

City of Greenfield

Memo

To: City of Greenfield City Council

From: Joanie Fitzwater & Elizabeth Williams

cc: Mayor Guy Titus

Date: October 2024

Re: Summary of Proposed Updates to UDO **PUB24-05**

The following summary explains the updates and corrections that we have made to the UDO, as we continue to work with it every day, continual updates allow the ordinance to be a “living document” reflecting the goals of the City. In the revision column you will find a brief explanation of the change in black followed by the “Redline” of the change to the ordinance language or the new language.

Please let us know if you have any questions or would like to discuss in more detail.
Thank you

Type	Code Section	Revision
Context	Commercial Use Table 155.007	Use Table for Commercial 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.

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			
<p>*Permitted North of I-70 Only</p> <p>**See District for Additional Requirements and Uses</p> <p>*** Permitted as an Accessory Use</p>												

Type	Code Section	Revision
Context	DT – Downtown 155.008, 1	In keeping with our adopted heritage zoning, Existing single- and two- unit residential uses and structures may remain as part of the downtown fabric and heritage following the Traditional Neighborhood District development standards, see 155.009, 3, Table B.
		Density ranges have been added to regulate residential development.
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-five (12-25) dwelling units per acre
Clarification	DT – Downtown 155.008, 3, Table A	Clarify Accessory Building permitted locations and setbacks
Development Standards for All Buildings		
Dimension		Standard
v. Accessory Building Location		Rear yard only
vi. Accessory Building Location/Setbacks		Shall be located in rear yard only. Setbacks shall follow that of A.ii. the primary structure <i>*Accessory buildings must be located outside of any easements</i>
Context	DT – Downtown 155.008, 4, A, ii, 1, 2 & 3	Add requirements and guidance for rehabilitation to existing residential structures and clarify changes for all others existing structures. Change Plan Commission’s procedure mandate for demolition from “will” to “may”.
		ii. Rehabilitation, Additions and Demolition to existing structures. 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

		<p>historic character of the building. Features such as arches, name blocks, windows or similar features shall be preserved and restored to all reasonable extents.</p> <p>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 will approve the demolition if it finds one or more of the following:</p>
<p>Context</p>	<p>DT – Downtown 155.008, 4, F</p>	<p>Change to parking standards:</p> <p>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. For larger new construction uses, additional parking is required as listed below. For larger new construction uses, additional Parking is required as listed below:</p> <ul style="list-style-type: none"> i. Office: One (1) off-street parking space for every four hundred (400) square feet over two thousand five hundred (2,500) five thousand (5,000) square feet ii. Residential Multi-Unit Family: 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) five thousand (5,000) 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) five thousand (5,000) 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.: One (1) off-street parking space for every five hundred (500) square feet of floor area
Context	TN – Traditional Neighborhood 155.009,1	Densities have been added to regulate residential development.
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-five (12-25) dwelling units per acre
Clarification	TN – Traditional Neighborhood 155.009, 3 Table A	Clarifying and simplifying lot coverage and required open space. Clarify Accessory Building permitted locations and setbacks
A. Commercial, Multi-Unit and Mixed-Use Structures		
Dimension		Standard
iv. Lot Coverage/Required Open Space		Lot coverage shall not exceed seventy percent (70%) of lot area, maximum . 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.
x. Required Open Space		Multi-Unit and Mixed-Use Structures shall provide not less than 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.
v. Accessory Building Location		Rear yard and side yard
vi. Accessory Building Location/Setbacks		Shall be located in rear yard and side yard only. Side and rear yard setbacks shall follow that of A.ii <i>*Accessory buildings must be located outside of any easements</i>
Clarification	TN - TRADITIONAL NEIGHBORHOOD - 155.009, 3 Table B	Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks

B. Single- and Two-Unit Residential Building Standards		
Dimension	Standard	
iv. Lot Coverage/ Required Open Space	<p>Lot coverage shall not exceed forty five percent (45%) of lot area, maximum.</p> <p>Minimum twenty five percent (25%) usable lot open space shall be provided (includes patios, decks, pools and other recreational facilities not under roof).</p>	
v. Lot Open Space	<p>Not less than twenty five percent (25%) Usable Lot Open Space (includes patios, decks, pools and other recreational facilities not under roof) shall be provided.</p>	
vi. Accessory Building Location	<p>Rear and side yard</p>	
vii. Accessory Building Location /Setbacks	<p>Shall be located in rear yard and side yard only.</p> <p>Side and rear yard setbacks shall follow that of B.ii</p> <p><i>*Accessory buildings must be located outside of any easements</i></p>	
Clarification	TN - TRADITIONAL NEIGHBORHOOD - 155.009, 4, A, ii	<p>Inserting language describing when Plan Commission approval is required.</p> <p>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.</p>
Clarification	TN – TRADITIONAL NEIGHBORHOOD – 155.009, 4, A, v, 1, a	<p>Add consistent language.</p> <p>a. Screening parking areas from the street. A planting areas between a street and the parking area a minimum of at least three (3) feet wide shall be provided at the perimeter of the parking area, exclusive of walks and driveways.</p>
Clarification	CN – Commercial North Gateway: 155.010, 1	Densities have been added to regulate residential development.
Development Type		Density Range
Multi-Unit Two (2) Story (Mixed Use Project Only)		Five to fourteen (5 -14) dwelling units per acre
Multi-Unit Three (3) Story or More (Mixed Use Project Only)		Twelve to twenty-five (12-25) dwelling units per acre
Clarification	CN – Commercial North Gateway: 155.010, 3, Table A	Clarifying and simplifying lot coverage and required open space

		Clarify Accessory Building permitted locations and setbacks
A. Commercial Buildings Development Standards		
Dimension		Standard
iv. Lot Coverage/Required Open Space		<p>The total floor area of the building(s) s Lot coverage shall not exceed seventy percent (70%) of the 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.</p>
Accessory Building Location/Setbacks		<p>Shall be located in the rear and side yard only. Setbacks shall follow that of A.ii. <i>*Accessory buildings must be located outside of any easements</i></p>
Accessory Building Setbacks		Setbacks shall follow that of A.ii.
Clarification	CN – Commercial North Gateway: 155.010, 3, Table B	<p>Adding interior setbacks for multi-unit residential. Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks</p>
B. Multi-Unit Residential and Institutional Use Development Standards		
Dimension		Standard
iii. Multi-Unit dwellings interior setbacks		<p>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</p>
v. Lot Coverage/Required Open Space		<p>The total floor area of the building(s) s Lot coverage shall not exceed seventy percent (70%) of the 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.</p>

viii. Required Open Space		Multi-Unit Residential Use Structures 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.
vi. Accessory Building Location/ Setbacks		Rear and side yard Shall follow that of B.ii *Accessory buildings must be located outside of any easements
Accessory Building Setbacks		Setbacks shall follow that of A.ii.
Context	CN – Commercial North Gateway: 155.010, 4, A, i, 1 & 2	Adding language regarding permitted outdoor storage as well as location. 1. Outdoor display is permitted, and each establishment shall be permitted up to two-hundred (200) square feet of outdoor display a maximum display area for structures 20,000 square feet or less in size and structures larger than 20,000 square feet shall in no case not to exceed one percent (1%) of the gross floor area of the primary building. 2. Outdoor display shall only be located immediately abutting and adjacent to the primary building unless otherwise approved by the Plan Commission.
Clarification	NR – National Road Gateway: 155.011, 1	Densities have been added to regulate residential development.
Development Type		Density Range
Multi-Unit Two (2) Story (Mixed Use Project Only)		Five to fourteen (5 -14) dwelling units per acre
Multi-Unit Three (3) Story or More (Mixed Use Project Only)		Twelve to twenty-five (12-25) dwelling units per acre
Clarification	NR – National Road Gateway: 155.011, 3, Table A	Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks
A. Commercial Uses Development Standards		
Dimension		Standard
iv. Lot Coverage/ Required Open Space		The total area of the building(s) Lot coverage shall not exceed sixty percent (60%) of the 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.

v. Accessory Building Location/Setbacks		Shall be located in rear and side yard only. Shall follow that of A.ii <i>*Accessory buildings must be located outside of any easements</i>
v. Accessory Building Location/Setbacks		Shall follow that of A.ii
Clarification	NR – National Road Gateway: 155.011, 3, Table B	Adding interior setbacks for multi-unit residential. Clarifying and simplifying lot coverage and required open space
B. Multi-Unit Residential and Institutional Uses		
Dimension		Standard
iii. Multi-Unit dwellings interior setbacks		Between structures: Dwelling unit with window, thirty (30) feet minimum from adjacent structure Minimum setbacks between structures twenty (20) feet <i>* See 155.103, 7, A & B</i>
iii. Lot Coverage/Required Open Space		The total floor area of the building(s)-s Lot coverage shall not exceed sixty percent (60%) of the 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.
viii. Required Open Space		No 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.
v. Accessory Building Location/Setbacks		Shall be located in rear and side yard only. Shall follow that of B.ii <i>*Accessory buildings must be located outside of any easements</i>
v. Accessory Building Location/Setbacks		Shall follow that of B.ii
Clarification	NR – National Road Gateway: 155.011, 3, Table C	Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks
C. Industrial and Other Uses or Development Types		

Dimension		Standard
iv. Lot Coverage/Required Open Space		The total floor area of the building(s) s Lot coverage shall not exceed seventy percent (60%) of the 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.
ix. Required Open Space		Uses other than industrial “other Uses or Development Types” 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.
Accessory Building Location/Setbacks		Shall be located in rear and side yard only. Shall follow that of C.ii <i>*Accessory buildings must be located outside of any easements</i>
v. Accessory Building /Setbacks		Shall follow the primary
Context	CS COMMERCIAL SOUTH GATEWAY 155.012, 1.	Densities have been added to regulate residential development.
Development Type		Density Range
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-five (12-25) dwelling units per acre
Clarification	CS COMMERCIAL SOUTH GATEWAY 155.012, 3, Table A, iv.	Adding interior setbacks for multi-unit residential. Clarifying and simplifying setbacks, lot coverage and required open space Clarify Accessory Building permitted locations and setbacks
A. Development Standards for All Buildings		
Dimension		Standard
ii. Setbacks. Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by 155.063 whichever is greater.		Front lot line: Shall be determined by required buffer yards in 155.063 . Ten (10) feet minimum* setback , fifty (50) feet maximum

<i>Parcels platted under previous codes shall follow the setbacks platted</i>		Side lot line: Shall be determined by required buffer yards in 155.063 . Ten (10) feet minimum, twenty (20) feet when abutting a residential property or use Rear lot line: Shall be determined by required buffer yards in 155.063 . Ten (10) feet minimum, twenty (20) feet when abutting a residential property or use
iii. Multi-Unit dwellings interior setbacks		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
iv. Lot Coverage/ Required Open Space		The total floor area of the building(s) Lot coverage shall not exceed seventy percent (60%) of the 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.
ix. Required Open Space		Uses other than industrial "other Uses or Development Types" 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.
v. Accessory Building Location/Setbacks		Shall be located in the rear yard only. Shall follow that of A.ii <i>*Accessory buildings must be located outside of any easements</i>
v. Accessory Building Location/Setbacks		Shall follow that of A.ii
Clarification	BP BUSINESS PARK 155.013, 3. Table A.	Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks
A Manufacturing / Large Scale (50,000 Square Feet or More)		
Dimension		Standard

ii. Setbacks: Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by 155.063 whichever is greater. <i>Parcels platted under previous codes shall follow the setbacks platted.</i>		Front lot line: Shall be determined by required buffer yards in 155.063. Forty (40) feet minimum, unless previously platted 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
iv. Lot Coverage/Required Open Space		Lot coverage shall not exceed sixty percent (60%) of lot area, maximum. 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.
v. Accessory Building Location/Setbacks		Shall be located in rear or side yard only. Shall follow that of A.ii *Accessory buildings must be located outside of any easements
v. Accessory Building Setbacks		Shall follow that of A.ii
Clarification	BP BUSINESS PARK 155.013, 3. Table B.	Adding interior setbacks for multi-unit residential. Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks
B. Manufacturing / Small/Medium Scale (Under 50,000 Square Feet)		
Dimension		Standard
ii. Setbacks: <i>Parcels platted under previous codes shall follow the setbacks platted.</i>		Front lot line: Shall be determined by required buffer yards in 155.063. Twenty five (25) feet minimum, unless previously platted. 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
iv. Lot Coverage/Required Open Space		Lot coverage shall not exceed sixty percent (60%) of lot area, maximum.

		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.
v. Accessory Building Location/Setbacks		Shall be located in rear or side yard only. Shall follow that of B.ii <i>*Accessory buildings must be located outside of any easements</i>
v. Accessory Building Location/Setbacks		Shall follow that of B.ii
Clarification	BP BUSINESS PARK 155.013, 3. Table C.	Adding interior setbacks for multi-unit residential. Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks
C. Commercial, Multi-Unit, Mixed-Use, and Other Non-Industrial Uses Development Standards		
Dimension		Standard
iii. Multi-Unit dwellings interior setbacks		Between structures: Dwelling unit with window, thirty (30) feet minimum from adjacent structure Minimum setbacks between structures twenty (20) feet <i>* See 155.103, 7, A & B</i>
iv. Lot Coverage/Required Open Space		Lot coverage shall not exceed seventy (70%) of lot area, maximum . 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.
viii. Required Open Space		Multi-Unit, Mixed-Use, and Other Non-Industrial Uses 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.
v. Accessory Building Location/Setbacks		Shall be located in rear and side yard only. Shall follow that of C.ii

		<i>*Accessory buildings must be located outside of any easements</i>
v. Accessory Building Location/Setbacks		Shall follow that of C.ii
Clarification	IM – INNOVATION AND MANUFACTURING 155.014, 3, Table A.	Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks
A. Manufacturing / Large Scale Buildings (50,000 Square Feet or More)		
Dimension		Standard
<i>i. Setbacks. Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by 155.063 whichever is greater.</i> <i>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., unless previously platted</i> <i>Side lot line: Shall be determined by required buffer yards in 155.063 Ten (10) feet minimum</i> <i>Rear lot line: Shall be determined by required buffer yards in 155.063 Ten (10) feet minimum</i>
Lot Coverage/Required Open Space		<i>Lot coverage shall not exceed sixty percent (60%) of lot area.</i> <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>
v. Accessory Building Location/Setbacks		<i>Rear yard only.</i> <i>Shall follow that of A.ii</i> <i>*Accessory buildings must be located outside of any easements</i>
vi. Accessory Building Setbacks		Shall follow that of A.ii
Clarification	IM – INNOVATION AND MANUFACTURING 155.014, 3, Table B.	Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks
B. Manufacturing / Small/Medium Scale (Under 50,000 Square Feet)		
Dimension		Standard
<i>ii. Setbacks. Setbacks shall be the minimum listed here, or the size of the</i>		<i>Front lot line: Shall be determined by required buffer yards in 155.063 Twenty-five (25) feet minimum.</i>

<p>applicable buffer yard required by 155.063 whichever is greater.</p> <p><i>Parcels platted under previous codes shall follow the setbacks platted.</i></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>
<p>Lot Coverage/Required Open Space</p>		<p>Lot coverage shall not exceed sixty percent (60%) of lot area, maximum.</p> <p>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.</p>
<p>Accessory Building Location/Setbacks</p>		<p>Rear and Side Yard only.</p> <p>Shall follow that of B.ii</p> <p><i>*Accessory buildings must be located outside of any easements</i></p>
<p>v. Accessory Building Location/Setbacks</p>		<p>Shall follow that of B.ii</p>
Context	<p>IM – INNOVATION AND MANUFACTURING 155.014, 3, Table C.</p>	<p>Adding interior setbacks for multi-unit residential.</p> <p>Clarifying and simplifying lot coverage and required open space</p> <p>Clarify Accessory Building permitted locations and setbacks</p>
<p>C. Office, Commercial, and All Other Uses Development Standards</p>		
<p>Dimension</p>		<p>Standard</p>
<p>i. Setbacks. Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by 155.063 whichever is greater.</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>Between structures:</p> <p>Dwelling unit with window, thirty (30) feet minimum from adjacent structure</p> <p>Minimum setbacks between structures twenty (20) feet</p> <p>* See 155.103, 7, A & B</p>
Lot Coverage/Required Open Space		<p>Lot coverage shall not exceed seventy percent (70%) of lot area.</p> <p>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.</p>
vii. Required Open Space		Uses other than industrial "other Uses or Development Types" 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.
Accessory Building Location/Setbacks		<p>Rear and Side Yard only.</p> <p>Shall follow that of C.ii</p> <p><i>*Accessory buildings must be located outside of any easements</i></p>
v. Accessory Building Location/Setbacks		Shall follow that of C.ii
Context	RU – RESIDENTIAL URBAN DENSITY 155.015, 1	Densities have been added to regulate residential development.
<u>Development Type</u>		<u>Density Range</u>
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-five (12-25) dwelling units per acre
Clarification	RU RESIDENTIAL URBAN 155.015, 3, Table A	Clarifying and simplifying lot coverage and required open space
A. Residential Single- and Two-Unit Structure Standards		
Dimension		Standard
iv.	Lot Coverage/Required Open Space	The total floor area of the building(s) 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.).
v. Common Open Space		Not less than fifteen percent (15%) Common Space ((excluding impervious surfaces) shall be provided. Drainage ponds, play areas, common areas and the like may apply toward this provision.
Clarification	RU RESIDENTIAL URBAN 155.015, 3, Table B	Adding interior setbacks for multi-unit residential. Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks
B. Multi-Unit Residential and All Other Structures and Developments		
Dimension		Standard
iii. Multi-Unit dwellings interior setbacks		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
iv. Lot Coverage/Required Open Space		The total floor area of the building(s) Lot coverage shall not exceed seventy five percent (75%) of the 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.
x. Required Open Space		Not less than 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.
v. Accessory Building Location/Setbacks		Rear yard only. Setbacks shall follow B.ii <i>*Accessory buildings must be located outside of any easements</i>
vi. Accessory Building Setbacks		Setbacks shall follow B.ii

Context	RM RESIDENTIAL MODERATE 155.016, 1.	Changing the permitted density ranges for housing types The permitted range of maximum densities for this district shall be as follows:
Development Type		Density Range
One and Two Single-Unit		Zero to One or less three to five ($\theta < 1-5$) dwelling units per acre
Multi-Unit Single Story		Zero to Three to ten ($\theta 3-10$) dwelling units per acre
Multi-Unit Two (2) Story		Zero to Five to fourteen ($\theta 5-14$) dwelling units per acre
Multi-Unit Three (3) Story or More		Zero to Twelve to twenty ($\theta 12-20$) dwelling units per acre
Context	RM RESIDENTIAL MODERATE 155.016, 3, Table A	Clarifying and simplifying lot coverage and required open space
A. Residential Single and Two-Unit Development Standards		
Dimension		Standard
iv. Lot Coverage/ Required Open Space		The total floor area of the building(s) 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.).
v. Useable Lot Open Space		Not less than twenty five percent (25%) Common Space ((excluding impervious surfaces) shall be provided. Drainage ponds, play areas, common areas and the like may apply toward this provision.
vi. Accessory Building Location		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>*Accessory buildings must be located outside of any easements</i>
Context	RM RESIDENTIAL MODERATE 155.016, 3, Table B	Adding interior setbacks for multi-unit residential. Clarifying and simplifying lot coverage and required open space Clarify Accessory Building permitted locations and setbacks

B. Multi-Unit Residential and All Other Structures and Development Types	
Dimension	Standard
iii. Multi-Unit dwellings interior setbacks	<p>Between structures:</p> <p>Dwelling unit with window, thirty (30) feet minimum from adjacent structure</p> <p>Minimum setbacks between structures twenty (20) feet</p> <p>* See 155.103, 7, A & B</p>
Lot Coverage/Required Open Space	<p>The total floor area of the building(s) Lot Coverage shall not exceed sixty five percent (65%) of the lot area.</p> <p>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.</p>
Required Open Space	<p>Not less than 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.</p>
v. Accessory Building Location/Setbacks	<p>Rear yard only.</p> <p>Shall follow that of B.ii</p> <p><i>*Accessory buildings must be located outside of any easements</i></p>
vi. Accessory Building Setbacks	Shall follow that of B.ii
Context	<p>RL RESIDENTIAL LOW DENSITY 155.017, 1</p> <p>Revising “should” to “shall”: Developments should 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.</p>
Context	<p>RL RESIDENTIAL LOW DENSITY 155.017, 3, Table A</p> <p>Simplifying lot coverage and required open space. Clarifying Accessory Building location.</p>
A. Residential Single-Unit Development Standards	

Dimension		Standard
iv. Lot Coverage/Required Open Space		<p>The total floor area of the building(s) Lot coverage shall not exceed thirty percent (30%) of the lot area.</p> <p>Minimum sixty percent (60%) usable lot open space shall be provided (Includes patios, decks, pools and other recreational facilities not under roof.).</p>
v. Usable Lot Open Space		<p>Not less than 60% Usable Lot Open Space shall be provided (includes patios, decks, pools and other recreational facilities not under roof).</p>
vi. Accessory Building Location		<p>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.</p> <p>*Accessory buildings must be located outside of any easements</p>
Context	RL RESIDENTIAL LOW DENSITY 155.017, 3, Table B	<p>Simplifying lot coverage and required open space.</p> <p>Clarifying Accessory Building setbacks.</p>
B. All Other Structures and Development Types		
Dimension		Standard
iv. Lot Coverage/Required Open Space		<p>The total floor area of the building(s)s Lot coverage shall not exceed fifty five percent (55%) of the lot area.</p> <p>Minimum twenty five percent (25%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.</p>
v. Accessory Building Location/ Setbacks		<p>Rear yard only.</p> <p>Shall follow that of B.ii</p> <p>*Accessory buildings must be located outside of any easements</p>

vii. Parking Location	Not more than twenty percent (20%) of parking shall be located in the front yard of a community use or other residential structure in the RL District. Parking areas shall be screened and buffered in accordance with the Landscaping Section 155.063.
viii. Required Open Space	Not less than twenty five percent (25%) Open Space (excluding impervious surfaces) shall be provided. Drainage ponds, play areas, common areas, and the like may apply toward this provision.
Context	NC NEIGHBORHOOD COMMERCIAL NODE 155.018, 3, Table A
	Adding setback requirements for multi-unit. Simplifying lot coverage and required open space. Clarifying Accessory Building setbacks. Adding setback requirements for multi-Unit. Simplifying lot coverage and required open space. Clarifying Accessory Building setbacks.
A. Commercial, Multi-Unit and Mixed-Use Structures	
Dimension	Standard
iii. Multi-Unit dwellings interior setbacks	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
iv. Lot Coverage/Required Open Space	Lot coverage shall not exceed seventy percent (70%) of lot area. maximum. 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.
ix. Required Open Space	Not less than 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.
v. Accessory Building Location/Setbacks		Rear yard and side yard Shall follow that of A.ii <i>*Accessory buildings must be located outside of any easements</i>
vi. Accessory Building Setbacks		Shall follow that of A.ii <i>*Accessory buildings must be located outside of any easements</i>
Context	PUD PLANNED UNIT DEVELOPMENT 155.019, 3,C.	Remove Overlay language C. In any case where land use development standards have not been specified for a particular use within the PUD Overlay District, the highest standards of the UDO for that particular land use or comparable district shall be applicable.
Context	PUD PLANNED UNIT DEVELOPMENT 155.019, 3,D.	Allow Detailed Unit Development Plan and Secondary Plat to be heard together. D. A Detailed Unit Development Plan and a Secondary Plat may be considered at the same time shall be considered the same . 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.
Context	PUD PLANNED UNIT DEVELOPMENT 155.019, 3,E.	Clarify terminology. E. A refusal by the Plan Commission to approve a Detailed Unit site 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.
Context	PUD PLANNED UNIT DEVELOPMENT 155.019, 5, A	Adding ability to grant extensions of the effective periods.

		<p>A. Abandonment shall be deemed to have occurred when no improvements have been made pursuant to the approved final/secondary Detailed Unit Development Plan plat 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.</p> <p>B. Prior to the elapse of the twenty-four consecutive months, the Planning Director may approve extensions to the approved final/secondary 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.</p> <p>C. The approval of a Detailed Unit Development site 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.</p>
Clarification	RTO RECREATIONAL TRAIL OVERLAY 155.020, 1	Clarifying language relating to the RTO goals. The primary goal of the overlay is to promote and foster buildings and development patterns facing and enhancing that enhance the Pennsy Trail and other recreational trail amenities in the community.
Context	RTO RECREATIONAL TRAIL OVERLAY 155.020, 3, Table A.	Change language for consistency with other sections of the ordinance.
A. All Trail-Adjacent Buildings		
Dimension		Standard
ii. Maximum Principal Building Height		<p>Sixty (60) feet maximum.</p> <p>New construction buildings must be at least thirty five (35) feet minimum in height.</p>
Context	IB INTERCHANGE BUSINESS DISTRICT 155.022, 3, Table A.	Add setbacks between multi-unit dwellings. Simplify lot coverage and add required open space.

		Clarifying Accessory Building setbacks.
A. Commercial, Multi-Unit and Mixed-Use Structures		
Dimension		Standard
iii. Multi-Unit dwellings interior setbacks		<p>Between structures:</p> <p>Dwelling unit with window, thirty (30) feet minimum from adjacent structure</p> <p>Setbacks between structures twenty (20) minimum feet</p> <p>* See 155.103, 7, A & B</p>
iv. Lot Coverage/Required Open Space		<p>Lot coverage shall not exceed seventy percent (70%) of lot area. maximum. 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.</p>
v. Accessory Building Location/Setbacks		<p>Rear yard and side yard Shall follow that of A.ii <i>*Accessory buildings must be located outside of any easements</i></p>
vi. Accessory Building Setbacks		Shall follow the primary building
Content	IB INTERCHANGE BUSINESS DISTRICT 155.022, 3, TABLE B.	Delete entire Table because Single- and Two-Unit structures are no longer permitted uses in the IB District
Content	IB INTERCHANGE BUSINESS DISTRICT 155.022, 4, A, i, a	<p>Adding language to enhance design requirements.</p> <p>a. Developments proposed for this district shall meet or exceed the Design Standards in 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.</p>
Clarification	NONCONFORMITIES 155.031, 2, E	Delete section because it is covered in other areas of the ordinance. And re-number.

Correction	ABOVE GROUND STORAGE OF FLAMMABLE MATERIALS 155.037, 2	Correct typo: 2. The above-ground bulk storage of flammable or combustible liquids, gases, and other materials, including explosives and 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:
Context	SETBACKS, YARD AND HEIGHT EXCEPTIONS 155.039, 4, C	Correct the language in height limitations: C. Such height is not prohibited by other state or federal laws . or the provisions of this chapter.
Context	LANDSCAPING AND BUFFERING 155.063, 10, H, IV, TABLE FOR INCOMING USES	Adding landscape buffering for incoming subdivision developments

		Incoming Use							
		Residential	Residential Subdivision	Neighborhood Commercial	Corridor Commercial	Mixed-Use	Multi-Unit Residential	Industrial	
Existing Use	Residential	X	M*	M	M	M	M	L	
	Residential Subdivision	M*	M*	M	M	M	M	L	
	Neighborhood Commercial	M	X	S	S	S	S	M	
	Corridor Commercial	M	X	S	S	M	M	S	
	Mixed-Use	M	X	S	M	S	S	M	
	Multi-Unit Residential	M	X	S	M	S	S	L	
	Industrial	L	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>							

Context	FENCE, APPURTENANT STRUCTURES, AND SCREENING 155.064, 1, E, F, & G	Adding language to be more comprehensive regarding permitted appurtenant structures. D. E. Generators ; and F. Above-Ground Storage Tanks; and E. G. Other similar structures, as determined by the Planning Director.
Correction	SIGNS 155.065, 2, J & K	Remove J & K, mistakenly inserted. J. Roof Signs K. Integral Roof Signs
Context	SIGNS 155.065, 16, A	Adding provisions for temporary signs in the Historic District: i. Temporary signs shall be permitted subject to Section 155.065.10
Context	PARKING AND LOADING, OFF-STREET 155.066,4,D,i	Changing language for clarity: i. Parking lots may be onsite or offsite, providing any offsite parking lots must be spaces are located within eight hundred (800) feet of any lot line of the applicant's property.
Context	PARKING AND LOADING, OFF-STREET 155.066 4, H Table	Adding information for One, Two and Multi-Unit Residential uses in DT District
USE		REQUIRED SPACES
Residential Uses		
DT District Multi-Unit Residential Uses		See DT District Regulations 155.008.4.F,ii
Commercial and Services		
DT District Office Use		See DT District Regulations 155.008.4.F,i
DT District Restaurant uses with more than five thousand (5,000) two thousand five hundred (2,500) square feet of floor area		See DT District Regulations 155.008.4.F, iii
DT District commercial uses with less than five thousand (5,000) two thousand five hundred (2,500) square feet of floor area		None required
DT District commercial uses with more than five thousand (5,000) two thousand five hundred (2,500) square feet of floor area		See DT District Regulations 155.008.4.E F, iv

Context	PARKING AND LOADING, OFF-STREET 155.066, 6, A	Adding specificity and regulations regarding permitted parking surfaces. 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: surfaced using one (1) of the following products: plant mix asphalt or concrete. 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 approved by the city 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.
Corrections	APPLICATION FOR PRIMARY APPROVAL 155.071	Correcting numbering: O. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision; i. 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; P. Q. through U - V.
Context	PLATTED LOT COMBINATION FOR PERTIMITTING & CONSTRUCTION PURPOSES 155.080	Include Owner's Association for Commercial or industrial plats. 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.

Context	DEVELOPMENT PLAN APPROVAL 155.083, 6 & 7	Update and add requirements for the grant of modifications and renumber: 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:
Context	DEVELOPMENT PLAN APPROVAL 155.083, 7, A	Update requirement and add standards: 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;

		<p>iii. The practical difficulties were not created by the petitioner, developer, owner, or subdivider; and</p> <p>vi. The practical difficulties cannot be overcome through reasonable design alternatives.</p>
Context	VARIANCES 155.093, 2, A	<p>Add consistent language regarding approvals by the Plan Commission:</p> <p>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.</p>
Context	CONDITIONAL USES 155.094, 3, P, iii, 4	<p>Delete section as unneeded. (Schools)</p> <p>4. Projects that do not include any structures or features (other than landscaping or passive open space) that will be closer than thirty (30) feet from any property line.</p>
Content	DESIGN STANDARDS FOR RESIDENTIAL ACCESSORY STRUCTURES 155.102, 1,A	<p>Add language to specify compatibility:</p> <p>A. Shall be architecturally compatible with the primary building(s) with which it is associated.</p>
Content	DESIGN STANDARDS FOR RESIDENTIAL ACCESSORY STRUCTURES 155.102, 4,A	<p>Reduce design standards for large accessory structures by removing some requirements:</p> <p>A. Materials used shall be similar in type and similar in color and percentage to 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. shall include each material. The percentages of materials may be different, but in general no one material should be representative of less than fifteen percent (15%) of the total materials used. As an example, a home that is exclusively brick or fifty percent (50%) brick and siding may construct an accessory structure of this size</p>

		<p>with a brick wainscot that is less than fifty percent (50%) of the façade but not less than fifteen percent (15%). 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.</p>
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