

# City of Greenfield

**Memo**

**To:** City of Greenfield Plan Commission

**From:** Joanie Fitzwater & Elizabeth Williams

**cc:** Mayor Guy Titus

**Date:** May 13, 2024

**Re:** Summary of Proposed Updates to UDO **PUB24-03**

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.

Specifically, the proposed changes are to the Use Table, Definitions and the BP – Business Park District.

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

Thank you

Type	Code Section	Revision
Context	<b>USE TABLE &amp; APPENDIX A - DEFINITIONS</b>	Revising the Use Tables and the Definitions in Appendix A to align between the two. <b>Example: Boutique Hotel changed to Hotel, Boutique.</b>
Context	<b>ENTIRE USE TABLE</b>	Eliminating uses and consolidating under general types of uses. <b>Example: Psychiatric Facility removed as separate use and considered part of Medical Offices. See entire Use Table attached.</b>
Context	<b>USE TABLE: RESIDENTIAL</b>	Adding Dwelling, Single-Unit Attached as a permitted use with additional standards in the DT. <b>See Table insert below</b>
		Adding Dwelling, Single-Unit Detached as a permitted use with additional standards in the DT. <b>See Table insert below</b>
		Adding Dwelling, Two-Unit as a permitted use with additional standards in the DT. <b>See Table insert below</b>
		Changing Dwelling, Multi-Unit (3 or more units) as a conditional use in the NR and CS and Not-Permitted in CN, IM, BP & IB. <b>See Table insert below</b>
<b>RESIDENTIAL USES</b>		

Use	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB
Dwelling, Single-Unit Attached		P	P	P	P**	P						
Dwelling, Single-Unit Detached		P	P	P	P**	P						
Dwelling, Two-Unit		C	P	P	P**	P			C			
Dwelling, Multi-Unit (3 or more Units)			C*	C*	D	C*	D	C D	C D	D	D	D

Context	<b>USE TABLE: BUSINESS PARK</b>	Changing Retail Neighborhood Scale uses as a Conditional Use instead of Development Plan Approval in BP district <a href="#">See Table insert below</a>
		Changing Retail Corridor Scale uses as a Conditional Use instead of Development Plan Approval in BP district <a href="#">See Table insert below</a>
		Changing Brewing/Distilling With or without Tap or Tasting Rooms uses as a Conditional Use instead of Development Plan Approval in BP district <a href="#">See Table insert below</a>
		Changing Fitness and Health Studios/Gyms uses as an Accessory use with Conditional Use approval instead of a permitted use in BP district <a href="#">See Table insert below</a>
		Changing Corridor Scale Professional Offices uses as a Conditional Use approval instead of a permitted use in BP district <a href="#">See Table insert below</a>

**COMMERCIAL USES**

USE	District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB
Retail, Grocery, or Food Markets, or Artisan Food and Beverage Neighborhood Scale (Under 10,000 Sq. Ft.)					P		P	P	P		D C	D
Retail Grocery, or Food Markets, Corridor Scale (10,000 Sq. Ft. or Larger)					D		P	P	P		D C	D
Brewing/Distilling With Tap or Tasting Rooms					P	C	P	P	P	D	D C	D
Brewing/Distilling Without Tap or Tasting Rooms							P	P	C	D	D C	

Fitness and Health Studios/Gyms				P	C	P	P	P	P	P	<del>D</del> C ***	D
Professional Offices - Corridor Scale (Larger than 6,000 Sq. Ft.)				P	C	P	P	C	P		C	D
<b>*** Permitted as an Accessory Use</b>												
Context	<b>USE TABLE: TOURISM, RECREATION, AND LODGING</b>			Changing Conference, Event, and Performance Venues uses as a Conditional Use and Development Plan Approval instead of a permitted use in BP district <a href="#">See Table insert below</a>								
				Changing Hotel and Boutique Hotel uses as a Conditional Use and a Development plan Approval instead of a permitted use in BP district <a href="#">See Table insert below</a>								
<b>TOURISM, RECREATION, AND LODGING USES</b>												
<b>USE</b>	<b>District</b>	<b>RL</b>	<b>RM</b>	<b>RU</b>	<b>DT</b>	<b>TN</b>	<b>CN</b>	<b>NR</b>	<b>CS</b>	<b>IM</b>	<b>BP</b>	<b>IB</b>
Conference, Event, and Performance Venues					P		P	P	P	P	<del>P</del> C&D **	D
Hotel and Boutique Hotel					P		P	P	P		<del>P</del> C&D **	D**
Context	<b>USE TABLE: INDUSTRIAL AND HEAVY USES</b>			Adding Storage to "Recreational Vehicle, Boat, Automotive Enclosed" and changing to permit said use only in NR and IM. <a href="#">See Table insert below</a>								
				Changing Heavy Equipment Repair, Wash, Detailing, Enclosed to a Conditional Use in NR. <a href="#">See Table insert below</a>								
				Changing Trade, Artisan, and Vocational Schools or Fabrication Shops uses to a Conditional Use Approval instead of a permitted use in BP district <a href="#">See Table insert below</a>								
				Changing Storage, Wholesale, and Distribution uses to a Conditional Use Approval instead of a Development Plan Approval use in BP district <a href="#">See Table insert below</a>								
				Changing Recreational Vehicle, Boat, Automotive Storage, Enclosed uses to a permitted use in the NR and IM instead of a Conditional Use Approval and changing to not permitted in the CS District <a href="#">See Table insert below</a>								

		Changing Heavy Equipment Repair, Wash, Detailing, Enclosed uses from a permitted Use to Conditional Use Approval in NR <b>See Table insert below</b>										
INDUSTRIAL AND HEAVY USES												
USE   District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB	
Trade, Artisan, and Vocational Schools or Fabrication Shops				C		C	C	C	C	PC	D	
Storage, Wholesale, and Distribution Uses							C		C	DC		
Recreational Vehicle, Boat, Automotive Storage, Enclosed							PG	C	PG			
Heavy Equipment Repair, Wash, Detailing, Enclosed						C	PC		P			
Context	<b>USE TABLE: INSTITUTIONAL, EDUCATIONAL, AND CARE USES</b>			Changing Medical Offices (neighborhood and corridor scale) to Conditional Use Approvals rather than permitted Uses in the BP District. <b>See Table insert below</b>								
	Adding Veterinary as a Conditional Use in the TN. <b>See Table insert below</b>											
	Changing Boarding/Kennel as not permitted in the IM District. <b>See Table insert below</b>											
	Changing School or College/University – Primary, Secondary, Trade, (Public, Or Private) to Conditional Use Approvals rather than permitted Uses in the BP District. <b>See Table insert below</b>											
	Changing Government Administration and Courts to Conditional Use Approvals rather than Development Plan Approval in the BP and IB Districts. <b>See Table insert below</b>											
	Changing Public Health and Safety Services to Conditional Use Approvals rather than Permitted Uses in the IM Districts. <b>See Table insert below</b>											
INSTITUTIONAL, EDUCATIONAL, AND CARE USES												
Use   District	RL	RM	RU	DT	TN	CN	NR	CS	IM	BP	IB	
Medical Offices - Neighborhood Scale (6,000 Sq. Feet or Under)				P	C	P	P	P		PC	D	
Medical Offices - Corridor Scale (Larger than 6,000 Sq. Feet)				C		P	P	C		PC	D	

Veterinary				C	C	C	C	C	C		
Boarding/Kennel						C	C	C	C	C	
School or College/University – Primary, Secondary, Trade, (Public, Or Private)	C	C	C	C	C	C	C	C	C	P C	D
Government Administration and Courts				C	C	C	C	C	C	D C	D C
Public Health and Safety Services	C	C	C	P	P	P	P	P	D C	C	C
Context	<b>BP BUSINESS PARK 155.013, 1 &amp; 2</b>					Inserting language to identify uses as accessory in a mixed use structure. <b>See redline portion of ordinance below.</b>					
						Inserting language to regulate hotels in the BP district. <b>See redline portion of ordinance below.</b>					

## 155.013 BP – BUSINESS PARK

### 1. Purpose and Intent

The “BP” Business Park District is intended to encourage well-planned office park and industrial park uses, particularly with respect to unified design, scale, ingress and egress, adequate and properly-located parking and service facilities, and convenient and safe pedestrian accessibility. Campus-style development and amenities for employees such as walking trails or sitting areas are encouraged.

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

### 2. Permitted and Conditional Uses

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

A . Hotel, Boutique Hotel Use:

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

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

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

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

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

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

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

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

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

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

2. No more than ten automobiles, which are not currently leased to customers, shall be parked on the same property as the hotel or motel.

3. Truck and trailer rental is not permitted.

B. The following uses are also allowed as subordinate or ancillary uses to the primary uses when developed as part of a mixed-use structure through a Development Plan Approval through the Plan Commission:

i.A. Personal care such as Salons, Barber Shop, Tailors, Shoe Repair, Dry Cleaning, Spas, and the like.

ii.B. Banking, Accounting, Tax Preparation, and other financial services.

iii.C. Professional services including doctors, dentists, lawyers, optometrists, and the like.

iv~~D~~. Child-care center in compliance with all applicable Indiana State Codes and requirements from the appropriate state agencies.

v~~E~~. Retail shops including apparel, jewelry, variety, toy, music, sporting goods, or similar stores.

vi~~F~~. Bakery, delicatessen, coffee shop, and restaurants.

vii~~G~~. Drive-thru in conjunction with any permitted or conditional use.

viii~~H~~. Outdoor seating areas or gathering areas intended for live music, performances, and similar.

ix~~I~~. Other uses similar to these but not otherwise listed in this section.