  
FOR SELLERSBURG, INDIANA**

WHEREAS, the Sellersburg Town Council of Sellersburg, Indiana, adopted the Sellersburg Unified Development Ordinance as Ordinance No. 2021-OR-002; and

WHEREAS, since the adoption of said Ordinance, the Planning Director has made a recommendation that the Unified Development Ordinance be modified and believes such recommendation should be followed:

The following is a summary of the proposed Amendments to Ordinance No. 2021-OR-002:

1. Chapter 2: Zoning Districts: b. Uses & Development Standards: Permitted Uses – Down Town Neighborhood District (DTN): Residential Uses:

- a. Delete the following language:

- \*dwelling, multi-family

2. Chapter 2: Zoning Districts: b. Uses & Development Standards: Special Exception Uses – Down Town Neighborhood District (DTN): Residential Uses:

- a. Add the following language:

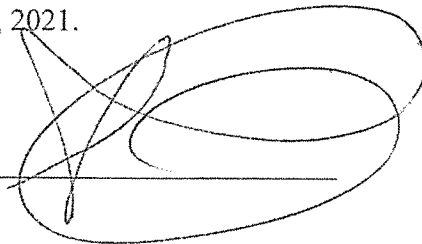
- \*dwelling, multi-family

RECOMMENDATION OF ORDINANCE AMENDMENT. This Resolution shall be sent to the Town Council with a favorable recommendation by the Plan Commission

RECOMMENDED this 15<sup>th</sup> day of November, 2021.

Brad J. Amos  
Brad Amos, President

ATTEST:



TO THE SELLERSBURG PLAN COMMISSION  
OF SELLESRBURG, INDIANA

RESOLUTION NO. 2022-02-01  
Amendment No. 06  
TO ORDINANCE NO. 2021-OR-002

AN RESOLUTION AMENDING THE SELLERSBURG UNIFIED DEVELOPMENT ORDINANCE  
FOR SELLERSBURG, INDIANA

WHEREAS, the Sellersburg Town Council of Sellersburg, Indiana, adopted the Sellersburg Unified Development Ordinance as Ordinance No. 2021-OR-002; and


WHEREAS, since the adoption of said Ordinance, the Planning Director has made a recommendation that the Unified Development Ordinance be modified and believes such recommendation should be followed:

The following is a summary of the proposed Amendments to Ordinance No. 2021-OR-002:

1. Chapter 2: Zoning Districts: b. Uses & Development Standards: Permitted Uses – Town Center District (TC): Residential Uses:
  - a. Delete the following language:
    - \*dwelling, multi-family
2. Chapter 2: Zoning Districts: b. Uses & Development Standards: Special Exception Uses – Town Center District (TC): Residential Uses:
  - a. Add the following language:
    - \*dwelling, multi-family
3. Chapter 2: Zoning Districts: Section 16: Gateway Overlay District: d. Additional Site Development Standards:
  - a. Add the following language:
    - (g) Sign Standards
4. Chapter 6: Subdivision Design Standards: Section 8: Roads and Alleys: k. Public Road Signs, Regulatory:
  - a. Delete (i) in its entirety and replace with the following language:
    - i. Each installed sign shall comply with the standards established in the Manual on Uniform Traffic control Devices(MUTCD) and all roadway striping shall be of thermoplastic material; all signs must be approved by the Town Council prior to installation.

RECOMMENDATION OF ORDINANCE AMENDMENT. This Resolution shall be sent to the Town Council with a favorable recommendation by the Plan Commission

RECOMMENDED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

  
\_\_\_\_\_  
Brad Amos, President

ATTEST: \_\_\_\_\_



TO THE SELLERSBURG PLAN COMMISSION  
OF SELLESRBURG, INDIANA

**RESOLUTION NO. 2022-06-01**  
**Amendment No. 07**  
**TO ORDINANCE NO. 2021-OR-002**

**AN RESOLUTION AMENDING THE SELLERSBURG UNIFIED DEVELOPMENT ORDINANCE  
FOR SELLERSBURG, INDIANA**

WHEREAS, the Sellersburg Town Council of Sellersburg, Indiana, adopted the Sellersburg Unified Development Ordinance as Ordinance No. 2021-OR-002; and

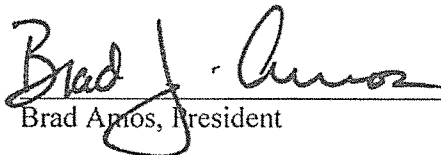
WHEREAS, since the adoption of said Ordinance, the Planning Director has made a recommendation that the Unified Development Ordinance be modified and believes such recommendation should be followed:

The following is a summary of the proposed Amendments to Ordinance No. 2021-OR-002:

1. Chapter 2: Zoning Districts: b. Uses & Development Standards: Permitted Uses – Neighborhood Business District (B1): Residential Uses:
  - a. Delete the following language:
    - Dwelling, multi-family
  - b. Add the following language:
    - Dwelling, single family
    - Dwelling, two-family

RECOMMENDATION OF ORDINANCE AMENDMENT. This Resolution shall be sent to the Town Council with a favorable recommendation by the Plan Commission

RECOMMENDED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

  
\_\_\_\_\_  
Brad Amos, President

ATTEST: \_\_\_\_\_

## **NOTICE PUBLIC MEETING**

The Town Council for Sellersburg, IN (the “Council”) will conduct a regularly scheduled public meeting at the Town Hall, on Monday, December 12, 2022 at 6:00 PM, located at 316 E. Utica St. Sellersburg, IN (the Meeting”). At the Meeting, the Council will consider whether to adopt, reject, or amend certain proposed amendments to the Unified Development Ordinance (“UDO”) which were previously certified by the Plan Commission. Copies of the resolutions certified by the Plan Commission have been filed with the Clerk Treasurer and/or the Executive Secretary and are available for public inspection.

**/s/ Jacob C. Elder**

**Town Attorney**