

**ZONING ORDINANCE
FOR THE
CITY OF GOSHEN, INDIANA**

**ORDINANCE NUMBER 3011
ADOPTED MARCH 6, 1984**

PREPARED BY:

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ACKNOWLEDGMENTS

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ORDINANCE NUMBER 3011

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF GOSHEN, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE INDIANA STATE STATUTES.

ARTICLE I. GENERAL PROVISIONS

Section 1100 Short Title.

This ordinance shall be known and may be cited as “Zoning Ordinance, City of Goshen, Indiana.”

Section 1110 Purpose.

The zoning regulations and districts as herein set forth are made in accordance with a comprehensive master plan in order that adequate light, air, convenience of access and safety from fire, flood and other danger may be secured; that congestion in the public streets may be lessened or avoided; and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted. They are made with reasonable regard to existing conditions, the character of buildings erected in each district, the most desirable use for which the land in each district may be adapted and the conservation of property values throughout the incorporated City of Goshen.

Section 1120 Interpretation and Application.

In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of health, safety, morals, comfort, prosperity or general welfare.

Where the conditions imposed by any provision of this ordinance upon the use of land or buildings or upon the bulk of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this ordinance or of any other law, ordinance, resolution, rule or regulation of any kind, the regulations which are more restrictive or which impose higher standards or requirements shall govern.

This ordinance is not intended to abrogate any easement, covenant or any other private agreement, provided that where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easements, covenants or other private agreements, the requirements of this ordinance shall govern. No building, structure or use which was not lawfully existing at the time of the adoption of this ordinance shall become or be made lawful solely by reason of the adoption of this ordinance; and to the extent that, and in any

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manner that said unlawful building, structure or use is in conflict with the requirements of this ordinance, said building, structure or use remains unlawful hereunder.

The provisions in this ordinance are cumulative and additional limitations upon all other laws and ordinances, heretofore passed or which may be passed hereafter, govern any subject matter in this ordinance.

Within designated floodway areas, the provisions of this ordinance relative to land use and control and other measures designed to minimize or eliminate existing or potential flood hazards shall take precedence over any conflicting provisions of the Zoning Ordinance.

Section 1130 **Separability.**

Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not effect the validity of the ordinance as a whole or of any part other than the part so declared to be unconstitutional or invalid.

Section 1140 **Repeal.**

An ordinance, referred to as the “Zoning and Use Regulations Ordinance, City of Goshen, Indiana,” adopted by the City Council in September 1968, as amended, is hereby repealed in its entirety by this ordinance.

Section 1150 **Effective Date.**

This ordinance shall be effective as of March 6, 1984.

Section 1160 **Adoption by Reference.**

Two (2) copies of the materials incorporated by reference into this ordinance under Sections 3100, 4270, and 5110.3.D, respectively, are on file in the City of Goshen Clerk Treasurer's Office and available for public inspection.