**ORDINANCE 2024/19**

**AN ORDINANCE AMENDING ORDINANCE NO. 2019-25**

**AND ALL AMENDMENTS THERETO**

 **WHEREAS,** the Greenfield Planning Director and staff have made recommendations to the Greenfield Plan Commission of certain amendments that would enhance the clarity and efficiency of the 2019 adopted Unified Development Ordinance; and

 **WHEREAS,** the Greenfield Plan Commission conducted a public hearing regarding the suggested changes and have made a favorable recommendation to the Common Council of the City of Greenfield, Indiana that said amendments be adopted; and

 **WHEREAS,** the Common Council of the City of Greenfield, Indiana believes that the suggested amendments to the Greenfield Unified Development Ordinance are in the best interest of the health, safety, and welfare of the citizens of Greenfield, Indiana and the efficient administration of the City.

 **NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA:**

**SECTION I**

Title 15, Chapter 155, § 155.007, Table of Uses, shall be deleted in its entirety and inserted

in lieu thereof shall be the Table of Uses attached hereto as “Attachment 1”.

**SECTION II**

 Title 15, Chapter 155, § 155.013, 1. Purpose and Intent, amending terms to identify uses as accessory in a mixed use structure in the Business Park District as follows:

“Mixed-use structures that bring services and amenities to employment hubs and provide housing for employees are also desirable uses within this district. Retail, service, and personal care uses are encouraged as accessory uses within the mixed-use structures in order to create a desirable live-work district. Ingress and egress points should be of thoughtful design and placement to reduce potential conflict areas between pedestrians, cyclists, and business park traffic.”

 Title 15, Chapter 155, § 155.013, 2. Permitted and Conditional Uses amended to state all uses require Development Plan or Conditional Use Approval in the Business Park District, as follows:

“See Table 155.007 for uses permitted by district. All uses require Development Plan or Conditional Use Approval. Business uses not otherwise permitted in this district may be considered by the Board of Zoning Appeals as a Conditional Use application provided that the Board finds that the requested use is consistent with the spirit and intent of this ordinance and the Comprehensive Plan.”

Title 15, Chapter 155, § 155.013, 2, A. Permitted and Conditional Uses amended to add additional requirements and restrictions for hotel use in the Business Park District, as follows:

“A . Hotel, Boutique Hotel Use:

 i. Hotel uses require both a Conditional Use and Development Plan Approval.

ii. Only one hotel shall be established as an approved Conditional Use and approved Development Plan within each Business Park District.

iii. Hotels shall include a minimum of 100 guest rooms with each room accessed from an interior corridor and not from an exterior parking lot or entrance and offers complimentary maid service. All hotels must provide the following amenities:

 1. Lobby, which is staffed, 24 hours, 7-days-a-week.

2. A business center located in a separate room adjacent to the lobby and measuring at least 500 square feet. The business center shall contain computers, Wi-Fi availability, printers, and associated office equipment. The business center will be furnished with desks and office chairs, and is available to hotel guests at all times.

3. A conference / meeting facility measuring a minimum of 3,000 square feet.

4. Optional Amenities: Full service restaurant which offers meals, at least twice a day, to the general public and guests of the hotel for compensation. At a minimum, beer and wine shall be available as part of the restaurant menu.

 iv. Shall be a minimum of 1,000 feet from any heavy manufacturing use.

v. Automobile rental shall be permitted as an accessory use only in accordance with the following requirements:

1. No sign advertising the rental of automobiles shall be located outside the hotel or motel building; and

**SECTION III**

 Title 15, Chapter 155, Appendix A – Definitions shall be deleted in its entirety and inserted in lieu thereof shall be the Appendix A – Definitions. Attached hereto as “Attachment 2” is an abbreviated document included all changed definitions.

**SECTION IV**

 This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and publication as prescribed by law.

**SECTION V**

 Introduced and filed on the 22nd day of May, 2024. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8. On the \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2024, a motion to approve the above on second reading was offered and sustained by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8. Upon a motion to approve the above on third reading was offered and sustained by a vote of \_\_\_\_ in favor and \_\_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8.

 Duly ordained and passed this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2024 by the Common Council of the City of Greenfield, Indiana, having been passed by a vote of \_\_\_\_\_\_ in favor and \_\_\_\_\_\_\_\_\_ opposed.

**COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA**

Voting Affirmative: Voting Opposed:

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John Jester John Jester

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Amy Kirkpatrick Amy Kirkpatrick

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Jeff Lowder Jeff Lowder

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Thomas Moore Thomas Moore

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Joyce Plisinski Joyce Plisinski

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Dan Riley Dan Riley

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Anthony Scott Anthony Scott

ATTEST:

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Lori Elmore, Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2024.

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Lori Elmore, Clerk-Treasurer

Approved by me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2024.

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 Guy Titus Fewell, Mayor

 City of Greenfield, Indiana