

ORDINANCE NO. 3946

**AN ORDINANCE REPEALING CHAPTER 151 AND
CHAPTER 152 OF THE NEW CASTLE CITY CODE AND
ADOPTING A NEW UNIFIED DEVELOPMENT
ORDINANCE REGULATING THE DEVELOPMENT OF
SUBDIVISIONS AND LAND USE WITHIN THE CITY OF
NEW CASLTE AND ADOPTING A NEW ZONING MAP**

WHEREAS, the City of New Castle Planning Commission has initiated a proposal to adopt a new Unified Development Ordinance that will regulate the subdivision of real estate and use of real estate within the City and to adopt a new zoning map and to repeal Chapter 151 (Subdivision Regulations) and Chapter 152 (Zoning) of the City Code ; and

WHEREAS, in evaluating a proposal to adopt a new zoning ordinance and zoning map, the Planning Commission and Common Council shall pay reasonable regard to:

1. The comprehensive plan; and
2. Current conditions and the character of current structures and uses in each district; and
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.

WHEREAS, the Planning Commission conducted a hearing on the proposal and has certified its request to the Common Council with a favorable recommendation; and

WHEREAS, the Common Council has determined that the new Unified Development Ordinance and new zoning map should be adopted.

NOW THEREFORE BE ORDAINED BY THE COMMON COUNCIL of the City of New Castle, Indiana, as follows:

A. Chapter 151 (Subdivision Regulation) and Chapter 152 (Zoning) of the City Code are repealed in their entirety.

B. The zoning map for the City of New Castle, as amended from time to time, is repealed.

C. The Unified Development Ordinance, attached as Exhibit “A,” is enacted and shall replace Chapters 151 and 152 of the City Code.

D. The zoning map attached as Exhibit “B,” which establishes zoning districts within the City is adopted and each parcel within the City shall now be classified for zoning purposes as depicted on the attached Exhibit “B.”

REPEALER: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SEVERABILITY: Any provision herein contained which is found by a court of competent jurisdiction to be unlawful or which by operation of law shall be inapplicable, shall be deemed omitted but the rest and remainder of this ordinance, to the extent feasible, shall remain in full force and effect.

EFFECTIVE DATE: This Ordinance shall become effective upon passage, publication, if any, as required by law.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NEW CASTLE THIS ____
DAY OF _____, 2025.

Greg York, Presiding Officer,
Common Council, City
of New Castle, Indiana

AYE

NAY

ATTEST:

Ashley Huffman, Clerk-Treasurer

APPROVED BY ME THIS ____ DAY OF _____, 2025.

Greg York, Mayor of the City
of New Castle, Indiana