**ORDINANCE 2023/20**

**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, § 155.009, 3, Table A, ii. Setbacks / Dimension, shall be amended by deleting unnecessary language to read as follows:

“ii. Setbacks

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.009, 3, Table A, ii. Setbacks / Standard, shall be amended by adding reference to buffer yards in 155.063 and inserting to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063. 5 feet, minimum.

Side lot line: Shall be determined by required buffer yards in 155.063. 5 feet minimum.

Rear lot line: Shall be determined by required buffer yards in 155.063. 15 feet minimum or 10 feet when abutting an alley.”

Title 15, Chapter 155, § 155.009, 3, Table B, i. Lot Dimensions / Standard, shall be amended by adding guidance for one-unit and two-unit lot width by inserting thereof the following:

“Width: Single-unit 45 feet minimum with alley access and, 50 feet minimum without alley access; Two-unit 60 feet minimum”

Title 15, Chapter 155, § 155.009, 3, Table B, ii. Setbacks / Dimension, shall be amended by deleting unnecessary language to read as follows:

“ii. Setbacks

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.009, 3, Table B, v. Common Open Space, shall be amended by amending to read as follows:

“Usable Lot Open Space”

Title 15, Chapter 155, § 155.009, 3, Table B, v. Setbacks / Standard, shall be amended by deleting unnecessary language and inserting in lieu thereof shall be the following:

“Not less than 15% Usable Lot Open Space (includes patios, decks, pools and other recreational facilities not under roof) shall be provided.”

**SECTION II**

Title 15, Chapter 155, § 155.010, 1. Purpose and Intent shall be amended by adding additional language as follows:

“All development shall promote multi-modal mobility throughout the corridor and create a walkable, bikeable environment.”

Title 15, Chapter 155, § 155.010, 3, Table A, i. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.010, 3, Table A, i. Setbacks / Standard, shall be amended by adding by adding reference to buffer yards in 155.063 to read as follows:

“Front Lot Line: Shall be determined by required buffer yards in 155.063. 15 feet minimum or as platted, 6’ maximum\*

Side Lot Line: Shall be determined by required buffer yards in 155.063. 10 feet minimum except where common party wall developments are constructed.

Rear Lot Line: Shall be determined by required buffer yards in 155.063. 10 feet minimum

\* *See viii for requesting larger front setbacks*.”

Title 15, Chapter 155, § 155.010, 3, Table A, viii. Parking Lot Location, shall be

deleted in its entirety and inserted in lieu thereof shall be the following:

“Rear yard and side yard preferred. No more than 25% of parking shall be located between the building façade and any public street or trail, unless approved through Development Plan Approval. Structures on corner lots will be considered to have two front building facades facing public streets.

Uses requesting more than 25% of parking between the building facade and any public street shall provide a 15 foot minimum landscaped greenspace along any front property line.

Shared parking is encouraged on immediately adjacent lots in accordance with 155.066.”

Title 15, Chapter 155, § 155.010, 3, Table B, ii. Setbacks / Dimension shall be amended by deleting duplicate language to read as follows:

“ii. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.010, 3, Table B, ii. Setbacks / Standard shall be amended by adding reference to buffer yards in 155.063, to read as follows:

“Front Lot Line: Shall be determined by required buffer yards in 155.063. 20 feet minimum, or as previously platted.

Side Lot Line: Shall be determined by required buffer yards in 155.063. 15 feet minimum.

Rear Lot Line: Shall be determined by required buffer yards in 155.063. 15 feet minimum.”

Title 15, Chapter 155, § 155.010, 3, Table B viii., Parking Lot Location, shall be

deleted in its entirety and inserted in lieu thereof shall be the following:

“Rear yard and side yard preferred. No more than 25% of parking should be located between the front building façade and any public street or public trail, unless approved through a Development Plan Process.

Uses requesting more than 25% of parking between the building facade and any public street or public trail shall provide a 15 foot minimum landscaped greenspace along any front property line.

Structures on corner lots will be considered to have two front building facades facing public streets.”

Title 15, Chapter 155, § 155.010, 4, A ii. Fencing requirements for outdoor storage, shall be amended for consistency with other portions of the ordinance to read as follows:

“ii. Outdoor storage of merchandise is prohibited, unless it is located behind in a rear yard, completely enclosed by a solid opaque wall or fence in accordance with Section 155.064, and the materials stored do not exceed the height of the fence or wall.”

**SECTION III**

Title 15, Chapter 155, § 155.011, 3, Table A, i. Setbacks / Dimension shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.011, 3, Table A, i. Setbacks / Standard, shall be amended by adding by adding reference to buffer yards in 155.063 to read as follows:

“Front Yard: Shall be determined by required buffer yards in 155.063, 15 feet minimum or as platted, 60’ maximum.\*

Side Yard: Shall be determined by required buffer yards in 155.063, 10 feet minimum.

Rear Yard: Shall be determined by required buffer yards in 155.063, 10 feet minimum.

\**See viii for requesting larger front setbacks*.”

Title 15, Chapter 155, § 155.011, 3, Table A, vii. Parking Lot Location, shall be

deleted in its entirety and inserted in lieu thereof shall be the following:

“Rear yard and side yard preferred. No more than 25% parking should be located between the building façade and any public street or public trail, unless approved through Development Plan Approval. Structures on corner lots will be considered to have two front building facades facing public streets.

Uses requesting more than 25% of parking between the building facade and any public street shall provide a 15 foot minimum landscaped greenspace along any front property line.

Shared parking is encouraged on immediately adjacent lots in accordance with 155.064.”

Title 15, Chapter 155, § 155.011, 3, Table B, i. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.011, 3, Table B, i. Setbacks / Standard shall be amended by adding by adding reference to buffer yards in 155.063 to read as follows:

“Front Yard: Shall be determined by required buffer yards in 155.063, 20 feet minimum or as previously platted.

Side Yard: Shall be determined by required buffer yards in 155.063, 15 feet minimum.

Rear Yard: Shall be determined by required buffer yards in 155.063, 15 feet minimum.”

Title 15, Chapter 155, § 155.011, 3, Table B, vii. Parking Lot Location, shall be

Deleted in its entirety and inserted in lieu thereof shall be the following:

“Rear yard and side yard preferred. No more than 25% of parking should be located between the building façade and any public street or trail, unless approved through a Development Plan Process.

Uses requesting more than 25% of parking between the building facade and any public street shall provide a 15 foot minimum landscaped greenspace along any front property line.

Structures on corner lots will be considered to have two front building facades facing public streets.”

Title 15, Chapter 155, § 155.011, 3, Table C, i. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.011, 3, Table C, i. Setbacks / Standard shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Front Lot Line: Shall be determined by required buffer yards in 155.063, 25 feet minimum, or as previously platted.

Side Lot Line: Shall be determined by required buffer yards in 155.063, 15 feet, minimum.

Rear Lot Line: Shall be determined by required buffer yards in 155.063, 15 feet, minimum.”

Title 15, Chapter 155, § 155.011, 3, Table C, vii. Parking Lot Location, shall be

Deleted in its entirety and inserted in lieu thereof shall be the following:

“Rear yard and side yard preferred. No more than 25% of parking should be located between the building façade and any public street or trail, unless approved through a Development Plan Process.

Uses requesting more than 25% of parking between the building facade and any public street shall provide a 15 foot minimum landscaped greenspace along any front property line.

Structures on corner lots will be considered to have two front building facades facing public streets.”

**SECTION IV**

Title 15, Chapter 155, § 155.012, 1, Purpose and Intent. The last sentence shall be amended read as follows:

“Future development and redevelopment shall promote multi-modal mobility throughout the corridor and create a walkable, bikeable environment respecting the pastoral setting and incorporating open space and natural elements into the built environment.”

Title 15, Chapter 155, § 155.012, 3, Table A, ii. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.012, 3, Table A, ii. Setbacks / Standard shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimum\* setback, 50 feet maximum.

Side lot line: Shall be determined by required buffer yards in 155.063,10 feet minimum 20 feet when abutting a residential property or use.

Rear lot line: Shall be determined by required buffer yards in 155.063,10 feet minimum, 20 feet when abutting a residential property or use.”

Title 15, Chapter 155, § 155.012, 3, Table A, vii. Parking Lot Location, shall be

Deleted in its entirety and inserted in lieu thereof shall be the following:

“Rear yard and side yard parking is preferred. No more than 25% of parking should be located between the front building façade and any public street or public trail, unless approved through Development Plan Approval.

Uses requesting more than 25% of parking between the building facade and any public street shall provide a 15 foot minimum landscaped greenspace along any front property line.

Structures on corner lots will be considered to have two front building facades facing public streets.

Shared parking is encouraged on immediately adjacent lots in accordance with 155.066.”

**SECTION V**

Title 15, Chapter 155, § 155.013, 1. Purpose and Intent, amending terms to provide consistency as follows:

“Mixed-use structures that bring services and amenities to employment hubs and provide housing for employees are also desirable uses within this district. Retail, service, and personal care uses are encouraged as 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.”

Title 15, Chapter 155, § 155.013, 2. Permitted and Conditional Uses amended to clarify permitted uses as subordinate to the primary and re-numbering of uses, as follows:

“See Table 155.007 for uses permitted by district. Some uses may require Development Plan 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. The following uses are also allowed as subordinate uses to the primary uses when developed as part of a mixed-use structure either through a required Development Plan Approval by the Plan Commission or a Conditional Use through the Board of Zoning Appeals:”

Title 15, Chapter 155, § 155.013, 3, Table A., ii. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.013, 3, Table A, ii. Setbacks / Standard shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 40 feet minimum, unless previously platted.

Side lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimum.

Rear lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimum.”

Title 15, Chapter 155, § 155.013, 3, Table A, iii. Principal Building Height shall be amended as follows”

“50 feet maximum.”

Title 15, Chapter 155, § 155.013, 3, Table A, v. Accessory Building Location / Standard shall be amended to read as follows”

“Rear or side yard”

Title 15, Chapter 155, § 155.013, 3, Table A, vi. Accessory Building Setbacks / Standard shall be amended to read as follows”

“Shall follow that of A.ii.”

Title 15, Chapter 155, § 155.013, 3, Table B., ii. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.013, 3, Table A, ii. Setbacks / Standard shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 25 feet minimum, unless previously platted.

Side lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimum.

Rear lot line: Shall be determined by required buffer yards in 155.063. 10 feet minimum.”

Title 15, Chapter 155, § 155.013, 3, Table B, iii. Principal Building Height shall be amended as follows:

“50 feet maximum.”

Title 15, Chapter 155, § 155.013, 3, Table B, v. Accessory Building Setbacks / Standard shall be amended to read as follows”

“Shall follow that of B.ii.”

Title 15, Chapter 155, § 155.013, 3, Table C., ii. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.013, 3, Table C, ii. Setbacks / Standard shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 20 feet minimum for two or less stories, 35 feet if over two stories.

Side lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimum.

Rear lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimum.”

Title 15, Chapter 155, § 155.013, 3, Table C, v. Accessory Building Location / Standard shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Rear or Side yard”

Title 15, Chapter 155, § 155.013, 3, Table C, vi. Accessory Building Setback / Standard shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Shall follow that of C.ii”

Title 15, Chapter 155, § 155.013, 4, A, ii. Amended to provide consistency to read as follows:

“Outside storage of merchandise is prohibited, unless it is located behind the setback lines, completely enclosed by a solid, opaque wall or fence in accordance with Section 155.064, and the materials stored do not exceed the height of the fence or wall.”

**SECTION VI**

Title 15, Chapter 155, § 155.014, 3, A, i. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.014, 3, A, i. Setbacks / Standard, shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 40 feet minimum for two or less stories, 35 feet if over two stories.

Side lot line: Shall be determined by required buffer yards in 155.063.

Rear lot line: Shall be determined by required buffer yards in 155.063.”

Title 15, Chapter 155, § 155.014, 3, Table A, iii. Principal Building Height shall be amended as follows:

“50 feet maximum”

Title 15, Chapter 155, § 155.014, 3 Table B, i. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.014, 3, B, i. Setbacks / Standard, shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 25 feet minimum for two or less stories, 35 feet if over two stories.

Side lot line: Shall be determined by required buffer yards in 155.063.

Rear lot line: Shall be determined by required buffer yards in 155.063.”

Title 15, Chapter 155, § 155.014, 3, Table B, iii. Principal Building Height shall be amended as follows:

“50 feet maximum”

Title 15, Chapter 155, § 155.014, 3, Table B, vii. Accessory Building Height shall be amended as follows:

“20 feet, maximum”

Title 15, Chapter 155, § 155.014, 3, Table C, i. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“i. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.014, 3, C, i. Setbacks / Standard, shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 20 feet minimum for two or less stories, 35 feet if over two stories.

Side lot line: Shall be determined by required buffer yards in 155.063.

Rear lot line: Shall be determined by required buffer yards in 155.063.”

Title 15, Chapter 155, § 155.014, 3, Table C, viii. Parking Lot Location, shall be

Deleted in its entirety and inserted in lieu thereof shall be the following:

“Rear and side yard parking preferred. No more than 25% of the required parking shall be located between the building façade and any public street or trail. Landscaping shall be in accordance with 155.063.”

**SECTION VII**

Title 15, Chapter 155, § 155.015, 3, Table A, i. Lot Dimensions, shall be amended to read as follows:

“i. Lot Dimensions”

Title 15, Chapter 155, § 155.015, 3, Table A, i. Lot Standards, shall be amended to read as follows:

“Lot Width: Single-unit 50 feet minimum; 45 feet minimum with alley access; Two-unit 60 feet minimum.

Lot Area: 3,000 square feet minimum”

Title 15, Chapter 155, § 155.015, 3, Table A, ii. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“ii. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.015, 3, Table B, i. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“ii. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.014, 3, B, i. Setbacks / Standard, shall be amended by adding reference to buffer yards in 155.063 to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 12 feet minimum.

Side lot line: Shall be determined by required buffer yards in 155.063, 10’ minimum.

Rear lot line: Shall be determined by required buffer yards in 155.063, 10’ minimum.”

**SECTION VIII**

Title 15, Chapter 155, § 155.016, 1. Residential Moderate shall be amended to change the maximum density for Multi-Unit Three Stories to the following:

“0-20 dwelling units per acre”

Title 15, Chapter 155, § 155.016, 3, Table A, i. Lot Dimensions, shall be amended to read as follows:

“i. Lot Dimensions”

Title 15, Chapter 155, § 155.016, 3, Table A, i. Lot Standards / Standard shall be amended to add minimum width standards for two-family dwellings as follows:

“Lot Width: 60 feet minimum single family; 90 feet two-family”

Title 15, Chapter 155, § 155.016, 3, Table A, ii. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“ii. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.016, 3, Table A, v. Common Open Space shall be amended to re-title the Sub-Section to Usable Lot Open Space and the Dimensional Standard shall be deleted in its entirety and inserted in lieu thereof shall be the following:

“Not less than 25% Usable Lot Open Space shall be provided, including patios, decks, pools and other recreational facilities not under roof.”

Title 15, Chapter 155, § 155.016, 3, Table B, ii. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“ii. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.016, 3, Table B, ii. Setbacks / Standard, shall be amended by adding reference to buffer yards in 155.063 and to change the required rear yard to read as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 25 feet minimum.

Side lot line: Shall be determined by required buffer yards in 155.063, 15 feet minimum, 25 feet if abutting the RL District.

Rear lot line: Shall be determined by required buffer yards in 155.063, 15 feet minimum, 25 if abutting the RL District”

**SECTION IX**

Title 15, Chapter 155, § 155.017, 3, Table A, ii. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“ii. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.017, 3, Table A, v. shall be amended to add Usable Lot Open Space requirements to read as follows:

“Not less than 60% Usable Lot Open Space shall be provided (includes patios, decks, pools and other recreational facilities not under roof).”

Title 15, Chapter 155, § 155.017, 3, Table A, vii. Accessory Building Setbacks / Dimension shall be amended to add specificity for front yard setbacks to read as follows:

“*\*Accessory Dwelling Units shall follow the front setbacks of the primary structure.*”

Title 15, Chapter 155, § 155.017, 3, Table B, ii. Setbacks / Dimension, shall be amended by deleting duplicate language to read as follows:

“ii. Setbacks.

*Parcels platted under previous codes shall follow the setbacks platted*.”

Title 15, Chapter 155, § 155.017, 3, Table B, ii. Setbacks / Standard, shall be amended by adding reference to buffer yards in 155.063 and to change the Rear Lot Line minimum as follows:

“Front lot line: Shall be determined by required buffer yards in 155.063, 50 feet minimum.

Side lot line: Shall be determined by required buffer yards in 155.063, 20 feet minimum, 25 feet if abutting the RL District.

Rear lot line: Shall be determined by required buffer yards in 155.063, 20 feet minimum.”

**SECTION X**

Title 15, Chapter 155, § 155.019, 1. Purpose and Intent shall be amended to add walkability requirements to read as follows:

“All development shall promote multi-modal mobility throughout and create a walkable, bikeable environment.”

**SECTION XI**

Title 15, Chapter 155, § 155.020, 1. Purpose and Intent. shall be amended to add walkability requirements to read as follows:

“Development shall promote multi-modal mobility throughout and create a walkable, bikeable environment and support the use and vibrancy of the trail.”

Title 15, Chapter 155, § 155.020, 2 Permitted and Conditional Uses shall deleted in its entirety and inserted in lieu thereof shall be the following:

“See Table 155.007 for uses permitted by underlying district. Business uses not otherwise permitted in the underlying district may be considered by the Board of Zoning Appeals as a Conditional Use application, provided that the Board finds the requested use is consistent with the spirit and intent of this ordinance and the Comprehensive Plan. All uses, with the exception of one or two unit dwellings, may be required to file Development Plan approval, if the Planning Director determines the community is better served by a Plan Commission review in a public hearing.”

**SECTION XII**

Title 15, Chapter 155, § 155.050, 6, D. Accessory Structures and Uses shall amended by adding language in the following sub-articles consistent with State Codes as follows:

“D. The pool shall be constructed in the rear yard but not closer at any point than six feet from the edge of water to the building itself;

i. The in-ground pool shall comply with the provisions of the Indiana Administrative Code, as amended;

ii. An above-ground pool shall be enclosed by a fence, at minimum four (4) feet in height, equipped with a self-closing, self-latching gate(s), complying with the provisions of the Indiana Residential Code and all other applicable codes utilized by the State of Indiana, as amended;

iii. An in-ground pool shall be enclosed by either:

1. A fence , at minimum four (4) feet in height, equipped with a self-closing, self-latching gate(s), complying with the provisions of the Indiana Residential Code and all other applicable codes utilized by the State of Indiana, as amended; or

2. A safety pool cover, as defined by, and meeting the specifications of 675 IAC 20- 4-27(c)

ix. No pool shall be located within any part of an easement;”

**SECTION XIII**

Title 15, Chapter 155, § 155.054, 1, B. Drive-Thru Facilities & Vehicle Dependent Uses shall be amended to clarify where to measure restaurant drive-thru stacking space as follows:

“Pick Up Window”

Title 15, Chapter 155, § 155.054, 1, C, E & F Drive-Thru Facilities & Vehicle Dependent Uses shall be amended to provide consistent language and add specificity of where Drive-Thrus are permitted to read as follows:

“C. All drive-thru facilities shall be subject to plan review and approval by the City Engineer prior to the issuance of any building permits. At a minimum this review shall include off-site and on-site traffic circulation related to the use, including turning movement and compatibility with pedestrian circulation.

E. Drive-thru ordering, pick-up and payment components shall only be located in the side and rear yards. No drive-thru ordering, pick-up and payment components shall be located in any front yard unless approved by a Development Plan Approval.

F. No drive-thru ordering, pick-up and/or payment components facility shall be located closer than 100 feet to a residential district.”

**SECTION XIV**

Title 15, Chapter 155, § 155.064, 2, Fences, Appurtenant Structures, and Screening shall be amended to re-title the Section to Fences and Appurtenant Structures and provide clarification for placement of appurtenant structures to read as follows:

“Where an appurtenant structure is permitted, such shall not be located in any front yard; said structure may located in a side yard or rear yard, outside of the required buffer yard of the subject property, so as to limit the visibility of such appurtenant structure from the public right of way and adjacent properties.”

**SECTION XV**

Title 15, Chapter 155, § 155.065, 2, E & G Signs shall be amended to provide clarification for removal illegal signs to read as follows:

“E. The Planning Director or designee may remove or cause to be removed a sign or sign structure immediately, and without notice, if the condition of said sign or structure is such as to present an immediate threat to the safety of the public, or within the public right of way.

G. No sign or sign structure shall be permitted in the intersection site visibility triangle in accordance with Section 155.069. This shall not apply to traffic control signs.”

Title 15, Chapter 155, § 155.065, 6, A, iii Signs shall be amended to add regulatory language to read as follows:

“iii. In residential districts or facing residential districts free-standing signs shall use external lighting, reverse (halo-lit) channels or non-illuminated letters only.”

Title 15, Chapter 155, § 155.065, 6, B & C Sign Tables for free standing signs shall be amended to change the number of signs permitted, based on property frontage and inserted in lieu thereof shall be Exhibit A., attached hereto and incorporated by reference herein.

Title 15, Chapter 155, § 155.065, 7, A, xi. Signs shall be deleted in its entirety, thereby eliminating the provision to allow an increase in sign area based on building materials.

Title 15, Chapter 155, § 155.065, 7, B Maximum Sign Area shall be amended to delete restriction on interstate signage to read as follows:

“\**Allowed sign area may be increased in these districts by 10% on frontages along the Interstate.”*

**SECTION XVI**

Title 15, Chapter 155, § 155.066, 2 Off-Street Parking and Loading, shall be amended to re-title the Section to Parking and Loading and shall be amended to change the threshold for complying with parking standards to read as follows:

“2. The regulations under this section apply to any new construction, any expansion in gross floor area or intensification of use by more than 25% 20%, or any change of use and apply whether parking is provided outdoors or within a structure. Existing off-street parking areas shall not be reduced below the minimum requirement for such use as required by this UDO. Any off-street parking areas existing prior to the effective date of this UDO which were already below the standards established by this UDO shall not be further reduced.”

**SECTION XVII**

Title 15, Chapter 155, § 155.068, Access and Frontage, shall be amended to re-title the Section to Access, Frontage and Sidewalk Connectivity and shall be amended to add requirement to provide sidewalks, to read as follows:

“4. Sidewalk Connectivity:

Sidewalks are required for all new construction or renovations of more than ten percent (10%) unless an alternative design is approved by the City Engineer.”

**SECTION XVIII**

Title 15, Chapter 155, § 155.070, 6, Subdivision Applications, Generally shall be amended to delete in its entirety the outdated procedures.

**SECTION XIX**

Title 15, Chapter 155, § 155.071, 1, B Application for Primary Approval of a Plat of a Subdivision shall be amended to update notice requirement as follows:

“B. Provide for due notice to interested parties at least fourteen days before, but not more than 30 days prior to the date set for the hearing.”

**SECTION XX**

Title 15, Chapter 155, § 155.072, 5, P, Secondary Approval shall be amended to add information required on secondary plat for recording, to read as follows:

“Building setbacks, lot width, lot frontage and lot square footage (acreage) accurately shown with dimensions which are not in conflict with the Zoning Chapter.”

Title 15, Chapter 155, § 155.072, 8, Secondary Approval shall be amended to update required digital format to read as follows:

“Within 30 of the secondary approval, the petitioner shall submit one electronic copy of the recorded plat to the City Engineering Department for incorporation into the city’s Geographic Information System. The digital drawing shall be in .SHP File format. Unless otherwise specified by the City Engineering Department staff. For the city to efficiently manage the Geographic Information System, petitioners shall submit their plats in conformance with the requirements below.”

**SECTION XXI**

Title 15, Chapter 155, § 155.077, (D), Plat Certificate Language, the Plan Commission certificate for secondary approval shall be amended to update the signature blocks as follows:

“(D) Plan Commission certificate for secondary approval.

Under authority provided by the Indiana Advisory Planning Law, I.C. 36-7-4, enacted by the General Assembly of the state, and all acts amendatory thereto, and under authority provided by Chapter 155.072 of the Greenfield Unified Development Ordinance, this plat was given secondary approval by the City Plan Commission's Administrative Staff or the Plan Commission:

Approved by the Greenfield City Plan Commission Administrative Staff on \_\_\_\_\_\_\_\_ or by the Greenfield City Plan Commission at a meeting held \_\_\_\_\_\_\_\_\_\_.

GREENFIELD CITY PLAN COMMISSION

(SEAL)

Greenfield City Plan Commission, President \_\_\_\_\_\_\_\_\_\_\_\_\_\_, Date:\_\_\_\_\_\_\_\_\_

OR

Planning Director of Greenfield, Indiana \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Date: \_\_\_\_\_\_\_\_

**SECTION XXII**

Title 15, Chapter 155, § 155.094, 3, E, vi, Conditional Uses shall be amended to add language and reference for outside storage for an auction area, to read as follows:

“vi. Outside storage. Outdoor storage of merchandise is prohibited, unless it is located behind in a rear yard, completely enclosed by a solid opaque wall or fence in accordance with Section 155.064, and the materials stored do not exceed the height of the fence or wall.”

**SECTION XXIII**

Title 15, Chapter 155, § 155.101, 4, B, C and D, Design Standards for One- and Two-Unit Structures shall be amended to add and change window requirements for all facades, to read as follows:

“B. Windows on all facades shall have a minimum nominal one by four inch wood or vinyl surround, except in circumstances where brick surrounds the window;

C. All windows on elevations facing a public street or public trail shall be of an upgraded or decorative in nature meeting at least one of the options below:

i. One by six inch wood or vinyl surround;

ii. Shutters proportionally sized to the window;

iii. Decorative cornices or decorative coursework;

iv. Brick surrounds;

v. Picture, bay or transom windows;

iv. Windows are divided light (mullions or inserts), picture, bay, or include

transoms.

D. Side and rear window treatments shall not be required, if the side or rear of the dwelling possesses one of the following features:

i. Change in the first floor wall structure, with a minimum depth of four (4) feet, and

a minimum width of ten (10) feet (screened-in porch, sunroom, nook, bump-out,

etc); or

ii. Installation of brick or stone wainscot of at least 20” in height.”

**SECTION XXIV**

Title 15, Chapter 155, § 155.105, 3 and 4, Modifications from Design Standards shall be amended to add and update information regarding modifications granted by the Commission, to read as follows:

“3. Changes in modifications granted by the Commission shall require a new submission to the Plan Commission and updated approval of the modifications.

4. Written justification for each modification requested shall be submitted, specifically addressing why that the proposed development plan and the community is better served by the proposed standards.”

**SECTION XXV**

Title 15, Chapter 155, Appendix A – Definitions shall be amended to correct and update the definition of Development within the Floodplain amendment made in 2022, to read as follows:

“Development. Any man-made change to improved or unimproved real estate including but not limited to:

• construction, reconstruction, or placement of a structure or any addition to a structure;

• storage of materials; or any other activity that might change the direction, height, or velocity of flood or surface waters.

• "Development" does not include activities such as the maintenance of existing structures and facilities such as painting, re-roofing; resurfacing roads; or gardening, plowing, and similar agricultural practices that do not involve filling, grading, excavation, or the construction of permanent structures.”

**SECTION XXVI**

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 XXVI**

Introduced and filed on the 14th day of June, 2023. 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023, 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023 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:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Kerry Grass Kerry Grass

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Jeff Lowder Jeff Lowder

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Anthony Scott Anthony Scott

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John Jester John Jester

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Mitch Pendlum Mitch Pendlum

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Dan Riley Dan Riley

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George Plisinski George Plisinski

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lori Elmore, Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lori Elmore, Clerk-Treasurer

Approved by me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Chuck Fewell, Mayor

City of Greenfield, Indiana