

ARTICLE 1 GENERAL PROVISIONS

Section 100 - TITLE

The official title of this Ordinance is the “Zoning Ordinance of the Town of St. Leon, Indiana.”

Section 110 - PURPOSE

This ordinance, and supplemental or amendatory thereto, establishes a Zoning Ordinance for St. Leon, Indiana and provides for the administration, enforcement, and amendment thereof in accordance with the provisions of I.C. 36-7-4-et seq.; and for the repeal of all ordinance in conflict herewith.

Section 115 - COMPLIANCE

No structure shall be located, erected, constructed, reconstructed, moved, converted or enlarged, nor shall any structure or land be used or designed to be used, except in full compliance with all provisions of this Zoning Ordinance and after lawful issuance of permits required by this Zoning Ordinance.

Section 125 - AUTHORITY

This Ordinance is adopted pursuant to I.C. 36-7-4-et seq.; and all acts supplemental and amendatory thereto.

Section 130 - SEVERABILITY

If any provision of this Ordinance or application of any provision to particular circumstances is held invalid, the remainder of the Ordinance or the application of such provision to other circumstances shall not be affected.

Section 140 - REPEALING PROVISIONS

All ordinances or parts of ordinances in conflict with provisions of this Ordinance shall be repealed by the passage of this Ordinance, except where such repeal is specifically not designated by this Ordinance.

Section 145 - APPLICATION

1. It is not intended by this Ordinance to interfere with, abrogate, or amend any existing easements, covenants or other agreements between parties, nor is it intended by this Ordinance to repeal, abrogate, annul, or in any way interfere with any existing provisions of laws or Ordinances not specifically repealed by this Ordinance, or any rules, regulations or permits previously adopted or issued pursuant to law relating to the use of buildings or premises; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises than is imposed by existing provisions, provisions of this Ordinance shall control, but where such private covenants, permits, agreements, rules or regulations impose a greater restriction than is imposed by this Ordinance, the greater restriction shall control.
2. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of these regulations or any ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

Section 150 - JURISDICTION

This Ordinance shall apply to all land within the jurisdiction of the Town of St. Leon Advisory Plan Commission, including all lands within the Town limits and any lands outside of the Town limits but within the jurisdiction of the Plan Commission consistent with the provisions of IC 36-7-4-205.

Section 160 - EFFECTIVE DATE

This Zoning Ordinance shall be in full force and in effect from and after its passage, approval and publication according to law. Approved the 1st day of November, 2010 by the Town Board of St. Leon, Indiana.