

ORDINANCE NO. 2019-01

TOWN OF NASHVILLE INDIANA
AN ORDINANCE CONCERNING LOT SIZE REQUIREMENTS

Whereas; The Town Council of the Town of Nashville has become aware of an increased need for affordable residential development in areas of the Town, and;

Whereas; the minimum lot size requirements heretofore established for residential development in the Town were established on the assumption that many residences would have private sewage disposal systems, and;

Whereas; The Town of Nashville now has an upgraded sewer and wastewater disposal system which serves all the residential districts of the Town and is capable of accommodating all residential development in the residential districts of the town;

It is therefore **ORDAINED** that Appendix A: LAND USES AND REQUIREMENTS of the Town of Nashville Indiana Zoning Code be amended as follows:

1. That the **minimum lot size** in square feet per dwelling unit in **R1** districts be reduced from 12,000 square feet to **6000** square feet.
2. That the **minimum ground floor area** for single family dwellings in **R1** districts be reduced from 1200 square feet to **800** square feet for both one story and over one-story dwellings.
3. That the minimum lot width in **R1** districts shall be **59.5** feet.
4. All provisions of the Zoning Code that are in conflict with this amendment are hereby **REPEALED**.

This ordinance shall become effective upon passage and recordation.

IT IS SO ORDAINED THIS 18th DAY OF APRIL 2019

Jane Gore yea nay abstain
Council President Jane Gore

Alisha Gredy yea nay abstain
Council Vice-President Alisha Gredy

Nancy Crocker yea nay abstain
Council Member Nancy Crocker

Anna Hofstetter yea nay abstain
Council Member Anna Hofstetter

Dave Rudd yea nay abstain
Council Member Dave Rudd

ATTEST:

Brenda K. Young
Clerk-Treasurer, Brenda K. Young