



BROWN COUNTY GOVERNMENT Plan Commission

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REZONING INFORMATION FOR BROWN COUNTY, INDIANA

To rezone property, the Brown County Board of Commissioners must amend the existing county zoning maps, which are part of the Brown County Zoning Ordinance. Only the County Commissioners can amend zoning ordinances, so they make the final decision on requests to rezone property.

However, requests to change the zoning of a property must be first heard by the Brown County Area Plan Commission in a public hearing. Petitioner must notify all property owners within 600 feet (250 feet for Nashville and the CSCD) of the hearing by certified letter, and place a notice of legal hearing in the Brown County Democrat newspaper. After considering the petition and the public comments, the Plan Commission reports to the Board of County Commissioners/Nashville Town Council with a positive recommendation, a negative recommendation or no recommendation. The petition is then placed on the agenda of the County Commissioners or Nashville Town Council for review and decision.

Indiana Code requires that when the Plan Commission and County Commissioners/Nashville Town Council to consider rezoning proposals, they shall pay reasonable regard to:

1. the (county) comprehensive plan
2. current conditions and the character of current structures and uses in the area;
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.

The Plan Commission and the County Commissioners review a request on the basis of whether the property is suitable for all the uses allowed in the requested zoning district. The decision is not based upon the specific use that petitioner may intend for the site.

The ten zoning districts in Brown County are:

Flood Plain District (FP): designed to guide development in those areas identified as approximate 100 year flood boundaries by the Flood Boundary and Floodway Maps for Brown County, Indiana. The FP district may stand alone or be combined with any other district.

Floodway District (FW): designed to guide development in areas identified as a floodway by the Flood Boundary and Floodway Maps for Brown County, Indiana. The FW district may stand alone or be combined with any other district.

Floodway Fringe District (FF): designed to guide development in areas identified as a floodway fringe by the Flood Boundary and Floodway Maps for Brown County, Indiana. The FF district may stand alone or be combined with any other district.

Forest Reserve District (FR): established to include land that is for the most part rough terrain and where there is extensive public ownership of forest land.

Primary Residence District (R1): established to include areas that can be served by water or sewage utility systems, principally along State Highways and at present urban centers. (Most of the uses by right in this district are residential or agricultural. Other uses may require a public hearing before the Board of Zoning Appeals.)

Secondary Residence Districts (R2): established to include areas that have been subject to urbanization on a scattered pattern, principally along County Highways. (Most of the uses by right in this district are residential or agricultural. Other uses may require a public hearing before the Board of Zoning Appeals.)

Lake Residence Districts (LR): established to include areas that adjoin extensive bodies of water in the county and are suitable for seasonal or permanent residences.

General Business Districts (GB): established to include areas that are appropriate to all kinds of business and services.

Accommodation Business Districts (AB): established to include areas that are close to LR Districts and appropriate to the limited shopping and service needs of that district.

Industrial District (I): established to include most of the existing industrial facilities and areas best suited for future industrial use because of location, accessibility, and other conditions.

The zoning districts located within the Town of Nashville Boundaries are;

REZONING FOR THE TOWN OF NASHVILLE:

To rezone property, the Town Council must amend the existing town zoning maps, which are part of the Town of Nashville Zoning Ordinance. Only the Town Council can amend zoning ordinances, so they make the final decision on requests to rezone property.

Town Zoning Districts include:

- (1) R1 - Residence District
- (2) R2 - Residence District
- (3) RB - Restricted Buffer District
- (4) B1 - Local Business District
- (5) B2 -General Business District
- (6) B3 - Business and Service District
- (7) I1 - Industrial District
- (8) FP - Floodplain District
- (9) FW - Floodway District
- (10) FF - Floodway Fringe District

