

**NOTICE OF PUBLIC HEARING BEFORE THE  
TOWN OF CLARKSVILLE ADVISORY PLAN COMMISSION**

Notice is hereby given that the Town of Clarksville Advisory Plan Commission will meet on the 1st day of March, 2023, at 7:00 p.m. in the Clarksville Police Department Training Room located at 1970 Broadway, Clarksville, Indiana, for the purpose of holding a public hearing and taking official action on the following amendments to the Clarksville Zoning Ordinance in accordance with the provisions of Ind. Code § 36-7-4-604:

*Requested Actions:*

- (1) Text amendment to Division 15 (Definitions) of the Clarksville Zoning Ordinance to add community, cottage court, or village style dwelling to the definition of dwelling.
- (2) Text amendment to Division 25 (R-2 District) to amend the dimensional development standards by:
  - a. Reducing the minimum lot area for single-family detached dwelling units, minimum lot area per unit two-family duplex, minimum lot width, minimum depth of front yard, and minimum floor area of living space for both single family dwellings and duplexes;
  - b. Adding a new minimum depth of front yard for corner lots; and
  - c. Removing the limitations on maximum dwellings per acre for both single-family dwelling units and two-family dwelling units.
- (3) Text amendment creating Division 27 (RA District) to permit single-family residential development on a smaller scale than in other residential zones, with such homes to be developed in a community, cottage court, or village style with a minimum of four (4) individually platted homes per development.

The proposed changes apply to the R-2 District and any property within the Town which may be rezoned to the RA District in the future upon application to the Plan Commission. The proposed changes do not contain, add or amend any penalty or forfeiture provisions.

The proposed text amendments to the Clarksville Zoning Ordinance are available for public inspection and copying at the Clarksville Planning & Zoning Department, Clarksville Municipal Center, Suite 234, Clarksville, IN 47129, (812) 283-1510, during regular business hours.

All interested persons desiring to comment regarding the requested action shall be heard during the public hearing. Written comments or objections to the requested actions that are filed with the Clarksville Department of Planning & Zoning before the hearing will be considered. The public hearing may be continued from time-to-time as deemed necessary by the Plan Commission.

/s/ Neal Turpin,  
Director of Planning