



PLANNING AND ZONING COMMUNICATION

DATE: October 7, 2026

FROM: Ryan Wells, AICP, CFM, Town Planning Consultant

AGENDA ITEM: Discussion of amendments to the Town of Bartonville Code of Ordinances, Chapter 10, Exhibit 10A (Development Ordinance); Chapter 14, Exhibit 14A (Zoning Ordinance); and Appendix A (Fee Schedule) to remove and/or update obsolete regulations or those that conflict with current state and federal law. The Town of Bartonville File Number is ZON-2026-003.

Summary: The Bartonville Code of Ordinances is comprised of fourteen (14) chapters and three (3) appendices. Chapter 10 contains the regulations for subdivisions and development, while Chapter 14 contains the zoning regulations. Appendix A is the current fee schedule. These chapters were originally adopted in their current form in 2003, with numerous specific updates occurring over the subsequent years. In February 2025, at the request of the Mayor and Planning & Zoning Commission Chair, the Town's Planning Consultant performed an audit of the development and zoning ordinances to 1) to identify recommended updates to the Bartonville Development and Zoning Ordinances to align with the Goals and Objectives of the Bartonville Comprehensive Plan; 2) to identify obsolete regulations within the Development and Zoning Ordinances or those that conflict with current state and federal law; and 3) to provide recommendations for application of best practices for subdivision regulations within the Development Ordinance and land use regulations within the Zoning Ordinance. In April 2025, this list was refined to specifically identify those regulations within the applicable ordinances that were considered higher priority and that resulted in conflicts with current state and federal law. The changes recommended in the refined, high-priority letter are those reflected in the attached ordinance.

The attached amendments to the Town of Bartonville Code of Ordinances, Chapter 10, Exhibit 10A (Development Ordinance); Chapter 14, Exhibit 14A (Zoning Ordinance); and Appendix A (Fee Schedule) includes the redline changes to the current ordinance language that are intended to bring the Town's Development and Zoning Code in compliance with current state and federal law. The review and amendments also considered the most recent (89th) legislative session and the bills passed therein, though this occurred after the completion of the April 2025 code audit letter. The bills that were reviewed against the code and informed amendments to the language, where applicable, were:

- HB 24 (2025) - Zoning Amendments and Protests
- HB 2464 (2025) - Home-Based Businesses
- HB 1522 (2025) - Open Meetings Act Notice
- HB 2844 (2025) - Mobile Food Vendor Regulation Preemption
- HB 4163 (2025) - Agricultural Operations
- SB 1341 (2025) - Manufactured Homes
- SB 541 (2025) - Cottage Food Production Deregulation

- SB 599 (2025) - Regulation of Child-Care Facilities
- SB 923 (2023) - Nonconforming Use Procedures

Exhibits:

1. Proposed Amendments to the Bartonville Development Ordinance, the Bartonville Zoning Ordinance, and Appendix A to the Code of Ordinances