

ORDINANCE 2024/33

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, Commercial Table of Uses, shall be amended to classify both “Convenience Store With Gasoline Sales” and “Gasoline Sales Without Convenience Store” as Permitted in the Commercial North Gateway District (CN), north of Interstate 70 only as shown below:

USES ALLOWED BY DISTRICT												
P – Permitted Use			C – Conditional Use (Board of Zoning Appeals)									
D- Development Plan (Plan Commission)			Not Permitted									
COMMERCIAL USES												
Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB
Convenience Store With Gasoline Sales							C*	C	C			D**
Gasoline Sales Without Convenience Store							C*	C		C		D**
<p style="color: red; margin: 0;"><i>*Permitted North of I-70 Only</i></p> <p style="margin: 0;"><i>**See District for Additional Requirements and Uses</i></p> <p style="margin: 0;"><i>*** Permitted as an Accessory Use</i></p>												

SECTION II

Title 15, Chapter 155, § 155.008, 1, paragraph one shall be amended by adding the following language to allow existing single- and two-unit residential uses to remain in DT District to read as follows:

“Existing single and two-unit residential uses may remain as part of the downtown fabric and heritage following the Traditional Neighborhood District development standards, see 155.009, 3, Table B.”

Title 15, Chapter 155, § 155.008, 1, shall be amended by adding density ranges by inserting the following:

“The permitted range of densities for this district shall be as follows:

Development Type	Density Range
One- and Two-Unit	<i>One or less to five (<1-5) dwelling units per acre</i>
Multi-Unit Single Story	<i>Three to ten (3 -10) dwelling units per acre</i>
Multi-Unit Two (2) Story	<i>Five to fourteen (5 -14) dwelling units per acre</i>
Multi-Unit Three (3) Story or More	<i>Twelve to twenty-five (12-25) dwelling units per acre</i>

Title 15, Chapter 155, § 155.008, 3, Table A, shall be amended to clarify accessory building standards, by adding and changing language as follows:

v. <i>Accessory Building Location/Setbacks</i>	<i>Shall be located in rear yard only.</i> <i>Setbacks shall follow that of A.ii.</i> <i>*Accessory buildings must be located outside of any easements</i>
--	--

Title 15, Chapter 155, § 155.008, 4, A, ii, 1, 2 & 3, shall be amended to add include requirements and guidance for rehabilitation of residential structures and separate standards for all other types of structures as well as changing the Plan Commission requirement for approval to read as follows.

“1. Changes or additions to existing residential buildings should strive to maintain the historic character of the building. Features such as entries, windows, decorative architectural or similar features shall be preserved and restored to all reasonable extents as detailed in Section 155.009, 4, A, iv. (TN Design Standards).

2. Changes or additions to all other types of existing buildings should strive to maintain the historic character of the building. Features such as arches, name blocks, windows or similar features shall be preserved and restored to all reasonable extents.

3. Proposals that include the partial or complete demolition of structures in the Downtown District, other than those that have been deemed unsafe and ordered to be demolished through the City of Greenfield’s Unsafe Building process, will submit to the Plan Commission the proposal including the reuse of the lot. The Plan Commission may approve the demolition if it finds one or more of the following:”

Title 15, Chapter 155, § 155.008, 4, F, shall be amended to change parking requirements in the downtown to read as follows.

*“F. **Parking Standards.** Any required parking shall adhere to the parking development standards in 155.066.4 and shall be landscaped/screened in accordance with 155.063.11. Uses within the Downtown District should maximize the use of on- and off-street public parking in the surrounding area. Parking is required as listed below:*

i. Office: One (1) off-street parking space for every four hundred (400) square feet over two thousand five hundred (2,500) square feet.

ii. Residential/Multi-Unit: One (1) off-street parking space for every residential unit over ten (10) units.

iii. Full service restaurant over two thousand five hundred (2,500) square feet: One (1) off-street parking space for every four (4) seats for area over two thousand five hundred (2,500) square feet.

iv. Any other use over two thousand five hundred (2,500) square feet shall utilize the Parking Standards in 155.066.4.H, Minimum Required Parking Spaces or be addressed as part of a development plan approval.”

SECTION III

Title 15, Chapter 155, § 155.009, 1, shall be amended by adding density ranges by inserting the following:

“The permitted range of densities for this district shall be as follows:”

<i>Development Type</i>	<i>Density Range</i>
<i>One- and Two-Unit</i>	<i>One or less to five (<1-5) dwelling units per acre</i>
<i>Multi-Unit Single Story</i>	<i>Three to ten (3-10) dwelling units per acre</i>
<i>Multi-Unit Two (2) Story</i>	<i>Five to fourteen (5-14) dwelling units per acre</i>
<i>Multi-Unit Three (3) Story More</i>	<i>Twelve to twenty-five (12-25) dwelling units per acre</i>

Title 15, Chapter 155, § 155.009, 3, Table A, shall be amended to add interior setbacks between multi-unit dwellings; clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

iv. Lot Coverage/Required Open Space	<p><i>Lot coverage shall not exceed seventy percent (70%) of lot area.</i></p> <p><i>Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
v. Accessory Building Location/Setbacks	<p><i>Shall be located in rear yard and side yard only.</i></p> <p><i>Side and rear setbacks shall follow that of A.ii</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

Title 15, Chapter 155, § 155.009, 3, Table B, shall be amended to clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

iv. Lot Coverage/Required Open Space	<p><i>Lot coverage shall not exceed forty five percent (45%) of lot area.</i></p> <p><i>Minimum twenty five percent (25%) usable lot open space (includes patios, decks, pools and other recreational facilities not under roof).</i></p>
v. Accessory Building Location/Setbacks	<p><i>Shall be located in rear yard and side yard only.</i></p> <p><i>Side and rear yard setbacks shall follow that of B.ii</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

Title 15, Chapter 155, § 155.009, 4, A, ii, shall be amended to change when Plan Commission hearing is required by adding language to read as follows:

“ii. Alterations to the front facade of the primary structure on the lot, if the proposed alteration is determined by the Planning Director to be significant.”

Title 15, Chapter 155, § 155.009, 4, A, v, 1, a, shall be amended to provide for consistent language to read as follows:

“a. Screening parking areas from the street. A planting area between a street and the parking area a minimum of three (3) feet wide shall be provided at the perimeter of the parking area, exclusive of walks and driveways. Within the planting area, an evergreen or densely deciduous hedge shall be planted. The plant material shall be at least eighteen (18) inches tall at the time of installation and reach a height of at least thirty six (36) inches within two (2) growing seasons. Shrubs shall be spaced in order to create a continuous, solid hedge. As an alternative, an opaque fence or wall at least thirty six (36) inches tall may be used in place of the hedge.”

SECTION IV

Title 15, Chapter 155, § 155.010, 1, shall be amended by adding density ranges by inserting the following:

“The permitted range of densities for this district shall be as follows:”

<i>Development Type</i>	<i>Density Range</i>
<i>Multi-Unit Two (2) Story (mixed Use project only)</i>	<i>Five to fourteen (5 -14) dwelling units per acre</i>
<i>Multi-Unit Three (3) Story or more (mixed use project only)</i>	<i>Twelve to twenty-five (12-25) dwelling units per acre</i>

Title 15, Chapter 155, § 155.010, 3, Table A, shall be amended to clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<p><i>iv. Lot Coverage/Required Open Space</i></p>	<p><i>Lot coverage shall not exceed seventy percent (70%) of the lot area, maximum.</i></p> <p><i>Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
<p><i>v. Accessory Building Location/Setbacks</i></p>	<p><i>Shall be located in the rear and side yard only.</i></p> <p><i>Setbacks shall follow that of A.ii.</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

Title 15, Chapter 155, § 155.010, 3, Table B, shall be amended to add interior setbacks between multi-unit dwellings; clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<p><i>iii. Multi-Unit Dwellings Interior Setbacks</i></p>	<p><i>Between structures:</i></p> <p><i>Dwelling unit with window, thirty (30) feet minimum from adjacent structure.</i></p> <p><i>Minimum setbacks between structures twenty (20) feet</i></p> <p><i>* See 155.103, 7, A & B</i></p>
<p><i>v. Lot Coverage/Required Open Space</i></p>	<p><i>Lot coverage shall not exceed seventy percent (70%) of the lot area.</i></p> <p><i>Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
<p><i>vi. Accessory Building Location/Setbacks</i></p>	<p><i>Rear and side yard</i></p> <p><i>Shall follow that of B.ii</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

Title 15, Chapter 155, § 155.010, 4, A, i, 1 & 2, shall be amended to change the outdoor display amounts permitted as well as clarifying the location permitted to read as follows:

“1. Outdoor display is permitted, and each establishment shall be permitted up to two-hundred (200) square feet of outdoor display area for structures 20,000 square feet or less in size and structures larger than 20,000 square feet shall in no case exceed one percent (1%) of the gross floor area of the primary building.

2. Outdoor display shall only be located abutting and adjacent to the primary building unless otherwise approved by the Plan Commission.”

SECTION V

Title 15, Chapter 155, § 155.011, 1, shall be amended by adding density ranges by inserting the following:

“The permitted range of densities for this district shall be as follows:”

<i>Development Type</i>	<i>Density Range</i>
<i>Multi-Unit Two (2) Story (mixed use project only)</i>	<i>Five to fourteen (5 -14) dwelling units per acre</i>
<i>Multi-Unit Three (3) Story or more (mixed use project only)</i>	<i>Twelve to twenty-five (12-25) dwelling units per acre</i>

Title 15, Chapter 155, § 155.011, 3, Table A, shall be amended to clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<p><i>iii. Lot Coverage/Required Open Space</i></p>	<p><i>Lot coverage shall not exceed sixty percent (60%) of the lot area.</i></p> <p><i>Minimum fifteen percent (15%) usable open space (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
<p><i>iv. Accessory Building Location/Setbacks</i></p>	<p><i>Shall be located in rear and side yard only.</i></p> <p><i>Shall follow that of A.ii</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

Title 15, Chapter 155, § 155.011, 3, Table B, shall be amended to add interior setbacks between multi-unit dwellings; clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<p><i>iii. Multi-Unit Dwellings Interior Setbacks</i></p>	<p><i>Between structures:</i></p> <p><i>Dwelling unit with window, thirty (30) feet minimum from adjacent structure</i></p> <p><i>Minimum setbacks between structures twenty (20) feet</i></p> <p><i>* See 155.103, 7, A & B</i></p>
<p><i>v. Lot Coverage/Required Open Space</i></p>	<p><i>Lot coverage shall not exceed sixty percent (60%) of the lot area.</i></p> <p><i>Minimum fifteen percent (15%) usable open space (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
<p><i>vi. Accessory Building Location/Setbacks</i></p>	<p><i>Shall be located in rear and side yard only.</i></p> <p><i>Shall follow that of B.ii.</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

Title 15, Chapter 155, § 155.011, 3, Table C, shall be amended to clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<p><i>v. Lot Coverage/Required Open Space</i></p>	<p><i>Lot coverage shall not exceed sixty percent (60%) of the lot area, maximum.</i></p> <p><i>Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
<p><i>vi. Accessory Building Location/Setbacks</i></p>	<p><i>Shall be located in rear and side yard only.</i></p> <p><i>Shall follow that of C.ii.</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

SECTION VI

Title 15, Chapter 155, § 155.012, 1, shall be amended by adding density ranges by inserting the following:

“The permitted range of densities for this district shall be as follows:”

Development Type	Density Range
<i>Two-Unit</i>	<i>One or less to five (<1-5) dwelling units per acre</i>
<i>Multi-Unit Single Story</i>	<i>Three to ten (3-10) dwelling units per acre</i>
<i>Multi-Unit Two (2) Story</i>	<i>Five to fourteen (5 -14) dwelling units per acre</i>
<i>Multi-Unit Three (3) Story or more (mixed use project only)</i>	<i>Twelve to twenty-five (12-25) dwelling units per acre</i>

Title 15, Chapter 155, § 155.012, 3, Table A, shall be amended to add interior setbacks between multi-unit dwellings; provide consistent language, clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<i>ii. Setbacks. Parcels platted under previous codes shall follow the setbacks platted</i>	<p><i>Front lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum, fifty (50) feet maximum</i></p> <p><i>Side lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum.</i></p> <p><i>Rear lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum.</i></p>
<i>iii. Multi-Unit dwellings interior setbacks</i>	<p><i>Between structures:</i></p> <p><i>Dwelling unit with window, thirty (30) feet minimum from adjacent structure.</i></p> <p><i>Minimum setbacks between structures twenty (20) feet.</i></p> <p><i>* See 155.103, 7, A & B</i></p>
<i>v. Lot Coverage/Required Open Space</i>	<p><i>Lot coverage shall not exceed sixty percent (60%) of the lot area.</i></p> <p><i>Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
<i>vi. Accessory Building Location/Setbacks</i>	<p><i>Rear and side yard</i></p> <p><i>Shall follow that of A.ii</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

SECTION VII

Title 15, Chapter 155, § 155.013, 3, Table A, shall be amended to provide consistent language, clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<i>ii. Setbacks: Parcels platted under previous codes shall follow the setbacks platted.</i>	<p><i>Front lot line: Shall be determined by required buffer yards in 155.063. Forty (40) feet minimum</i></p> <p><i>Side lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum</i></p>
--	--

	<i>Rear lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum</i>
<i>iv. Lot Coverage/Required Open Space</i>	<i>Lot coverage shall not exceed sixty percent (60%) of lot area. Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i>
<i>v. Accessory Building Location/Setbacks</i>	<i>Shall be located in rear or side yard only. Shall follow that of A.ii *Accessory buildings must be located outside of any easements</i>

Title 15, Chapter 155, § 155.013, 3, Table B, shall be amended to provide consistent language, clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<i>ii. Setbacks: Parcels platted under previous codes shall follow the setbacks platted.</i>	<i>Front lot line: Shall be determined by required buffer yards in 155.063. Twenty five (25) feet minimum Side lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum Rear lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum</i>
<i>iv. Lot Coverage/Required Open Space</i>	<i>Lot coverage shall not exceed sixty (60%) of lot area. Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i>
<i>v. Accessory Building Location/Setbacks</i>	<i>Shall be located in rear and side yard only. Shall follow that of B.ii. *Accessory buildings must be located outside of any easements</i>

Title 15, Chapter 155, § 155.013, 3, Table C, shall be amended to add interior setbacks between multi-unit dwellings; clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<i>iii. Multi-Unit dwellings interior setbacks</i>	<i>Between structures: Dwelling unit with window, thirty (30) feet minimum from adjacent structure. Minimum setbacks between structures twenty (20) feet.</i>
--	---

	<i>* See 155.103, 7, A & B</i>
<i>v. Lot Coverage/Required Open Space</i>	<i>Lot coverage shall not exceed seventy percent (70%) of lot area. Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i>
<i>vi. Accessory Building Location/Setbacks</i>	<i>Shall be located in rear or side yard only. Shall follow that of C.ii *Accessory buildings must be located outside of any easements</i>

SECTION VIII

Title 15, Chapter 155, § 155.014, 3, Table A, shall be amended to provide consistent language, clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<i>ii. Setbacks. Parcels platted under previous codes shall follow the setbacks platted.</i>	<i>Front lot line: Shall be determined by required buffer yards in 155.063. Forty (40) feet minimum. Side lot line: Shall be determined by required buffer yards in 155.063. Ten (10) minimum. Rear lot line: Shall be determined by required buffer yards in 155.063. Ten (10) minimum.</i>
<i>iv. Lot Coverage/Required Open Space</i>	<i>Lot coverage shall not exceed sixty percent (60%) of lot area. Minimum fifteen percent (15%) usable open space (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i>
<i>i. Accessory Building Location/Setbacks</i>	<i>Shall be located in rear yard only. Shall follow that of A.ii *Accessory buildings must be located outside of any easements</i>

Title 15, Chapter 155, § 155.014, 3, Table B, shall be amended to provide consistent language, clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<i>ii. Setbacks. Parcels platted under previous codes shall follow the setbacks platted.</i>	<i>Front lot line: Shall be determined by required buffer yards in 155.063. Twenty-five (25) feet minimum.</i>
--	--

	<p><i>Side lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum.</i></p> <p><i>Rear lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum.</i></p>
iii. Lot Coverage/Required Open Space	<p><i>Shall not exceed sixty percent (60%) of lot area, maximum.</i></p> <p><i>Lot improvement plans shall provide not less than fifteen percent (15%) Usable Open Space (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
iv. Accessory Building Location/Setbacks	<p><i>Shall be located in rear and side yards only.</i></p> <p><i>Shall follow that of B.ii</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

Title 15, Chapter 155, § 155.014, 3, Table C, shall be amended to add interior setbacks between multi-unit dwellings; clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<p>i. ii. Setbacks.</p> <p><i>Parcels platted under previous codes shall follow the setbacks platted.</i></p>	<p>Front lot line: Shall be determined by required buffer yards in 155.063. Twenty (20) feet minimum for two (2) or fewer stories. Thirty five (35) feet if over two (2) stories.</p> <p>Side lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum.</p> <p>Rear lot line: Shall be determined by required buffer yards in 155.063. Ten (10) feet minimum.</p>
iii. Multi-Unit dwellings interior setbacks	<p><i>Between structures:</i></p> <p><i>Dwelling unit with window, thirty (30) feet minimum from adjacent structure</i></p> <p><i>Minimum setbacks between structures twenty (20) feet</i></p> <p><i>* See 155.103, 7, A & B</i></p>
iv. Lot Coverage/Required Open Space	<p><i>Lot coverage shall not exceed seventy percent (70%) of lot area.</i></p> <p><i>Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
v. Accessory Building Location/Setbacks	<p><i>Shall be located in rear or side yard only.</i></p> <p><i>Shall follow that of C.ii</i></p>

	<i>*Accessory buildings must be located outside of any easements</i>
--	--

SECTION IX

Title 15, Chapter 155, § 155.015, 1, shall be amended by adding density ranges by inserting the following:

“The permitted range of densities for this district shall be as follows:”

<i>Development Type</i>	<i>Density Range</i>
<i>One- and Two-Unit</i>	<i>One or less to five (<1-5) dwelling units per acre</i>
<i>Multi-Unit Single Story</i>	<i>Three to ten (3-10) dwelling units per acre</i>
<i>Multi-Unit Two (2) Story</i>	<i>Five to fourteen (5 -14) dwelling units per acre</i>
<i>Multi-Unit Three (3) Story or more (mixed use project only)</i>	<i>Twelve to twenty-five (12-25) dwelling units per acre</i>

Title 15, Chapter 155, § 155.015, 3, Table A, shall be amended to clarify lot coverage/open space by changing language as follows:

<i>iv. Lot Coverage/Required Open Space</i>	<i>Lot coverage shall not exceed fifty five percent (55%) of the lot area. Minimum twenty five percent (25%) usable lot open space shall be provided. (Includes patios, decks, pools and other recreational facilities not under roof.)</i>
---	---

Title 15, Chapter 155, § 155.015, 3, Table B, shall be amended to add interior setbacks between multi-unit dwellings; clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<i>iii. Multi-Unit dwellings interior setbacks</i>	<i>Between structures: Dwelling unit with window, thirty (30) feet minimum from adjacent structure. Minimum setbacks between structures twenty (20) feet. * See 155.103, 7, A & B</i>
<i>v. Lot Coverage/Required Open Space</i>	<i>Lot coverage shall not exceed seventy-five percent (75%) of lot area. Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i>
<i>vi. Accessory Building Location/Setbacks</i>	<i>Located in the rear yard only. Shall follow that of B.ii *Accessory buildings must be located outside of any easements</i>

SECTION X

Title 15, Chapter 155, § 155.016, 1, shall be amended by adding density ranges in place of maximums by inserting the following:

“The permitted range of densities for this district shall be as follows:”

Development Type	Density Range
One- and Two-Unit	One or less to five (<1-5) dwelling units per acre
Multi-Unit Single Story	Three to ten (3 -10) dwelling units per acre
Multi-Unit Two (2) Story	Five to fourteen (5 -14) dwelling units per acre
Multi-Unit Three (3) Story or more	Twelve to twenty (12-20) dwelling units per acre

Title 15, Chapter 155, § 155.016, 3, Table A, shall be amended to clarify lot coverage/open space and adding details to specify no accessory buildings in easements by changing language as follows:

<i>i. Lot Coverage/Required Open Space</i>	<i>Lot coverage shall not exceed forty five percent (45%) of the lot area. Minimum twenty five percent (25%) usable lot open space shall be provided. (Includes patios, decks, pools and other recreational facilities not under roof.)</i>
<i>ii. Accessory Building Location</i>	<i>Rear yard or side yard, such that the accessory building shall be located behind the any front façade of the primary structure or other façade facing a street *Accessory buildings must be located outside of any easements</i>

Title 15, Chapter 155, § 155.016, 3, Table B, shall be amended to add interior setbacks between multi-unit dwellings; clarify lot coverage/open space; and clarify accessory building standards, by adding and changing rows as follows:

<i>iii. Multi-Unit dwellings interior setbacks</i>	<i>Between structures: Dwelling unit with window, thirty (30) feet minimum from adjacent structure. Minimum setbacks between structures twenty (20) feet. * See 155.103, 7, A & B</i>
<i>v. Lot Coverage/Required Open Space</i>	<i>Lot coverage shall not exceed sixty-five percent (65%) of lot area. Minimum fifteen percent (15%) usable lot open space (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i>
<i>vi. Accessory Building Location/Setbacks</i>	<i>Shall be located in the rear yard only. Shall follow that of B.ii *Accessory buildings must be located outside of any easements</i>

SECTION XI

Title 15, Chapter 155, § 155.017, 1, Purpose and Intent shall be amended to change the language strengthen requirements for visual effect of front facades by changing language as follows:

“Developments shall minimize the visual impact of garages by establishing side-loaded or angled-garage products, utilizing decorative and upgraded doors and finishes, or pushing the garage back from the front façade. This allows for additional design features that enhance the character of this district. Preserving established trees and accentuating natural features should be integral components to any new developments within this district.”

Title 15, Chapter 155, § 155.017, 3, Table A, shall be amended to clarify lot coverage/open space and adding details to specify no accessory buildings in easements by changing language as follows:

<p>iii. <i>Lot Coverage/Required Open Space</i></p>	<p><i>Lot coverage shall not exceed thirty percent (30%) of the lot area. Minimum sixty percent (60%) usable lot open space shall be provided. (Includes patios, decks, pools and other recreational facilities not under roof.)</i></p>
<p>iv. <i>Accessory Building Location</i></p>	<p><i>Located in the rear yard or side yard, such that the accessory building shall be located behind the any front façade of the primary structure or other façade facing a street.</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>

Title 15, Chapter 155, § 155.017, 3, Table B, shall be amended to clarify lot coverage/open space, adding details to specify no accessory buildings in easements and to update parking location by changing language as follows:

<p>i. <i>Lot Coverage/Required Open Space</i></p>	<p><i>Lot coverage shall not exceed fifty-five percent (55%) of the lot area. Minimum twenty-five percent (25%) usable open space (excluding impervious surfaces) shall be provided. Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i></p>
<p>v. <i>Accessory Building Location/Setbacks</i></p>	<p><i>Located in rear yard only. Shall follow that of B.ii</i></p> <p><i>*Accessory buildings must be located outside of any easements</i></p>
<p>vii. <i>Parking Location</i></p>	<p><i>Not more than twenty percent (20%) of parking shall be located in the front yard in the RL District. Parking areas shall be screened and buffered in accordance with the Landscaping Section 155.063.</i></p>

SECTION XII

Title 15, Chapter 155, § 155.018, 3, Table A, shall be amended to clarify lot coverage/open space and, adding details to specify no accessory buildings in easements by changing language as follows:

<p>iii. <i>Multi-Unit dwellings interior setbacks</i></p>	<p><i>Between structures:</i></p> <p><i>Dwelling unit with window, thirty (30) feet minimum from adjacent structure.</i></p> <p><i>Setbacks between structures twenty (20) minimum feet.</i></p> <p><i>* See 155.103, 7, A & B</i></p>
<p>v. <i>Lot Coverage/Required Open Space</i></p>	<p><i>Lot coverage shall not exceed seventy percent (70%) of lot area. Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces).</i></p>

	<i>Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i>
<i>vi. Accessory Building Location/Setbacks</i>	<i>Located in rear yard and side yard only.</i> <i>Shall follow that of A.ii.</i> <i>*Accessory buildings must be located outside of any easements</i>

SECTION XIII

Title 15, Chapter 155, § 155.019, 3, C, shall be amended to remove “overlay language” to read as follows:

“C. In any case where land use development standards have not been specified for a particular use within the PUD District, the highest standards of the UDO for that particular land use or comparable district shall be applicable.”

Title 15, Chapter 155, § 155.019, 3, D, shall be amended to allow a Detailed Unit Development Plan and Secondary Plat to be heard together to read as follows:

“D. A Detailed Unit Development Plan and a Secondary Plat may be considered at the same time. No Secondary Plat shall be approved in a PUD without an approved land use plan and preliminary plat in accordance with sections 155.072 and 155.073. Plat submissions shall be in majority conformance with the land use plan submitted and approved, unless such plan has been amended by the Plan Commission.”

Title 15, Chapter 155, § 155.019, 3, E, shall be amended to clarify terminology to read as follows:

“E. A refusal by the Plan Commission to approve a Detailed Unit Development Plan shall not be construed as a denial, and any such refusal shall not operate as a limitation on the right of the petitioner to continue to seek approval, nor shall it impair the right of the petitioner to obtain an extension of time for approval.”

Title 15, Chapter 155, § 155.019, 5, A, shall be amended to add the ability to grant extensions of effective approval periods to read as follows:

“A. Abandonment shall be deemed to have occurred when no improvements have been made pursuant to the approved final Detailed Unit Development Plan for twenty four (24) consecutive months, or upon the expiration of five (5) years from the approval by the Plan Commission for a development which has not been completed, or the expiration of an extension granted by the Plan Commission.

B. Prior to the elapse of the twenty-four consecutive months, the Planning Director may approve extensions to the approved final Detailed Unit Development Plan, upon a written request from the property owner provided that the proposal does not violate the approved PUD by the Plan Commission.

C. The approval of a Detailed Unit Development Plan and final plat for each section where a primary plat has been filed and approved shall extend the length of the PUD District in its entirety for two (2) years.”

SECTION XIV

Title 15, Chapter 155, § 155.020, 1, Purpose and Intent shall be amended to clarify the goals of the overlay district to read as follows:

“The primary goal of the overlay is to promote and foster buildings and development patterns that enhance the Pennsy Trail and other recreational trail amenities in the community.”

Title 15, Chapter 155, § 155.020, 3, Table A, shall amend the language for consistency with other sections of the ordinance to read as follows:

<i>ii. Principal Building Height</i>	<i>Sixty (60) feet maximum.</i> <i>New construction buildings must be at least thirty five (35) feet minimum in height.</i>
--------------------------------------	--

SECTION XV

Title 15, Chapter 155, § 155.022, 3, Table A, shall be amended to simplify lot coverage, add required open space and clarify accessory building setbacks to read as follows:

<i>iii. Multi-Unit dwellings interior setbacks</i>	<i>Between structures: Dwelling unit with window, thirty (30) feet minimum from adjacent structure. Setbacks between structures twenty (20) minimum feet. * See 155.103, 7, A & B</i>
<i>iv. Lot Coverage/Required Open Space</i>	<i>Lot coverage shall not exceed seventy percent (70%) of lot area. Minimum fifteen percent (15%) usable open space (excluding impervious surfaces) shall be provided. Drainage ponds, play areas, common areas, and the like may apply toward this provision.</i>
<i>v. Accessory Building Location/Setbacks</i>	<i>Rear yard and side yard only. Shall follow that of A.ii *Accessory buildings must be located outside of any easements</i>

Title 15, Chapter 155, § 155.022, 3, Table B, shall be amended by deleting the entire Table because Single- and Two-Unit structures are no longer permitted uses in the IB District.

Title 15, Chapter 155, § 155.022, 4, A, i, a, shall be amended by adding language to enhance design standards to read as follows:

“Developments proposed for this district shall meet or exceed the Design Standards in the Sections 155.103 and 155.104 of this Unified Development Ordinance based on the use proposed. Designs presented through the Development Plan Approval shall include a higher level of design standards.”

SECTION XVI

Title 15, Chapter 155, § 155.031, 2, E, shall be deleted because it is covered in other sections of the ordinance.

SECTION XVII

Title 15, Chapter 155, § 155.037, 2, shall be amended to correct a typographical error to read as follows:

“2. The above-ground bulk storage of flammable or combustible liquids, gases, and other materials, including explosives and blasting agents, shall be set back from lot lines in industrial districts in accordance with the current Indiana Flammable & Combustible Liquids and Gases Code (675 IAC 22-1) and the current Indiana Fire Prevention Code (675 IAC 22-2). Front setbacks from street right-of-way shall be governed by the more restrictive of the following:”

SECTION XVIII

Title 15, Chapter 155, § 155.039, 4, C shall be amended to correct the language in height limitations to read as follows:

“C. Such height is not prohibited by other state or federal laws.”

SECTION XIX

Title 15, Chapter 155, § 155.063, 10, H, IV, Table for Incoming Uses, shall be amended to add landscape buffering for incoming subdivision developments to read as follows:

		<i>Incoming Use</i>						
		<i>Residential</i>	<i>Residential Subdivision</i>	<i>Neighborhood Commercial</i>	<i>Corridor Commercial</i>	<i>Mixed-Use</i>	<i>Multi-Unit Residential</i>	<i>Industrial</i>
<i>Existing Use</i>	<i>Residential</i>	X	M*	M	M	M	M	L
	<i>Residential Subdivision</i>	X	M*	M	M	M	M	L
	<i>Neighborhood Commercial</i>	X	X	S	S	S	S	M
	<i>Corridor Commercial</i>	X	X	S	S	M	M	S
	<i>Mixed-Use</i>	X	X	S	M	S	S	M
	<i>Multi-Unit Residential</i>	X	X	S	M	S	S	L
	<i>Industrial</i>	X	X	M	S	M	L	S
		<i>X= No buffer yard required</i> <i>S = Small buffer yard required</i> <i>M = Medium buffer yard required</i> <i>L = Large buffer yard required</i> <i>*Along public rights of way only</i>						

SECTION XX

Title 15, Chapter 155, § 155.064, 1, E, F & G, shall be amended to add language more comprehensive regarding permitted appurtenant structures to read as follows:

- E. Generators;*
- F. Above-Ground Storage Tanks; and*
- G. Other similar structures, as determined by the Planning Director.”*

SECTION XXI

Title 15, Chapter 155, § 155.065, 2, J & K, shall be amended to delete due to typographical errors.

Title 15, Chapter 155, § 155.065, 16, A, shall be amended to add provisions for temporary signs to read as follows:

“i. Temporary signs shall be permitted subject to Section 155.065.10”

SECTION XXII

Title 15, Chapter 155, § 155.066, 4, D, i, shall be amended for clarity to read as follows:

“i. Parking lots may be onsite or offsite; any offsite parking lots must be located within eight hundred (800) feet of any lot line of the applicant’s property.”

Title 15, Chapter 155, § 155.066, 4, H Table, shall be amended to add parking information for One, Two and Multi-Unit Residential Uses in the DT to read as follows:

USE	REQUIRED SPACES
<i>Residential Uses</i>	
<i>DT District Multi-Unit Residential Uses</i>	<i>See DT District Regulations 155.008.4.F,ii</i>
<i>Commercial and Services</i>	
<i>DT District Office Use</i>	<i>See DT District Regulations 155.008.4.F,i</i>
<i>DT District uses with less than two thousand five hundred (2,500) square feet of floor area</i>	<i>None required</i>
<i>DT District Full Service Restaurant uses with more than two thousand five hundred (2,500) square feet of floor area</i>	<i>See DT District Regulations 155.008.4.F, iii</i>
<i>Any Other DT District uses with more than two thousand five hundred (2,500) square feet of floor area</i>	<i>See DT District Regulations 155.008.4.F, iv</i>

Title 15, Chapter 155, § 155.066, 6, shall be amended to add specificity and regulations regarding permitted parking surfaces to read as follows:

“A. All parking area surfaces, driveways and loading area surfaces shall be clearly marked, graded, drained, and shall provide a durable and dust-free surface through one of the following means:

- i. Bricks or concrete*
- ii. Compacted aggregate base and surfaced with asphaltic pavement; or*
- iii. Compacted aggregate base and surfaced with permeable pavers or permeable pavement as appropriate for the type and intensity of the proposed use and for the climate of the city, subject to the approval of the City Engineer.”*

SECTION XXIII

Title 15, Chapter 155, § 155.071, shall be amended to correct numbering as follows:

*“P. Not less than fifteen percent (15%) Common Open Space (excluding impervious surfaces) shall be provided. Drainage ponds, play areas, common areas, and the like may apply toward this provision; and
Re-number Q. through V.”*

SECTION XXIV

Title 15, Chapter 155, § 155.080, shall be amended to include Owner’s Association for commercial or industrial plats to read as follows:

“5. Where a property falls in a subdivision with a Homeowner’s Association (HOA) or an Owner’s Association, a notarized agreement between the HOA/OA and the deeded property owner shall be submitted regarding the required HOA/OA fees on the combined deed.”

SECTION XXV

Title 15, Chapter 155, § 155.083, 6, shall be amended to include update and add requirements for the grant of modifications and renumber to read as follows:

“6. The following development requirements shall be reviewed and may be modified or waived by the Plan Commission upon the approval of a development plan, if the applicant can demonstrate that the proposed detailed findings found in 155.083,7 in support of the development plan are met and the proposed development plan and the community is better served by the proposed standards:”

Title 15, Chapter 155, § 155.083, 7 shall be amended to add findings for the grant of modifications and renumber to read as follows:

“7. The Commission shall not approve waivers or modifications unless it finds based upon the evidence presented to it in each specific case that:

- A. The requested modifications would not, in any way, contravene the purpose and intent of the Comprehensive Plan, the UDO, the Official Zoning Map of the City, or the Subdivision Control Ordinance;*
- B. Granting the modifications would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g., water, sewer, fire protection, etc.);*
- C. Granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;*
- D. Practical difficulties have been demonstrated:
 - i. The conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;*
 - ii. The requested modifications represent the minimum modifications necessary to meet the intent of the regulations;*
 - iii. The practical difficulties were not created by the petitioner, developer, owner, or subdivider; and*
 - iv. The practical difficulties cannot be overcome through reasonable design alternatives.**

And re-number 8 through 10”

SECTION XXVI

Title 15, Chapter 155, § 155.093, 2, A, shall be amended to add consistent language regarding approvals by the Plan Commission to read as follows:

“A. The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the Zoning Code, unless already heard by the Plan Commission during the development plan approval or platting process as a modification or waiver of standards, respectively.”

SECTION XXVII

Title 15, Chapter 155, § 155.094, 3, P, iii, 4, shall be amended by deleting, because it is not needed.

SECTION XXVIII

Title 15, Chapter 155, § 155.102, 1, A, shall be amended to add specific language regarding compatibility to read as follows:

“A. Shall be architecturally compatible with the primary building(s) with which it is associated.”

Title 15, Chapter 155, § 155.102, 4, A, shall be amended to reduce design standards for large accessory structures by removing some requirements read as follows:

Reduce design standards for large accessory structures by removing some requirements:

“A. Materials used shall be similar in type and color as the primary structure. When the primary structure has multiple materials used (a combination of brick and siding, as an example), the accessory structure may include either material but does not necessarily have to include both. A material that provides a similar look to the main structure, (example, a wood sided accessory structure where a home is vinyl siding) shall be considered as meeting this requirement.

SECTION XXIX

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 XXX

Introduced and filed on the ___ day of October, 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:

John Jester

John Jester

Amy Kirkpatrick

Amy Kirkpatrick

Jeff Lowder

Jeff Lowder

Thomas Moore

Thomas Moore

Joyce Plisinski

Joyce Plisinski

Dan Riley

Dan Riley

Anthony Scott

Anthony Scott

ATTEST:

Lori Elmore, Clerk-Treasurer

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

Lori Elmore, Clerk-Treasurer

Approved by me this _____ day of _____, 2024.

Guy Titus, Mayor
City of Greenfield, Indiana