

ARTICLE 1

PURPOSE AND AUTHORITY

SECTION 100 - Title

This ordinance, and supplemental or amendatory thereto, shall be known, and may be cited hereafter, as the Dearborn County Zoning Ordinance.

SECTION 110 – Purpose

This ordinance, and supplemental or amendatory thereto, establishes a Zoning Ordinance for Dearborn County, 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 120 – Provisions of Order Declared to be Minimum Requirements

The regulations established by this ordinance are the minimum requirements for the promotion of the public health, safety, comfort, morals, convenience, and general public welfare. Whenever the requirements of this ordinance are at variance with any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

SECTION 130 - Severability Clause

If for any reason any article, division, section, subsection, sentence, clause, phrase, or word of this ordinance should be declared unconstitutional or invalid for any reason whatsoever, such decision shall not affect the remaining portions of this ordinance which shall remain in full force and effect; therefore, the provisions of this ordinance are hereby declared severable.

SECTION 140 - Repeal of Conflicting Ordinances and Effective Date

All ordinances or parts of ordinances in conflict with this ordinance, or inconsistent with the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect. This ordinance shall become effective from and after the date of its approval and adoption as provided by law provided that the effective date of this ordinance shall be delayed until the approval and adoption of the proposed Subdivision Control Ordinance.. After the effective date of this ordinance, existing legal land uses not in agreement with this zoning order become pre-existing non-conforming. Applications submitted after the effective date of this ordinance shall be reviewed under the rules and procedures contained herein.

SECTION 150 – Jurisdiction

This Ordinance shall apply to all unincorporated land within Dearborn County and include the Town of West Harrison.