

TOWN OF CORYDON, INDIANA
AMENDED ORDINANCE NO. 2000-Z-1

WHEREAS, the Harrison County Health Department has recommended to the Town of Corydon an increase in minimum lot area to satisfactorily accommodate long term sanitary waste disposal systems, and

WHEREAS, the Town of Corydon desires to ensure organized use of land to promote the safety and welfare of all, and

WHEREAS, the Town of Corydon desires to ensure organized use of land to promote the value, including aesthetics of the community as a whole,

NOW THEREFORE, BE IT ORDAINED by the Town of Corydon, that the Zoning Ordinance for the Town of Corydon is hereby amended as follows:


1. Minimum Lot Area
 - a) no less than three-fourths (3/4) acre or 32,670 square feet when on an individual sanitary waste disposal system.
 - b) No less than one-third (1/3) acre or 14,520 square feet when on an approved group or centralized sanitary waste system.
2. Minimum Lot Width and Frontage
 - a) Minimum lot width at the setback line shall not be less than 100 feet when on an individual sanitary waste disposal system.
 - b) Minimum lot width at the setback line shall not be less than 100 feet when on an approved group or centralized sanitary waste system.
3. Frontage
 - a) Each lot shall have frontage on a public street or road and shall gain access from said street or road.
4. Minimum Lot Size in square feet
 - a) Under R-3 zoning (column 7, schedule A): minimum lot size in square feet will be changed to 6,000 square feet per family unit or living unit.
5. Non-Conforming Lots
 - a) any lot previously platted and approved by the Corydon Plan Commission or recorded prior to October 23, 2000, the date of adoption of these Amendments to the Zoning Ordinance will remain in effect as in regard to minimum lot area, minimum lot width and sideyard dimensions.
6. Minimum Yard Dimensions
 - a) the minimum yard dimensions for R-1, R-2 and R-3 shall be the same - 30 feet front, 12 feet one side, 24 feet two sides, 30 feet rear.
 - b) the side yard dimensions shall be 30 feet for R-3 when abutting an R-1 Zone.

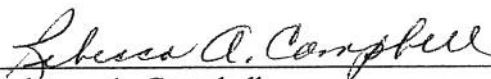
The foregoing Amendments to the Zoning Ordinance were passed and adopted by the Town Council of the Town of Corydon, Indiana, on the 23rd day of October, 2000, and said amendments became effective on the 2nd day of November, 2000, being the first day after notice by publication all as required by law.

The amendments to the Zoning Ordinance are hereby further amended this 14th day of July, 2003, to provide that any lot previously platted and approved by the Corydon Plan Commission or recorded prior to October 23, 2000, will remain in effect as in regard to minimum lot area, minimum lot width and sideyard dimensions as set forth in Item number 5, Non-Conforming Lots.

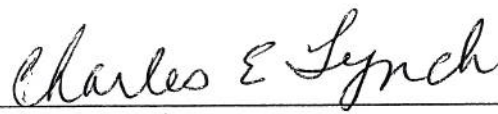
This Amended Ordinance shall be in full force and effect on July 24, 2003, the first day after notice of publication as required by law.

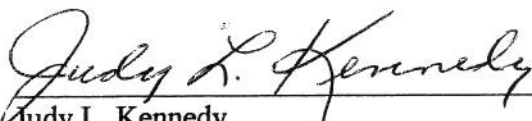
**TOWN COUNCIL
TOWN OF CORYDON, INDIANA**


Fred K. Cammack, President

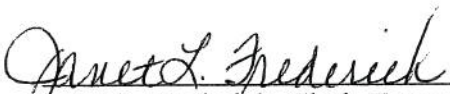

Rebecca A. Campbell


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ATTEST:


Janet L. Frederick, Clerk-Treasurer