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Richland UDO

Chapter 1: Introductory Provisions

A) Applicability

1. This UDO shall apply to all incorporated land within the Town of Richland and the unincorporated land within Richland's extra-territorial jurisdiction as shown on the Jurisdictional Area map on file in the Plan Commission Office and the Spencer County Recorder's Office.

B) Purpose. The purpose of this Unified Development Ordinance (UDO) is to combine the Zoning Ordinance and the Subdivision Control Ordinance into a single document in order to reduce redundancy and improve efficiency in the application of land development laws for the Town of Richland.

1. Subdivision Control Ordinance. The regulations established for the administration of a Subdivision Control Ordinance under *IC 36-7-4* are covered specifically in this UDO by *Chapters 6, 7, and 8*.
2. Zoning Ordinance. The regulations established for the administration of a Zoning Ordinance under *IC-36-7-4* are covered by all other Chapters of this UDO.

C) Intent. The intent of this UDO is to promote the public health, safety, morals and general welfare and more specifically to:

1. Accomplish the purposes of *IC 36-7-4*; and further such other purposes as are stated hereinafter within specific provisions of this UDO;
2. Guide the orderly, responsible, and sustainable development and redevelopment in accordance with the Town of Richland Comprehensive Plan and all of its components;
3. Define the powers and duties of administrative officers and bodies as provided herein, and to establish procedures for the implementation and enforcement of this UDO;
4. Establish reasonable standards and procedures for subdivisions in order to further the orderly layout and use of land;
5. Reduce traffic congestion on public streets and ensure safe, convenient, and efficient traffic circulation;
6. Prevent the pollution of air, water, and soil;
7. Protect the character and stability of residential, institutional, business, industrial, and natural areas;
8. Encourage compatibility between different land uses and to protect the scale and character of existing development from the encroachment of incompatible uses;
9. Facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public facilities; and
10. Establish corrective and punitive recourse for violations or noncompliance regarding the provisions of this UDO.

D) Repeal. All other prior ordinances or parts of prior ordinances in conflict with the provisions of this UDO are hereby repealed upon its passage.

E) Effective Date

1. This UDO shall be in full force and effect from and after its passage by the Richland Town Council.