

8.1 Official Zone Map

All real property located within the corporate boundaries of the Town of Plainfield and under the jurisdiction of the *Plan Commission* as set forth in this Ordinance is hereby divided into *Districts* as shown on the Official Zone Map which, together with all explanatory matter, is incorporated by reference and declared to be a part of this Ordinance.

8.2 Identification of the Official Zone Map

The Official Zone Map shall be identified by a geographic coverage layer entitled "Zoning" that is maintained as part of the Town's Geographic Information System (GIS) in digital format under the direction of the *Director* and shall be amended as needed when properties are rezoned. The *Director* may authorize printed copies of the Official Zoning Map to be reproduced, and shall maintain digital or printed copies of superseded versions of the Official Zoning Map for historical reference. Two (2) copies of the Official Zoning Map shall be on file and available for public inspection in the Planning and Zoning Department.

8.3 Official Zone Map Changes

If, after the certification of the Official Zone Map by the *Plan Commission*, the Town Council, in accordance with the provisions of this Ordinance and Indiana Code 36-7-4-600 et seq., changes any of the district boundaries or other matter portrayed on the Official Zone Map, such changes shall be entered by *Staff* on a Working Copy of the Official Zone Map which is maintained in the office of the Department of Planning and Zoning. The Working Copy of the Official Zone Map shall be available for public inspection and reference during all normal business hours. In case of discrepancy between changes noted on the Working Copy of the Official Zone Map and the official printed record of the Town Council, the official printed record of the Town Council shall control.

In the event that the Official Zone Map becomes damaged, lost, or difficult to interpret, *Staff* shall, on an as needed basis, prepare a revised Official Zone Map for review and recommendation by the *Plan Commission* at a public hearing for which proper notice is provided. A revised Official Zone Map shall incorporate all official actions of the Town Council related to matters depicted on the Official Zone Map since the adoption of the prior Official Zone Map. A revised Official Zone Map may also include revisions to correct drafting errors and changes in the base information related to plats or streets.

The *Plan Commission* shall certify its recommendation of such revised Official Zone Map to the Town Council for official adoption by the Town Council.

No change of any nature shall be made in the Official Zone Map, or matter shown thereon, except in conformity with the amendment procedures set forth in this Ordinance.

8.4 Retention and Preservation of Records

Unless the prior Official Zone Map has been lost or completely destroyed, the prior Official Zone Map, along with all available records pertaining to its adoption or amendment, shall be retained and preserved in the office of the Department of Planning and Zoning.

8.5 Interpretation of the Official Zone Map

Where uncertainty exists with respect to the boundaries of *Districts* shown on the Official Zone Map, the following rules shall apply to the interpretation of those boundaries:

- A. Boundaries indicated as approximately following the center lines of thoroughfares, highways, *Streets* or *Alleys* shall be construed to follow the center lines.
- B. Boundaries indicated as approximately following platted *Lot* lines shall be construed to follow the platted *Lot* lines.

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- C. Boundaries indicated as approximately following the corporate boundary of the Town of Plainfield shall be construed as following the corporate boundary of the Town of Plainfield.
- D. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracks.
- E. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed as following the center lines.
- F. Boundaries indicated as approximately following floodplain lines shall be construed to follow the floodplain lines.
- G. Boundaries indicated as parallel to or extensions of features indicated on the subsections above shall be so controlled. Distances not specifically indicated on the Official Zone Map shall be determined by the scale of the map.
- H. Where a discrepancy exists between the depictions on the Official Zone Map and the text of a legal description accompanying an ordinance for zone map change duly adopted by the Town Council, the text of the legal description shall control.
- I. Where physical or cultural features existing on the ground do not agree with those shown on the Official Zone Map, or in other circumstances not covered above, the *Director* shall interpret the boundaries. Any party dissatisfied with the interpretation of the *Director* may appeal such interpretation to the *Board of Zoning Appeals*.

8.6 Zoning of Newly Annexed Land

All real property annexed into the Town of Plainfield, County of Hendricks, Indiana, after the effective date of this Ordinance shall be considered zoned to the AG *District* of this Ordinance.

In those instances in which the Owner of real property proposed for annexation into the Town of Plainfield desires annexation only if the zoning of the real property is zoned to a *District* other than AG, such Owner may file a petition for zone map change which would identify the real property and the requested *District*. Said petition shall be filed in compliance with the provisions of this Ordinance and any applicable Rules of Procedure. The *Plan Commission* shall hold at least one public hearing, with notice, in compliance with the provisions of this Ordinance and any applicable Rules of Procedure. After the public hearing and vote on the matter, the *Plan Commission* shall then certify the petition for zone map change to the Town Council with a favorable recommendation, an unfavorable recommendation or no recommendation. The Town Council shall consider the request for annexation and zone map change at a combined hearing and shall determine the annexation question and zone map change under a single combined vote. The *Plan Commission* and Town Council shall have all powers delegated to them by Indiana Code 36-7-4 et seq., and this Ordinance in determining the zone map change.