City of Greenfield

Memo

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| To: | City of Greenfield Council |
| From: | Joanie Fitzwater & Elizabeth Williams |
| cc: | Mayor Chuck Fewell |
| Date: | Revised with corrections May 11, 2023 |
| Re: | Summary of Proposed Updates to UDO **PUB23-01** |

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

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| Type | Code Section  | Revision |
| Clarification | **TN - Traditional Neighborhood 155.009, 3 Table A**  | Deleting confusing language and inserting language and reference for setbacks  |
| **A. Commercial, Multi-Unit and Mixed-Use Structures** |

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| Dimension | Standard |

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| ii. Setbacks*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised.~~* | Front lot line: Shall be determined by required buffer yards in 155.063. 5 feet, minimumSide lot line: Shall be determined by required buffer yards in 155.063. 5 feet minimumRear lot line: Shall be determined by required buffer yards in 155.063. 15 feet minimum or 10 feet when abutting an alley. ~~otherwise 15 feet~~ |
| Context | **TN - Traditional Neighborhood - 155.009, 3 Table B** | Change minimum lot dimensions and deleting confusing language |
| **B. Single- and Two-Unit Residential Building Standards** |
| Dimension | Standard |
| i. Lot Dimensions | Width: Single-unit 45~~0~~ feet minimum with alley access and, 50 feet minimum without alley access; Two-unit 60 feet minimum Area: 4,000 square feet, minimum |
| ii. Setbacks*Parcels platted under previous codes shall follow the setbacks platted.~~unless the plat is revised.~~* | Front lot line: 5 feet, minimumSide lot line: 5 feet, minimumRear lot line: 10 feet, minimum |
| v. ~~Common~~ Usable Lot Open Space | Not less than ~~1~~25% ~~Common~~ Usable Lot Open Space ~~(excluding impervious surfaces)~~ (includes patios, decks, pools and other recreational facilities not under roof) shall be provided. ~~Drainage ponds, play areas, common areas, and the like may apply toward this provision.~~ |
| Context | **CN – COMMERCIAL NORTH CORRIDOR 155.010, 1.**  | Add language to promote accessibility within the CN District:All development shall promote multi-modal mobility throughout the corridor and create a walkable, bikeable environment. |
| Context | **CN – COMMERCIAL NORTH CORRIDOR 155.010, 3 Table A.** | Remove requirement for 60’ maximum setback, inserting language and reference for setbacks, change landscaping requirement for parking and deleting confusing language |
| **A. Commercial Buildings Development Standards** |
| Dimension | Standard |
| * + 1. Setbacks. ~~Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by~~ **~~155.063~~** ~~whichever is greater.~~

*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | Front Lot Line: Shall be determined by required buffer yards in 155.063,15 feet minimum or as platted, 60” maximum\*Side Lot Line: Shall be determined by required buffer yards in 155.063. 10 feet minimum except where common party wall developments are constructedRear Lot Line: Shall be determined by required buffer yards in 155.063. 10 feet minimum*\* See viii for requesting larger front setbacks.* |
| 1. Parking Lot Location
 | 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 ~~a front setback larger than 60’ to accommodate parking in the front yard~~ shall provide a ~~25~~ 15 foot minimum landscaped greenspace along any front property line. Shared parking is encouraged on immediately adjacent lots in accordance with 155.066. |
| Context | **CN – COMMERCIAL NORTH CORRIDOR 155.010, 3 Table B.**  | Inserting language and reference for setbacks, changes to clarify landscaping (eliminate duplicity) and parking lot locations and deleting confusing language  |
| **B. Multi-Unit Residential and Institutional Use Development Standards** |
| 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.~~*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | Front Lot Line: Shall be determined by required buffer yards in 155.063. 20 feet~~\*~~ minimum, or as previously plattedSide Lot Line: Shall be determined by required buffer yards in 155.063. 15 feet, minimumRear Lot Line: Shall be determined by required buffer yards in 155.063. 15 feet, minimum*~~\*At least ten feet in the front setback along the property line shall be reserved as greenspace with landscaping.~~* |
| viii Parking Lot Location |  |
| Rear yard and side yard preferred. No more than 25 ~~0~~% 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.  |
| Context | **CN – COMMERCIAL NORTH CORRIDOR 155.010, 4, A, ii.**  | Change to fencing requirements for outdoor storage: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 ~~at least seven (7) feet in height~~ in accordance with Section 155.064, and the materials stored do not exceed the height of the fence or wall. |
| Context | **NR- NATIONAL ROAD GATEWAY 155.011, 1.**  | Change language to promote accessibility within the NR District:All development shall promote ~~should consider~~ multi-modal mobility throughout the corridor and create a walkable, bikeable environment. |
| Context | **NR- NATIONAL ROAD GATEWAY 155.011, 3 Table A i, Table B I and Table C, i.**  | Inserting language and reference for setbacks and eliminate duplicity by deleting confusing language:  |
| **A Commercial Uses Development Standards** |

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| Dimension | Standard |
| * + 1. Setbacks. ~~Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by~~ **~~155.063~~** ~~whichever is greater.~~

*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | 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 minimumRear Yard: Shall be determined by required buffer yards in 155.063, 10 feet minimum*\*See viii for requesting larger front setbacks.* |
| vii. Parking Lot Location | Rear yard and side yard preferred. No more than 25 ~~30~~% 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 ~~30~~% of parking between the building facade and any public street ~~a front setback larger than 60’ to accommodate parking in the front yard~~ shall provide a 15 ~~25~~ foot minimum landscaped greenspace along any front property line. Shared parking is encouraged on immediately adjacent lots in accordance with 155.064. |

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| **B. Multi-Unit Residential and Institutional Uses** |

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| Dimension | Standard |

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| ii. Setbacks. ~~Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by~~ **~~155.063~~** ~~whichever is greater.~~*Parcels platted under previous codes shall follow the setbacks platted, ~~unless the plat is revised~~* | Front Lot Line: Shall be determined by required buffer yards in 155.063, 20~~\*~~ feet minimum, or as previously plattedSide Lot Line: Shall be determined by required buffer yards in 155.063,15 feet, minimumRear Lot Line: Shall be determined by required buffer yards in 155.063, 15 feet, minimum*~~\*At least ten feet in the front setback along the property line shall be reserved as greenspace with landscaping.~~* |
| vii. Parking Lot Location | Rear yard and side yard preferred. No more than 25 ~~20~~% 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. |
| **C. Industrial and Other Uses or Development Types** |

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| Dimension | Standard |

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| ii. Setbacks. ~~Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by~~ **~~155.063~~** ~~whichever is greater.~~*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | Front Lot Line: Shall be determined by required buffer yards in 155.063, 25~~\*~~ feet minimum, or as previously plattedSide Lot Line: Shall be determined by required buffer yards in 155.063,15 feet, minimumRear Lot Line: Shall be determined by required buffer yards in 155.063,15 feet, minimum.~~\*At least ten feet in the front setback along the property line shall be reserved as greenspace with landscaping.~~ |
| vii Parking Lot Location | Rear yard and side yard preferred. No more than 25 ~~20~~% 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. |
| Context | **CS COMMERCIAL SOUTH GATEWAY 155.012, 1.**  | Change Propose and Intent language to promote accessibility within the CS District:Future development and redevelopment shall promote multi-modal mobility throughout the corridor and create ~~should maintain~~ a walkable, bikeable environment respecting the ~~but more~~ pastoral setting ~~than more intense commercial districts~~ and incorporating ~~e~~ open space and natural elements into the built environment. |
| Clarification | **CS COMMERCIAL SOUTH GATEWAY 155.012, 3, Table A, ii.**  | Clarifying language, inserting language and reference for setbacks and eliminate duplicity by deleting confusing language: |
| **A. Development Standards for All Buildings** |

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| Dimension | Standard |

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| Setbacks. ~~Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by~~ **~~155.063~~** ~~whichever~~ ~~Is greater.~~*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* ~~s greater.~~ | Front lot line: Shall be determined by required buffer yards in 155.063,10’ minimum~~\*~~ setback, 50 feet maximumSide lot line: Shall be determined by required buffer yards in 155.063,10 feet minimum, 20 feet when abutting a residential property or useRear lot line: Shall be determined by required buffer yards in 155.063,10 feet minimum, 20 feet when abutting a residential property or use |
| vii. Parking Lot Location | Rear yard and side yard parking is preferred. No more than 25~~0~~% 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. |
| Clean up | **BP BUSINESS PARK 155.013, 1.**  | Change Purpose and Intent wording for consistency:Mixed-use structures ~~buildings~~ 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. |
| Clarification | **BP BUSINESS PARK 155.013, 2.**  | Clarification for uses that can be permitted only as subordinate to the primary and renumbering:1. **Permitted and Conditional Uses**

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:~~A. Additional Uses Permitted as Part of a Mixed-Use Development~~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. |
| Clarification | **BP BUSINESS PARK 155.013, 3, Table A.**  | Inserting language and reference for setbacks, building height: |
| **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.~~*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | Front lot line: Shall be determined by required buffer yards in 155.063, 40 feet minimum, unless previously plattedSide 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 |
| iii. Principal Building Height | 50 ~~45~~ feet maximum |
| v. Accessory Building Location  | Rear or side yard ~~preferred~~ |
| vi. Accessory Building Setbacks | Shall follow that of A.ii ~~Setbacks for accessory structures shall follow those of the primary structure~~  |
| Clarification | **BP BUSINESS PARK 155.013, 3, Table B.**  | Inserting language and reference for setbacks, building height: |
| **B. Manufacturing / Small/Medium Scale (Under 50,000 Square Feet)** |
| 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.~~*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | Front lot line: Shall be determined by required buffer yards in 155.063, 25 feet minimum, unless previously plattedSide lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimumRear lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimum |
| iii. Principal Building Height | 50 ~~45~~ feet maximum |
| v. Accessory Building Setbacks | Shall follow that of B.ii ~~Setbacks for accessory structures shall follow those of the primary structure~~ |
| Clarification | **BP BUSINESS PARK 155.013, 3, Table C.**  | Inserting language and reference for setbacks and deleting language for clarity:  |
| **C. Commercial, Multi-Unit, Mixed-Use, and Other Non-Industrial Uses** **Development Standards** |
| 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.~~*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | 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 storiesSide lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimumRear lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimum  |
| v. Accessory Building Location | Rear or Side yard ~~preferred~~ ~~Accessory uses shall not occupy an area in excess of 30% of the total floor area used in the same building by the same firm or enterprise.~~ |
| vi. Accessory Building Setbacks | Shall follow that of C.ii ~~Setbacks for accessory structures shall follow those of the primary structure~~ |
| Context | **BP BUSINESS PARK 155.013, 4, A, ii.**  | Changing fence height to be consistent with other sections of the ordinance:ii. Outside storage of merchandise is prohibited, unless it is located behind the setback lines, completely enclosed by a solid, ~~six (6) foot tall minimum~~ opaque wall or fence in accordance with Section 155.064, and the materials stored do not exceed the height of the fence or wall. ~~Unenclosed storage is allowed if it is not visible from any public or private road or street.~~  |
| Context | **IM INNOVATION AND MANUFACTURING 155.014, 3 Table A, Table B and Table C** | Deleting language for clarity, changing maximum building heights and parking location:  |
| **A. Manufacturing / Large Scale Buildings (50,000 Square Feet or More)** |

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| Dimension | Standard |

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| 1. Setbacks. ~~Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by~~ **~~155.063~~** ~~whichever is greater.~~

*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | 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 155.063Rear lot line: Shall be determined by required buffer yards in 155.063 |
| iii. Principal Building Height | 50 ~~45~~ feet, maximum |
| **B. Manufacturing / Small/Medium Scale (Under 50,000 Square Feet)** |

| Dimension | Standard |
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| 1. Setbacks ~~shall be the minimum listed here, or t. Setbacks he size of the applicable buffer yard required by~~ **~~155.063~~** ~~whichever is greater.~~

*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | Front lot line: Shall be determined by required buffer yards in 155.063, 25 feet minimum, unless previously plattedSide lot line: Shall be determined by required buffer yards in 155.063Rear lot line: Shall be determined by required buffer yards in 155.063 |
| iii. Principal Building Height | 50 ~~40~~ feet, maximum |
| vii. Accessory Building Height | 20 ~~25~~ feet, maximum |
| **C. Office, Commercial, and All Other Uses Development Standards** |

| Dimension | Standard |
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| ii. Setbacks. ~~Setbacks shall be the minimum listed here, or the size of the applicable buffer yard required by~~ **~~155.063~~** ~~whichever is greater.~~*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | 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 storiesSide lot line: Shall be determined by required buffer yards in 155.063Rear lot line: Shall be determined by required buffer yards in 155.063 |
| viii. Parking Lot Location | Rear and side yard parking preferred. No more than 25 ~~30~~% 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~~. in a front yard.~~ |
| Clarification | **RU RESIDENTIAL URBAN 155.015, 3, Table A, i and ii. And Table B, ii.**  | Changing language for consistency, changing lot width, deleting language for clarity and deleting confusing language |
| **A. Residential Single- and Two-Unit Structure Standards** |
| Dimension | Standard |
| 1. Lot ~~Standards~~ Dimensions
 | Lot Width: Single-unit 50 feet minimum; 45 ~~40~~ feet minimum with alley access; Two-unit 60 feet minimum.Lot Area: 3,000 square feet minimum |
| 1. Setbacks

*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | Front Lot Line: 10 feet minimumSide Lot Line: 5 feet minimum, with a 12’ aggregate for new subdivisions developed under the RU DistrictRear Lot Line: 10 feet minimum, plus any distance dedicated to a rear easement |
| **B. Multi-Unit Residential and All Other Structures and Developments** |

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| Dimension | Standard |

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| 1. Setbacks

*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | Front lot line: Shall be determined by required buffer yards in 155.063, 12 feet minimumSide lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimumRear lot line: Shall be determined by required buffer yards in 155.063, 10 feet minimum |
| Context | **RM RESIDENTIAL MODERATE 155.016, 1.**  | Making changing to maximum density for multi-unit Buildings:The maximum ~~following~~ densities ~~are appropriate~~ for this district shall be as follows: |

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| **Development Type** | **Density Range** |
| Single-Unit  | 0-5 dwelling units per acre |
| Multi-Unit Single Story  | 0-10 dwelling units per acre |
| Multi-Unit Two Story | 0-14 dwelling units per acre |
| Multi-Unit Three Story | 0-20 ~~18~~ dwelling units per acre |

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| Context | **RM RESIDENTIAL MODERATE 155.016, 3, Table A, i, v, and B.**  | Adding width standards for two-family dwelling and open space definition and delete confusing language |
| 1. **Residential Single and Two-Unit Development Standards**
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| Dimension | Standard |
| 1. Lot ~~Standards~~ Dimensions
 | Lot Width: 60 feet minimum single family; 90 feet two-family Lot Area: 7,000 square feet minimum |
| 1. Setbacks

*Parcels platted under previous codes shall follow the setbacks platted. ~~unless the plat is revised~~* | Front Lot Line: 25 feet minimumSide Lot Line: 12 feet (lot aggregate) with 5’ minimum per side; 12’ minimum distance required between structures on adjoining lotsRear Lot Line: 20 feet minimum plus any distance dedicated to a rear easement |
| v. Usable ~~Common~~ Lot Open Space | Not less than ~~15%~~ 25% Usable ~~Common~~ Lot Open Space ~~(excluding impervious surfaces)~~ shall be provided, ~~. Drainage ponds, play areas, common areas, and the like~~ including patios, decks, pools and other recreational facilities not under roof. ~~may apply towards this provision~~ |
| **B. Multi-Unit Residential and All Other Structures and Development Types** |

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| Dimension | Standard |
| ii. Setbacks*Parcels platted under previous codes shall follow the setbacks platted. ~~Unless the plat is revised~~.* | Front: Shall be determined by required buffer yards in 155.063, 25 feet minimumSide: Shall be determined by required buffer yards in 155.063, 15 feet minimum, 25 feet if abutting the RL DistrictRear: Shall be determined by required buffer yards in 155.063, 15 feet minimum, 25 ~~30~~ if abutting the RL District |
| Context | **RL RESIDENTIAL LOW DENSITY 155.017, 3, Table A, ii, v. and Table B, ii.**  | Add open space requirements for single-unit homes.Delete confusing language and renumbering. |

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| 1. **Residential Single-Unit Development Standards**
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| Dimension | Standard |
| ii. Setbacks*Parcels platted under previous codes shall follow the setbacks platted. ~~Unless the plat is revised.~~* | Front Lot Line: 30 feet minimumSide Lot Line: 15 feet minimumRear Lot Line: 20 feet minimum, plus any distance dedicated to a rear easement |
| v. Usable Lot Open Space | Not less than 60% Usable Lot Open Space shall be provided (includes patios, decks, pools and other recreational facilities not under roof). |
|  vii. Accessory Building Setbacks | Side Lot Line: 5 feet minimum, or the distance of any side easement on the property, whichever is greaterRear Lot Line: 10 feet minimum, or the distance of any rear easement on the property, whichever is greater*\*Accessory Dwelling Units shall follow the front setbacks of the primary structure.* |

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| **B. All Other Structures and Development Types** |

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| Dimension | Standard |

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| ii. Setbacks*Parcels platted under previous codes shall follow the setbacks platted. ~~Unless the plat is revised.~~* | Front Lot Line: Shall be determined by required buffer yards in 155.063, 50 feet minimumSide Lot Line: Shall be determined by required buffer yards in 155.063, 20 feet minimumRear Lot Line: Shall be determined by required buffer yards in 155.063, 20 ~~30~~ feet minimum |
| Context | **PUD PLANNED UNIT DEVELOPMENT 155.019, 1.**  | Add requirements to promote walkable, bikeable developments.**1. Purpose and Intent.** The “PUD” Planned Unit Development District is intended to provide for development on large sites where the uses, standards and requirements of a standard zone, **or a combination of existing zones**, cannot achieve the desired development pattern for the proposed land use(s).. (Examples include: Combination of residential and commercial uses; master planned communities; unique design, scale or location of manufacturing and or warehouse and distribution uses.) All development shall promote multi-modal mobility throughout and create a walkable, bikeable environment. |
| Context | **RTO RECREATIONAL TRAIL OVERLAY 155.020, 1.**  | Add requirements to promote walkable, bikeable developments.**1. Purpose and Intent**The purpose and intent of the “RTO” Recreational Trail Overlay District is to protect and enhance the Pennsy Trail and other public recreational trails in the city by providing a consistent design treatment for properties along public trails, providing controls for development patterns that establish continuity between projects and to improve the physical relationship and human scale between new buildings and trails, protecting the character. The primary goal of the overlay is buildings and development patterns facing and enhancing the Pennsy Trail and other recreational trail amenities in the community.The RTO supersedes the base zone where in conflict. The existing development pattern along the Pennsy Trail is largely industrial and commercial uses oriented toward the former rail right-of-way. The desired development pattern for the RT is mixed-use commercial and residential development with dual orientation toward the trail and a vehicular roadway where applicable. First floor trail oriented retail or entertainment uses are encouraged with commercial or residential uses above. Development shall ~~should~~ promote multi-modal mobility throughout and create a walkable, bikeable environment ~~transportation~~ and support the use and vibrancy of the trail. |
| Context  | **RTO RECREATIONAL TRAIL OVERLAY 155.020, 2.**  | Add information regarding procedures.**2. Permitted and Conditional Uses**See Table 155.007 for uses permitted by underlying district. ~~All uses, with the exception of one or two unit dwellings, may be required to file Development Plan approval as determined by the Planning Director.~~ 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. |
| Context | **Accessory Structures and uses 155.050, 6, D.** | Adding consistent language for pool fencing to coincide with State Codes.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 ~~five (5) foot fence~~, 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 five ~~(5) foot fence~~, 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~~surrounding or partially surrounding an in-ground pool shall not be closer than six feet to the edge of the pool at any point~~; 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. ~~built across any property line regardless of the ownership thereof;~~ |
| Context | **DRIVE-THRU FACILITIES & VEHICLE DEPENDENT USES 155.054, 1, B.** | Clarifying stacking requirement: |
| Use Type | Min. Number of Spaces | Measured From |
| Restaurant Drive-Thru | 7 before (includes space at window) & 2 after Pick Up Window  | ~~Menu Board &~~ Pick Up Window   |
| Context | **DRIVE-THRU FACILITIES & VEHICLE DEPENDENT USES 155.054, 1, C, E and F.** | Cleaning up language and providing more specificity to regulations. |
|  |  | C. All drive-thru ~~ough~~ facilities ~~establishments~~ 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 ~~ough~~ ~~facilities~~ ordering, pick-up and payment components *shall* only be located in the side and rear yards. No drive-throughordering, pick-up and payment components ~~facility~~ shall be located in any front yard unless approved by a Development Plan Approval. F. No drive-thru ~~ough~~ ordering, pick-up and/or payment components ~~facility~~ shall be located ~~on any property that is~~ closer than 100 feet to a residential district. |
| Context | **FENCES, APPURTENANT STRUCTURES, AND SCREENING 155.064, 2.** | Changing Section Title:**FENCES AND APPURTENANT STRUCTURES 155.064,2** |
| Context | **FENCES, APPURTENANT STRUCTURES, AND SCREENING 155.064, 2.** | Adding language to clarify where appurtenant structures are permitted;Where an appurtenant structure is permitted, such shall not be located in any front yard; said structure may be 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. |
| Context | **SIGNS 155.065, 2, E & G**  | Adding language to detail where and how signs are prohibited: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**  ~~as defined by Section 155.042.~~ This shall not apply to traffic control signs.  |
| Context | **SIGNS 155.065, 6, A, iii.**  | Adding regulatory language:iii. In residential districts or facing residential districts free-standing signs shall [use](http://online.encodeplus.com/regs/fishers-in/doc-view.aspx?pn=0&ajax=0&secid=784) external lighting, reverse (halo-lit) channels or non-illuminated letters only. |
| Context | **SIGNS 155.065, 6, B & C**  | Changing number of signs permitted based on property frontage: |
| **B. Free-Standing Sign Regulations (Individual Business Signs and Residential** **Community Identification Signs)** |
| **Districts** | **CN, NR, CS**  | **IM, BP**  | **DT\*\*, TN\*\*, NC, and Residential Districts** |
| **Maximum Signs Per Frontage** | 500’ or less frontage, 1 sign per frontage, with 200 feet separating signs on double-fronted properties501’ or more frontage: 2 signs permitted with 200’ separation from other signs  | 500’ or less frontage, 1 sign per frontage, with 200 feet separating signs on double-fronted properties501’ or more frontage: 2 signs permitted with 200’ separation from other signs  | 1 per frontage, with 200 feet separating signs on double-fronted properties1 per quadrant for residential community signs |
| *\* Properties with frontage on the interstate may increase the total square footage for said frontage by 20%* |  |
| **C. Free-Standing Business Center Identification or integrated Center Sign Regulations**  |
| **Districts** | **CN, NR, CS**  | **IM, BP**  | **DT\*\*, TN\*\*, NC**  |
| **Maximum Signs Per Frontage** | 500’ or less frontage, 1 sign per frontage, with 200 feet separating signs on double-fronted properties501’ or more frontage: 2 signs permitted with 200’ separation from other signs  | 500’ or less frontage, 1 sign per frontage, with 200 feet separating signs on double-fronted properties501’ or more frontage: 2 signs permitted with 200’ separation from other signs  | 1 per frontage, with 200 feet separating signs on double-fronted properties1 per quadrant for residential community signs |
| *\* Properties with interstate frontage may increase the total square footage for said frontage by 20%* |  |
| Context | **SIGNS 155.065, 7, A, xi.**  | Eliminating an increase in sign area due to building materials:~~xi. Buildings that are two or more stories and include full first-floor brick or stone, or designs which include at least 50% brick or stone in the overall façade, are eligible for a ten percent increase in wall sign allowance~~. |
| Context | **SIGNS 155.065, 7, B**  | Eliminating a restriction on interstate signage |
| **B. On-building Sign Regulations for Single-Level Buildings** |
| **Districts** | **CN, NR, CS**  | **IM, BP**  | **DT\*\*, TN\*\*, NC and Conditional Uses in Residential Districts** |
| **Maximum Sign Area** | 2 square feet per linear foot of tenant occupancy width or building frontage\*, maximum 300 square feet in total signs | 2 square feet per linear foot of tenant occupancy width or building frontage\*, maximum 300 square feet in total signs | 1.5 square feet per linear foot of tenant occupancy width or building frontage, maximum 150 square feet in total signs |
| *\*Allowed sign area may be increased in these districts by 10% on frontages along the Interstate ~~so long as the total of all signs does not exceed the maximum allowed~~* |  |
| Clarification | **OFF-STREET PARKING AND LOADING 155.066** | Changing Section Title:**155.066 ~~OFF-STREET~~ PARKING AND LOADING** |
| Context | **OFF-STREET PARKING AND LOADING 155.066, 2.** | Changing threshold for applying of parking standards: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. |
| Clarification | **ACCESS AND FRONTAGE 155.068** | Changing Section Title:**155.068 ACCESS, ~~AND~~ FRONTAGE AND Sidewalk Connectivity** |
| Context | **ACCESS AND FRONTAGE 155.068, 4** | Add requirement to provide sidewalks: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. |
| Context | **SUBDIVISION APPLICATIONS, GENERALLY 155.070, 6** | Update by deleting old requirements and renumber:~~6. The application shall be accompanied by a certified check or money order in the amount as set forth by the Plan Commission for each lot on the proposed plat, to cover the cost of administration and reviewing the plat, and the Planning Director shall surrender the check or money order to the Clerk-Treasurer of the city for deposit in the General Fund of the city. No part of this filing fee shall be returnable to the applicant.~~ |
| Context | **APPLICATION FOR PRIMARY APPROVAL OF A PLAT OF A SUBDIVISION 155.071,1,B** | Update notice requirement: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. |
| Context | **SECONDARY APPROVAL 155.072, 5, P** | Add additional requirements for information required on secondary plat for recording:Building setbacks, lot width, lot frontage and lot square footage (acreage) accurately shown with dimensions which are not in conflict with the Zoning Chapter.  |
| Clarification | **SECONDARY APPROVAL 155.072, 8** | Updating type of data files required: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 ~~AutoCad~~ .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. |
| Context | **PLAT CERTIFICATE LANGUAGE 155.077(D)** | Update signature block for secondary plat: |
| (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: ~~and an ordinance adopted by the City Council, this plat was given secondary approval by the City Plan Commission as follows:~~ 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: \_\_\_\_\_\_\_\_\_. |
| Context | **CONDITIONAL USES 155.094, 3, E, vi.** | Add language and reference for outside storage at an auction area:vi. Outside storage. ~~No outside storage is permitted.~~ 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. |
| Context | **DESIGN STANDARDS FOR ONE- AND TWO-UNIT STRUCTURES 155.101, 4, B** | Adding reference to apply of all facades of the structure. 1. Windows on all facades shall have a minimum nominal one by four inch wood or vinyl surround, except in circumstances where~~: i. b~~rick surrounds the window;
2. ~~Side and rear facades where a brick or stone wainscot of at least 20” is installed.~~
 |
| Context | **DESIGN STANDARDS FOR ONE- AND TWO-UNIT STRUCTURES 155.101, 4, C & D** | Changing requirements for windows:C. All windows on elevations facing a public street or trail shall be of an upgraded or decorative in nature meeting at least one of the options ~~requirements~~ below:  i. One by six inch wood or vinyl surround;  ii. Shutters proportionally sized to the window;  iii. Decorative cornices ~~of at least 6” in~~ ~~height (may be in lieu of required 1~~  ~~x 4~~ ~~trim)~~ or decorative coursework;  iv. Brick surrounds; ~~AND/OR~~  v. Picture, bay or transom windows.  iv. Windows are divided light (mullions or inserts), picture, bay, or include transoms. * + 1. ~~Permanent window treatments are not required for large picture windows, bay windows, casement windows, and non-opening windows.~~
		2. ~~Permanent~~

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.  |
| Context | **modifications from Design standards 155.105, 3 and 4.** | Changes to conditions of modifications granted by the Commission:3. ~~Modifications granted by the Plan Commission shall be considered in effect as long as the petitioner is the owner/developer of the project.~~ Changes in modifications granted by the Commission ~~in such~~ shall require a new submission to the Plan Commission and updated approval of the modifications. |
| Changes in requirements for written justifications: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. ~~in lieu or the ordinance standards~~. |
| Context | Appendix A - Definitions | Correction to Floodplain amendment made in 2022 deleting required language (paragraph was not complete):**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.
 |