SITE DEVELOPMENT PLAN REQUIREMENTS

A PART OF THE
CITY OF GREENWOOD
MUNICIPAL CODE

CHAPTER 10. ZONING, PLANNING AND DEVELOPMENT

ARTICLE 16. SITE DEVELOPMENT PLAN REQUIREMENTS
SEC. 10-460 thru SEC. 10-467

PROVIDED BY:

CITY OF GREENWOOD
DEPARTMENT OF PLANNING & ZONING
225 S EMERSON AVE, STE C
GREENWOOD, IN 46143
(317) 881-8698
FAX (317) 887-5616

ARTICLE 16. SITE DEVELOPMENT PLAN REQUIREMENTS

Sec. 10-460 Site Development Plan.

16.01.01 Site Development Plans Required.

No land within the jurisdiction of the Greenwood Advisory Plan Commission shall be developed or altered for the purpose of constructing buildings or establishing uses – except for single family residences, two family residences, and manufactured homes in an approved park – without first having received site development plan approval from the Greenwood Advisory Plan Commission. Site development plan approval shall be required for, but not necessarily limited to, such project as apartments; condominiums; attached single-family dwellings; office buildings; commercial buildings and structures, shopping centers or malls; industrial buildings and structures; and other similar land development projects. Land Alteration Permits and Building Permits shall not be issued until the conditions and requirements of this ordinance are met.

16.02.01 Application/Plan Review.

All applications for Site Development Plan review shall be made on application forms prescribed by the Plan Commission and follow established submittal deadlines. Plan review may be performed by City staff or by outside private consultants at the joint discretion of the Plan Commission and Board of Public Works and Safety. Applicants shall follow rules of procedure adopted by the Plan Commission and the Board of Public Works and Safety. (Ord. No. 06-24, § 7, 9-18-06)

16.03.01 Design Requirements and Improvements Requirements.

Requirements, standards and specifications for engineering design for construction of improvements for site development plans shall be equal to or greater than the minimum requirements, standards, and specifications established for design and improvements in the Greenwood Subdivision Control and Land Development Ordinance. In addition to the plan sheets specified below, the applicant shall submit a complete drainage report, including calculations and justifications. The City Engineer may approve other engineering designs or practices when deemed necessary.

16.04.01 Contents of Site Development Plans.

All site development plans shall be submitted under the seal and signature of a Professional Engineer or Registered Land Surveyor licensed to practice in the State of Indiana. All sheets shall be 24" x 36" size drawn to scale at a minimum 1" = 50' and a maximum 1" = 10' with the exception of the maps on Sheet One, unless otherwise approved by the City Engineer. Site development plans submitted for review shall observe the following format:

A) **Sheet One (Title Sheet)**
The following information shall be submitted as part of Sheet One:

1. Full legal description with sufficient reference to section corners and boundary map of the subject project, including appropriate benchmark references;

2. Name of Project;

3. Name and address of the owner, developer, and person who prepared the plans;

4. Total acreage within the project and the number of residential dwelling units or the gross square footage of non-residential buildings whichever is applicable;

5. Existing zoning of the subject land and all adjacent lands;

6. Boundary lines of adjacent tracts of land, showing owners of record.

7. A key or vicinity map at a scale of one inch equals four hundred feet or less, showing the boundaries of the proposed project and covering the general area within which it is to be located;

8. A statement of the proposed uses, stating the type and size of residential and non-residential buildings, and the type of business, commercial or industry, so as to reveal the effect of the project on traffic, fire hazards, or congestion of populations;

9. Proposed covenants, restrictions, by-laws, or articles of incorporation affecting property owners and/or homeowners associations; and

10. Statement of proposed starting and completion dates for the project, including any proposed phasing and sequencing;

B) **Sheet Two (Existing Site Conditions)**
The following information shall be submitted as part of Sheet Two:

1. Location, widths, and type of construction of all existing streets, street names, alleys, or other public ways and easements, street classifications as per the Thoroughfare Plan, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to flooding, permanent buildings, bridges, and other date considered pertinent by the commission or the administrator for the subject land, and within three hundred (300) feet of the proposed project;

2. Existing water mains, fire hydrants, storm sewers, sanitary sewers, culverts, bridges, and other utility structures or facilities within, adjacent to, or serving the subject land, including pipe sizes, grades, and exact locations, as can best be obtained from public or private records;

3. Existing contours based in U.S.G.S. datum with intervals of not more than five (5) feet where the slope is greater than ten percent (10%) and not more than two (2) feet where the slope is less than ten percent (10%). Elevations shall be based on sea level datum; and

4. The water elevation at the date of the survey of lakes, streams, or designated wetlands within the project or affecting it, as well as the approximate high and low water elevation of such lakes, streams, or designated wetlands. The plan shall also show the contour line of the regulatory flood (100-year flood) elevations and the contour line for the floodway fringe boundary. All elevations shall be based on sea level datum;

C) **Sheet Three (Proposed Site Conditions)**
The following information shall be submitted as part of Sheet Three:

1. Locations, widths, and type of construction of all existing and proposed streets, street names, alleys, or other public ways and easements, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low area subject to flooding, permanent buildings, bridges, and other data considered pertinent by the commission or the administrator for the subject to flooding, permanent building, bridges, and other data considered pertinent by the commission or the administrator for the subject land, and within three hundred (300) feet of the proposed project;

2. Existing and proposed water mains, fire hydrants, storm sewers, sanitary sewers, culverts, bridges, and other utility structures or facilities within, adjacent to, or serving the subject land, including pipe sizes, grades, and exact locations, as can best be obtained from public or private records;

3. Building setback lines, showing dimensions;

4. Full description and details, including engineering calculations, for provision of storm water drainage plans and facilities, including basin mapping. The standard for drainage detention is that the run-off rate of a 100-year post-development event cannot exceed the rate for a 10-year pre-development event;

5. Internal and perimeter sidewalk system/pedestrian circulation plan; and

6. Proposed contours with intervals of not more than five (5) feet where the slope is greater then ten percent (10%) and not more than two (2) feet where the slope is less then ten percent (10%). The plan shall also show the contour line for the floodway fringe boundary.

7. Show the location and detail plans for all trash dumpsters.

D) **Sheet Four (Erosion Control Plan)**
The following information shall be submitted as part of Sheet Four:

1. Location, widths, and type of construction of all existing and proposed streets, street names, alleys, or other public ways and easements, railroad and utility rights-of-way or easements, parks, wooded areas, cemeteries, watercourses, drainage ditches, designated wetlands, low areas subject to flooding, permanent buildings, bridges, and other data considered pertinent by the commission or the administrator for the subject land, and within three hundred (300) feet of the proposed project;

2. Proposed contours with intervals of not more than five (5) feet where the slope is greater than ten percent (10%) and not more than two (2) feet where the slope is less than ten percent (10%).
3. Details of terrain and area drainage, including the identity and location of watercourses, intermittent and perennial streams, receiving waters, and springs, and the total acreage of land that will be disturbed.

4. The direction of drainage flow and the approximate grade of all existing or proposed streets.

5. Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with, or as part of, the proposed project, together with a map showing drainage area, the complete drainage network, including outfall lines and natural drainage ways which may be affected by the proposed development, and the estimated runoff of the area served by the drains.

6. A description of the methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.

7. Measures for soil erosion and sediment control which must meet of exceed the methods and standards adopted by the Indiana Department of Natural Resources and/or set forth in the Indiana Handbook For Erosion Control in Developing Area and which must comply with the design principles, performance standards, and requirements set forth in this chapter.

8. A schedule of the sequence of installation of planned erosion and sediment control measurer as related to the progress of the project, including the total area of soil surface that is to be disturbed during each stage, the anticipated starting and completion dates, and a schedule for the maintenance of such measures.

9. Include the following notes on the sheet:

- "All erosion control practices shall be in accordance with the IDNR "Indiana Handbook For Erosion Control In Developing Areas: dated October 1992 and the SCS "Field Office Technical Guide."

- "The City Engineer has the right to require additional erosion control measurer in the field as conditions warrant."

10. Copies of the letter of intent and response from the Johnson County Soil and Water Conservation District office for Rule 5 compliance, when required.

11. Any other information reasonably required by the commission or administrator to properly evaluate the plan.

E) **Sheet Five (Landscape Plan)**
A landscape plan prepared to the standards specified in this zoning ordinance.

F) **Sheet Six (Plat-like dedication sheet, if necessary)**
The following information shall be submitted as part of Sheet Five if a plat-like dedication document for easements and rights-of-way is deemed necessary by the Plan Commission or its authorized designee:

1. Parcels of land proposed to be dedicated or reserved for public use, or reserved for common use of all property owners within the project, with the proposed conditions and maintenance requirements, if any, shall be designated as such and clearly labeled on the plans;

2. Radii, internal angles, points of curvature; tangent bearings and lengths of all arcs, chord, and chord bearings; and

3. Accurate location of all survey monuments erected, corner and other points established in the field in their proper places.

G) **All sheets shall contain the following information:**

1. The proposed name by which the project shall be legally and commonly know;

2. Date of survey, scale, and north point;

3. All lots or outlots intended for sale or lease shall be designated with boundary lines and numbered or labeled for identification purposes;

4. Private parks, common areas, or excluded parcels shall be designated as such and clearly labeled on the plans;

5. Such other information as may be deemed necessary for proper review of the site development plan by the administrator, city engineer, or commission; and

6. All necessary reference points tying the subject property to the appropriate section corners.

7. East sheet shall be sealed and signed by the professional preparing the drawings.

8. All sheets shall be tied to state plane coordinates for horizontal and vertical controls.

16.05.01 Other Required Submittals.

The Applicant shall be required to submit written documentation of the following, when applicable:

1. Utility encroachment approvals;

2. Johnson County Drainage Board approval;

3. Other local, state, and federal approvals, including other City boards, commissions, or departments;

4. Inspection and testing agreements with the Board of Public Works and Safety;

5. Outside reviews as required by the City; and

6. Easements and right-of-ways not on a plat-like document shall be submitted in the form prescribed by the Board of Public Works and Safety and include both a full legal description and a drawing exhibit.

16.06.01 Resubmittal of Plans.

Submit five (5) complete sets of the final, revised plans showing conditions required the Plan Commission. Final revised plans shall be submitted at least ten working days prior to issuance of a land alteration permit.

16.07.01 Reject Statement.

The Administrator may reject any submittal for the following reasons:

1. Incomplete application;

2. The drawing set or supporting documents not complete nor stapled; or

3. Poor legibility.

16.08.1 Waivers: Conditions and Procedure.

A) The Commission may, in its discretion, authorize and approve waivers from the requirements and standards of these regulations upon finding that:

1. practical difficulties have been demonstrated;

2. the requested waivers would not, in any way, contravene the provisions of the Greenwood Subdivision Control and Land Development Ordinance, the Comprehensive Plan, or the Official Map of the City:

3. granting the waiver would not be detrimental to the public health, safety, or welfare and would not adversely affect the delivery of governmental services (e.g., water, sewer, fire protection, etc.);

4. granting the waiver would neither substantially alter the essential character of the neighborhood not result in substantial injury to other nearby properties;

5. the conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;

6. granting the waiver would not contravene the policies and purposes of the regulations;

7. the waiver is necessary to ensure that substantial justice is done and represents the minimum waiver necessary to ensure that substantial justice is done;

8. the practical difficulties were not created by the Developer, Owner, or Applicant; and

9. the practical difficulties cannot be overcome through reasonable design alternatives.

B) In approving waivers, the Commission may impose such conditions as will, in its judgment, substantially secure the objectives of these regulations.

C) With respect to each requested waiver and each imposed conditions, the Commission shall prepare and approve written findings of fact. Such findings shall address each of the conclusory findings set forth in Subsection (A) above and shall cite the specific facts that support each of the conclusory findings and that support each of the imposed conditions.

D) Applications for waivers shall be submitted to the Commission, in writing, as part of the site development plan application. On the application, the Applicant shall describe the requested waivers and shall submit proposed findings of fact in support of each requested modification. The Applicant shall bear the burden of establishing a sufficient factual basis for each requested modification.

E) The Commission's decision to grant or deny a modification or to impose a condition is discretionary.

16.09.01 Deviation from the Approved Site Development Plan and Additions to Existing Structures.

If the installation of the elements on the site development plan materially deviate from the approved site development plan (as determined by the Planning Director of City Engineer), the site plan shall be resubmitted to the Commission for a new site development plan approval in accordance with the procedures and requirements for site development plan approval. For purposes of this section, material deviation is one that:

1. adds, removes, or reconfigures as internal street or relocates an access point;

2. affects a condition of site development plan approval that was established by the Commission during the site development plan approval stage;

3. reduces the area devoted to open spaces or buffer landscaping;

4. would require a waiver of the requirements and standards of these regulations or would negate the basis for a modification that was granted; and

5. involves the enlargement of a nonresidential building footprint on the site due to future additions that are more than 10 percent of the gross floor area or 5,000 square feet, whichever is less.

Minor changes that do not constitute material deviation shall be reviewed and approved by the City Planning and Engineering staff.

16.10.01 Engineering Assurances.

Each application for approval of a site development plan shall be accompanied by:

1. a Certificate of Sufficiency of Plans; and

2. a Certificate of Obligation of Observe; both properly executed in the form prescribed by the commission by the licensed engineer, or surveyor preparing the site development plan.

16.11.01 Financial Assurances.

The City of Greenwood reserves the right to require financial assurances to guarantee construction according to plans of all public improvements proposed in a site development plan and for certain private improvements, including but not limited to site grading, drainage improvements, erosion control, sanitary sewers, private streets, landscaping and buffering, or other improvements which may directly impact adjacent properties or the health, safety, or welfare of the general public. Such assurances of performance shall be in an amount and form as prescribed by the City. Maintenance bonds shall be required for public improvements. Public improvements shall be dedicated within two years of the date of Planning Commission approval unless time extensions are granted by the City. If public improvements are not dedicated with two years, the City may take any action deemed necessary to insure completion to a point of dedication.

16.12.01 Record Drawings and Certificate of Completion and Compliance.

The developer of owner shall cause record drawings to be prepared and submitted to the Administrator for all streets, drainage ditches and facilities, utility pipes and structures, and finished grade elevations for the project. Said record drawings shall be filed with the Administrator prior to the release of any performance assurances. The record drawings plans shall be accompanied by a Certificate of Completion and Compliance properly executed in the form prescribed by the commission by the licensed engineer, or surveyor preparing the site development plan and/or record drawings. Record drawings, including the approved final plat shall be submitted I the forms specified by the Plan Commission.

1. **General Requirements:**

   Plans are to contain a certification statement that the improvements have been installed in reasonable compliance with the original design plans with respect to horizontal locations and grades and any deviations of locations, grade or material use are shown in these record drawings. Said certification is to be sealed and signed.

2. **Specific Requirements:**

   A. Grading or Development Plan(s)

      1. Grades:

         a) Major drainage swales and percents of slope;
         b) Pad grades;
         c) Street grades;
            1) Centerline and curb if street is bituminous pavement with concrete curb. Centerline only if streets are concrete and placed with electronic control. (Maximum 50 ft. spacing)
            2) All sag and crest points.
         d) Paved swales if any, at 50 ft. intervals;
         e) Lake or pond if applicable
         f) Locations of sidewalk ramps.

B. Plan and Profiles
1. Sanitary Sewers:
   a) Invert elevations and percents of slope;
   b) Top of casting elevations;
   c) Lateral locations based on distances along main from manholes;
   d) Locations of each manhole of structure (to make sure they are sufficiently within designated easements to permit future excavation to system if needed);
   e) Designate any material change from design plans; where plans show any alternatives, indicate alternative actually used.
2. Storm Sewers:
   a) Invert elevations and percents of slope;
   b) Top of casting elevations;
   c) Location of pipe and structures (to make sure they are within designated easements);
   d) Designate any material change from design plans; where plans show any alternatives, indicate alternate actually used.
3. Streets.
   a) Grades
   b) All low and high points;
   c) All percents of slope;
   d) Any deviation of alignment;
   e) Grades and dimensions on accel and decel lanes if applicable.

16.13.01 Expiration Deadlines.

A) Approval of site development plans shall expire two years from the date of Plan Commission approval if necessary land improvements have not been completed. Plan Commission, at its discretion, may grant extensions for a period up to two years.

B) Bonded improvements must be completed within two years is issuance of land alteration permit.

C) Request for extension must be submitted in writing stating the justification for the extension.

(Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-461 R-4 Multi-family Developments.

16.14.01 R-4 Multi-family Development Standards.

A) **MINIMUM PROJECT AREA.** There shall be no required minimum project area other than the land area necessary to provide for the development requirements of paragraphs B, C, and E of this paragraph 6.14.01.

B) **MINIMUM PROJECT FRONTAGE.** Each project shall have at least 150 feet of frontage on a public street, and shall gain access from said street.

C) **MINIMUM YARDS.**

(a) Minimum yards shall be provided in accordance with Section 5.4 wherever the project of lots abuts a public street.

(b) Minimum yards of at least twenty-five (25) feet in depth shall be provided wherever the project or lot abuts adjoining perimeter property.

(c) In projects containing two or more buildings, minimum yards (in addition to the requirements of a and b above) shall be provided between all buildings in accordance with the following standards:

(1) The required minimum depth of such yards shall be determined in relation to the height and length of each such building wall and the placement of windows therein as follows:

(i) **WALL CONTAINING WINDOWS.** If the wall contains one or more windows, the minimum depth of its yard shall be ten (10) feet, plus two (2) feet for each story in height plus one foot for each fifteen (15) feet in length of such wall.

(ii) **WALL CONTAINING NO WINDOWS.** If the wall contains no windows, the minimum depth of its yard shall be five (5) feet, plus one foot for each story in height, plus one foot for each fifteen (15) feet in length of such wall.

(2) The minimum depth of yards, for purposes of these standards, shall be measured perpendicular to the building wall at all points.

(3) The distance between buildings shall in no case be less than the sum of the required minimum depths of such adjoining yards. However, required yards may overlap provided such overlapping does not decrease the above minimum yard distance separating buildings.

(4) Walls forming interior courts and serving only one building shall be exempt from the provisions of this paragraph e.

(d) Open balconies, uncovered porches, patios, or structures which qualify as covered open-space (as defined in Section 6.11.08) may project into minimum yards required by paragraphs b and c above. In addition, such yard areas may be used for parking areas, driveways and interior access roads. In no case, however, shall the facilities permitted by this paragraph d be located closer than ten (10) feet to the project boundaries.

D) **MAXIMUM HEIGHT.**

(a) Primary building, Attached Multi-Family Dwellings: 45 feet but not to exceed four (4) floors containing a dwelling unit or u nits.

(b) Accessory building: 25 feet.

E) **DEVELOPMENT AMENITIES.**

Floor area, open space, livability space, recreation space and parking area shall be provided for each project in accordance with the following required ratios (as defined in Section 6.14.03).

Formulas for Multi-Family Ratio Calculations

(FAR)	Floor Area Ratio	= FA/LA	_____	0.40 maximum
(UOS)	Uncovered Open Space	= (LA-BA) + URA	_____	
(OS)	Open Space	=UOS + (COS/2)	_____	
(OSR)	Open Space Ratio	=OS/FA	_____	2.65 minimum
(LS)	Livability Space	=OS-CA (within the open space)	_____	
(LSR)	Livability Space Ratio	=LS/FA	_____	1.65 minimum
(MLSR)	Major Livability Space Ratio	=MLS/FA	_____	0.16 minimum
(TCR)	Total Car Ratio	=PS/LU	_____	1.75 minimum
(GD)	Gross Density	=LU/LA	_____	

In addition: site plans, public streets, interior access roads or driveways and off-street parking areas shall be provided in accordance with Section 16.14.02.

(Ord. No. 06-24, § 9, 9-18-06)

16.14.02 Special Regulations.

A) Building Setback Lines

Yards, having a minimum depth in accordance with the following setback requirements, shall be provided along all public street right of ways lines, and building setback lines shall be as follows:

(1) **EXPRESSWAY, ARTERIAL HIGHWAY, OR PRIMARY THOROUGHFARE.** (As designated on the Official Thoroughfare Plan) No part of any structure (except an eave or cornice overhang not exceeding 4 feet) shall be built closer than fifty (50) feet to any right of way line of an Expressway or Arterial Highway, nor closer than forty-five (45) feet to any right of way line of a Primary Thoroughfare.

(2) **SECONDARY THOROUGHFARE.** (As designated on the Official Thoroughfare Plan) No part of any structure (except an eave or cornice overhang not exceeding 4 feet) shall be built closer than 40 feet to any right of way line of a secondary thoroughfare.

(3) **COLLECTOR STREET.** No part of any structure (except an eave or cornice overhang not exceeding 4 feet) shall be built closer than 35 feet to any right of way line of a collector street.

(4) **RESIDENTIAL STREET, MINOR RESIDENTIAL STREET, OR CUL-DE-SAC.** No part of any structure (except an eave or cornice overhang not exceeding four (4) feet) shall be built closer than twenty-five (25) feet to any right of way line of a Residential street, Minor residential street or cul-de-sac.

Provided, however, that in any block in which an existing yard depth is established (by existing legally established structures within the same Dwelling District) for more than twenty-five percent (25%) of the frontage of the block (or a distance of four hundred (400) feet, whichever is the lesser), the required yard depth and setback for any new building shall be the average of such established yards.

Further, provided that along the right of way of any street, highway, or thoroughfare where access rights thereto have been purchased or otherwise acquired by the governmental agency having jurisdiction thereof, yards having a minimum depth in accordance with the following requirements shall be provided;

B) Attached Multi-Family Dwellings – Site Plan Requirements to Improvement Location Permit Issuance.

Prior to improvement location permit issuance for any structure within an attached multi-family dwelling project, two copies of the site plan for the entire project shall be filed with the Plan Commission.

C) Public Street Requirements.

(1) All public streets shall be dedicated to the public and improved and constructed in accordance with the standards set forth in the Subdivision Regulations.

(2) The right of way of all streets indicated on the Official Thoroughfare Plan within the project shall be dedicated to the public, ore the right of way thereof shall be reserved for future dedication or acquisition.

D) Requirements for Private Interior Access Roads or Driveways Attached Multi-Family Dwellings.

(1) All interior access roads (within a multiple dwelling project) and driveways shall be paved with concrete or improved with a compacted aggregate base, and surfaced with an asphalt pavement to adequately provide a durable and dust-free surface.

(2) Interior access roads and driveways shall be privately maintained (not by governmental agencies) in good condition and free of weeds, dirt, trash, and debris.

(3) Where interior access roads or driveways intersect with public streets, a turning radius of not less than ten (10) feet shall be provided.

(4) No fence, wall, hedge, tree, shrub, or other sight obstruction shall be located within the turning radius described in No. 3 above to materially impede the view of any street, highway, or railroad intersection with an interior access road or driveway.

(5) Interior access roads and driveways shall be designed with sufficient width to provide at all times for the passage of emergency vehicles.

(6) Interior access roads or driveways shall be located a minimum distance of twenty-five (25) feet from the nearest point of intersecting street right of way lines. Such locations shall further conform to all requirements of traffic engineering departments having jurisdiction thereof.

E) Off-Street Parking Requirements.

Off-street parking facilities shall be provided and maintained for all uses permitted in the Dwelling District, in accordance with the following regulations:

(1) **NUMBER OF SPACES REQUIRED.** For every attached multi-family dwelling in the R-4 Dwelling District, parking spaces shall be provided in accordance with the Development Amenities of the District.

(2) **DEVELOPMENT REQUIREMENTS.**

(a) Parking areas for uses in Item 1 above shall be subject to the following requirements:

(1) Off-street parking entrances or exits shall be located a minimum distance twenty-five (25) feet from the nearest point of two intersecting street right of way lines. Such access cuts from a public street shall further conform to all requirements of traffic engineering department shaving jurisdiction thereof.

(2) The parking area shall not be used for permanent storage or the display, advertisement, sale, repair, dismantling, or wrecking of any vehicle, equipment, or materials.

(3) Parking areas shall be paved with concrete or improved with a compacted aggregate base and surfaced with an asphalt pavement, to adequately provide a durable and dust free surface. Parking areas shall be maintained in good condition and free of weeds, dirt, trash and debris.

(4) The surface shall be graded and drained in such a manner that there will be no free flow of water onto either adjacent properties or sidewalks.

F) Off-Street Parking Requirements.

Off-street parking facilities shall be provided and maintained for all uses permitted in the Dwelling District, in accordance with the following regulations:

(1) **NUMBER OF SPACES REQUIRED.** For every attached multi-family dwelling in the R-4 Dwelling District, parking spaces shall be provided in accordance with the Development Amenities of the District.

(2) **DEVELOPMENT REQUIREMENTS.**

(a) Parking areas for uses in Item 1 above shall be subject to the following requirements:

(1) Off-street parking entrances or exits shall be located a minimum distance twenty-five (25) feet from the nearest point of two intersecting street right of way lines. Such access cuts from a public street shall further conform to all requirements of traffic engineering departments having jurisdiction thereof.

(2) The parking area shall not be used for permanent storage or the display, advertisement, sale, repair, dismantling, or wrecking of any vehicle, equipment, or materials.

(3) Parking areas shall be paved with concrete or improved with a compacted aggregate base and surfaced with an asphalt pavement, to adequately provide a durable and dust free surface. Parking areas shall be maintained in good condition and free of weeds, dirt, trash and debris.

(4) The surface shall be graded and drained in such a manner than there will be no free flow of water onto either adjacent properties or sidewalks.

(5) The parking area shall be provided with bumper guards or wheel guards so located that no part of the parked vehicles will extend beyond the boundary of the established parking road.

(6) Lighting facilities used to illuminate the parking areas shall be so located, shielded and directed upon the parking area that they do not glare onto or interfere with street traffic, adjacent buildings, or adjacent uses.

6.14.03 Definitions.

A) **ATTACHED MULTI-FAMILY.** A structure for multi-family use having common or party wall or walls.

B) **BUILDING AREA (BA).** The total ground area, within the lot or project, covered by enclosed residential building space plus garages, carports, and other accessory buildings.

C) **CAR AREA (CA).** Open space area (uncovered and covered) used for car traffic, maneuvering and parking. Included are all parking areas, driveways, interior access roads and right of way of all streets with the project, plus the area of half of any abutting alley or street right of way.

D) **COVERED OPEN SPACE (COS).** All exterior space within the project which is open on its sides, but not open above to the sky. It includes roofed porches, roofed carports, covered exterior balconies and exterior spaces covered by portions of buildings.

E) **FLOOR AREA (FA).** The sum of the horizontal areas of the one or several floors and basements of all buildings or portions thereof within the project and devoted to permitted uses. Not including, however, floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; or floor area used for recreational purposes that is available to all occupants within the project.

F) **FLOOR AREA RATIO (FAR).** The total floor area of all stories of all buildings within the project divided by the land area.

G) **LAND AREA (LA).** The total area within the project boundaries, plus the area of half of any abutting alley or street right of way plus half the area of any abutting open space, such as a river, lake, public park, playground, or golf course with reasonable expectance of perpetuity; provided, however, that no portion of such open space located more than 80 feet from the project boundaries shall be included in computing such open space.

H) **LIVABILITY SPACE (LS).** The Open Space minus the Car Area within the Open Space.

I) **LIVABILITY SPACE RATIO (LSR).** The Livability Space divided by the Floor Area.

J) **MAJOR LIVABILITY SPACE (MLS).** The total area provided for outdoor recreation, relaxation, amusement, pleasure and for similar use within the project, which area may or may not be improved;

however, all livability space countable for purposes of the Major Livability Space Ratio shall be at least 20 feet away from any residential wall containing one or more windows on the ground floor and shall have a minimum dimension averaging 80 feet except that an area of lesser dimension is countable if:

1) The total required Major Livability Space is less than 6,000 square feet, or

2) The shape or topography of the site prevents compliance with the minimum dimension.

K) **MAJOR LIVABILITY SPACE RATIO (MLSR).** The total Major Livability Space of countable size divided by the total Floor Area.

L) **OPEN SPACE (OS).** The total horizontal area of all Uncovered Open Space plus one half of the total horizontal area of all Covered Open Space.

M) **OPEN SPACE RATIO (OSR).** The Open Space divided by the Floor Area.

N) **PARKING SPACE (PS).** A portion of the Car Area at least nine feet in width and twenty feet in length, which shall be used only for the off-street parking of a vehicle.

*
(Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-462 Manufactured and Mobile Homes, Recreational Vehicles - Applications Procedures and Development Plans.**

16.15.01 Preparation of Development Plans.

All development plans for a mobile home park shall contain the following information:

a. A vicinity key map at an appropriate scale.

b. Description:

1. Proposed name of such mobile home park.

2. Location by quarter section, township and range, or by other legal descriptions, and city, town, or civil township.

3. Name and address of applicant.

*Editor's Note: See old section 10-95 for remaining definitions "O), P), & R). Remaining definitions will be moved to new section 10-461 with next revision on the Zoning Ordinance of the Greenwood Municipal Code.

**Editor's Note: See old section 10-114 for subsections 7.05.01 and 7.05.02. First two subsections will be moved to Article 16, section 10-462 with next revision of the Zoning Ordinance of the Greenwood Municipal Code.

4. Name, address, and seal of registered professional engineer or land surveyor preparing the plan.

5. Scale of the plan, north point, and date.

c. Existing conditions:

1. Boundary line of proposed mobile home park indicated by solid heavy line

2. Location, width, and names of all existing or prior dedicated streets or public ways abutting or in said area of the proposed mobile home park, railroad and utility right of ways, parks, and other public open spaces within said area, and location of permanent buildings or structures.

3. Any existing sewers, water mains, culverts, drainage tile or underground facilities within the area of the proposed mobile home park.

4. Existing zoning of proposed mobile home park and adjacent tracts.

5. Other conditions on the tract such as water courses, marshes, rock outcrop, wood areas, etc.

d. Proposed Conditions:

1. Layout of streets and sidewalks with width thereof, whether dedicated or private street, together with typical cross section.

2. Layout of any alleys, crosswalks, and easements.

3. The dimensions and number of lots.

4. Land to be set aside for common use of the tenants of the mobile home park.

5. All setback lines.

6. Location of all proposed permanent buildings, storage area, office, and community center.

7. Sanitary sewer system, storm sewer system, offsite drainage system, or similar related items.

16.15.02 Improvement Plan.

At the time of filing the development plan, the applicant shall also file two (2) copies of the proposed improvement plans which shall contain the following information:

a. Description

1. The same information as contained in 16.15.01 b. above.

b. Proposed Conditions

1. Plan and profile sheets of the proposed mobile home park streets, including typical cross-section showing pavement design.

2. Plans for the proposed handling of surface water drainage, including plan and profile sheets of storm sewers, if included in the proposed improvements.

16.15.03 Public Hearing.

The Planning Commission shall hold a public hearing prior to granting approval of any mobile home park plans. The applicant shall give at least fifteen (15) days notice prior to such hearing as prescribed in Section 7.02.01. The applicant shall meet the public notification requirements prescribed in Section 7.02.02. Either the applicant or his designated representative shall attend the public hearing. Such notification and attendance requirements shall be a condition precedent to the right of the Planning Commission to conduct such hearing. At the hearing, the Commission may approve, deny, modify, or take under advisement the plans presented by the applicant. If the plans are modified or denied by the Commission, the Commission shall promptly notify the applicant of such action, together with the reasons for such modification or denial. The Planning Commission may, at its own discretion, require the applicant to submit their development and improvement plans to the Johnson County Drainage Board for approval.

(Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-463 Design Requirements.

The design requirements of a mobile home park are as follows:

16.16.01 Minimum Acreage.

Each mobile home park shall contain a minimum of five (5) acres total area.

16.16.02 Hazards to Health and Safety.

Conditions of soil, groundwater level, drainage, geologic structures, and topography shall not create hazards to the park site or to the health and safety of occupants, nor shall the site be subject to the hazards of objectionable smoke, odor, or noise, or the possibility of subsidence, sudden flooding or sever erosion.

16.16.03 Setback of Mobile Home Park.

The minimum setback of a mobile home park exterior boundary where such park abuts a public street right of way shall be shown in table B-2 on page 20 of this ordinance.

16.16.04 Access to Public Thoroughfare.

Mobile home parks shall have direct access to an adequate public thoroughfare with sufficient frontage thereon for the proper construction of entrances and exits. Such entrances and exits shall be designed for the safe movement of mobile homes into and out of the park.

16.16.05 Internal Park Streets.

Internal mobile home park streets, if dedicated to public use, shall meet the minimum standards for design and construction as required in the Greenwood Subdivision Control Ordinance. Whether public or not, no street name shall duplicate any other street name in the city.

16.16.06 Private Park Streets.

Mobile home park streets that are not dedicated to public use shall meet one of the following width requirements. The street may be either:

a. A minimum of twenty-two (22) feet of pavement with no parking allowed on the pavement, or

b. A minimum of twenty-eight feet of pavement, with parking permitted on one side only of the pavement.

Private streets shall meet construction specifications of the Greenwood Subdivision Control Ordinance.

16.16.07 Sidewalks.

A paved sidewalk shall be installed on at least one side of each mobile home park street. The minimum width of such sidewalks shall be three (3) feet and the minimum thickness shall be four (4) inches. Sidewalks may abut, but shall not intersect a driveway or street so as to be subjected to vehicular traffic or parking.

16.16.08 Off Street Parking Spaces.

Each mobile home space shall be provided with at least two (2) paved off-street parking spaces adjacent thereto, which parking spaces shall have unobstructed access to a mobile home park street.

16.16.09 Mobile Home Stands.

Mobile home stands must be so located within the mobile home space that when occupied by a mobile home, the clear distance between a mobile home and any adjacent mobile home will not be less than twenty (20) feet, except end to end clear distance which may not be less than ten (10) feet. The clear distance between mobile homes located on spaces which are on a cul-de-sac shall be at least fifteen (15) feet. In any case the back side (side opposite the main entrance) of a mobile home shall be no closer than five (5) feet to the sideline of the mobile home space that it occupies.

16.16.10 Setback from Permanent Buildings.

No mobile home shall be located closer than fifteen (15) feet to any permanent building within the mobile home park or closer than ten (10) feet to any property line of the park which does not abut upon a public street or highway.

16.16.11 Mobile Home Spaces.

Each mobile home park shall provide mobile home spaces, and each such space shall be clearly defined or delineated. Each space shall have an area of not less than three thousand two hundred (3,200) square feet or three (3) times the mobile home living space area, whichever is greater, exclusive of roadways; provided, however, that mobile home parks which, at the time of the adoption of this ordinance, existed lawfully or whose plans were approved with mobile home spaces that do not comply with any of the foregoing minimum area and width or minimum average widths required, may continue to operate and shall be excused.

16.16.12 Front Line Setback.

No mobile home shall be located closer than twenty (20) feet to the edge of the pavement of the street.

16.16.13 Accessory Buildings and Structures.

a. Storage Sheds.

One general storage shed not exceeding one hundred and twenty (120) square feet in floor area or ten (10) feet in height shall be permitted upon an individual mobile home space; provided, however, that the following minimum setbacks are met:

a.	Side Yard	3 feet
b.	Rear Yard	3 feet
c.	Front Yard	10 feet or mobile home setback line, whichever is greater.

Storage sheds shall be free-standing and not attached to the mobile home itself. Sheds shall set a minimum of three (3) feet from a mobile home. (Ord. No. 96-40, § 3, 10-22-96)

b. Carports.

One carport shall be permitted upon an individual mobile home space or lot, provided however, that the following minimum setbacks are met:

a.	Side Yard	3 feet
b.	Rear Yard	3 feet
c.	Front Yard	1 foot

Carports shall be free-standing and not attached to the mobile home itself. No portion of the carport shall overhand into or above any portion of the street pavement or street right-of-way. The sides or carports shall be open and not obstruct vision. Excepting, however, the lower four (4) feet of the sides may include siding, lattice work, railings, or other decorative features. (Ord. No. 96-40, § 3, 10-22-96)

c. Garages.

Garages (attached and/or detached) shall be prohibited upon an individual mobile home space or lot that is less than six thousand (6,000) square feet in area.

One detached garage shall be permitted upon an individual mobile home space or lot, provided however, that said space or lot is six thousand (6,000) square feet or larger in area, and that the following minimum setbacks are met:

a.	Side Yard	3 feet
b.	Rear Yard	3 feet
c.	Front Yard	20 feet or mobile home setback line, whichever is greater

A detached garage shall set a minimum of three (3) feet from a mobile home.

(Ord. No. 96-40, § 1, 10-22-96)

16.16.14 Patio and Slab Requirements.

The stand upon which a mobile home is placed shall be designed and built to allow ever support point of the mobile home to be located upon a slab, ribbon, or pier of portland cement concrete. Such stand shall include at least fifty (50) square feet of asphalt or portland cement concrete patio area at the mobile home front door location.

16.16.15 Skirting of Mobile Homes.

Skirting of mobile home is required and shall be of fireproof material and of uniform appearance. Areas enclosed by such skirting shall be so maintained so as not to provide harborage for rodents or create a fire hazard. Easy access to utility service lines and pipes shall be provided.

16.16.16 Utility Line Shut off Valve.

Any utility pipes, lines or hoses which serve a mobile home with water, fuel oil, natural gas, or other similar resources shall provide shut off valves which are easily accessible, either above grade or in a meter pit or box.

16.16.17 Fences and Hedges.

Fencing or hedges on mobile home spaces shall be permissible, but shall be limited to forty-two (42) inches in height. Design and materials shall meet approval of the park manager or licensee.

16.16.18 Playground and Recreational Areas.

Each mobile home park shall contain a playground and recreational area which shall be furnished and equipped. The total recreational area shall be adequate for the size of the park and the number of mobile home spaces within the park, as determined by the Plan Commission. In no park shall the recreational area be less than five percent (5%) of the gross area of the park less area taken by dedicated public streets of rights of way. Streets, parking areas, dedicated right of way, and park service facility areas shall not be included in the required recreational area. The recreational area should be generally centrally located, or proper shape and dimension with visibly marked and convenient access points for park tenants. The area shall be mowed and maintained.

16.16.19 Maximum Mobile Home Density.

A maximum of nine (9) mobile homes per acre shall be permitted. This maximum shall be determined from the gross acreage of the mobile home park.

16.16.20 Mobile Home Subdivision.

The size of a mobile home subdivision shall be as provided for a mobile home park. The procedure and design of a mobile home subdivision shall be the same as those provided for in the Subdivision Control Ordinance.

16.16.21 Recreational Campground.

The size of, and the procedure for, a recreational campground shall be as provided herein for a mobile home park; and the design, installation, and maintenance shall be as required by the Indiana State Board of Health.

16.16.22 Campers, Tents and RV's.

Recreational vehicles, campers, and recreational tents shall not be occupied in any location other than an approved recreational campground; except, however, as prescribed in Section 7.04.01 of this Article.

16.16.23 Recreational Campground Standards.

Recreational campgrounds shall meet the following standards:

A. Recreational campgrounds shall have direct access to a public highway or road with sufficient frontage thereon for the proper construction of entrances and exists that are designed for the safe movement of recreational vehicles into and out of the park.

B. The density of a recreational campground shall not exceed fifty (50) recreational vehicles spaces per acre of gross site area.

C. The minimum area of a Recreational campground shall be five (5) acres.

D. Recreational vehicles shall be separated from each other and from other park buildings or structures by at least ten (10) feet.

E. Where the boundary line of a recreational campground coincides with that of a residential district other than along a thoroughfare or alley, a yard separation of at least twenty-five (25) feet in width shall be required.

F. At least one centrally located recreation area equal in size to eight percent (8%) of the gross site area shall be provided in each recreational campground. Street, parking areas, dedicated rights-of-way, and park service facility areas shall not be included in the required recreational area.

G. Food stores, restaurants, sporting goods, laundromats, drycleaners, service stations, and similar convenience and service shops may be permitted in recreational campgrounds containing fifty (50) or more spaces; provided that:

1. Such shopes and the parking area required by the use shall not occupy more than ten percent (10%) of the total area of the park.

2. The shops shall be primarily for the use of the occupants of the park.

H. Management offices and storage, playground and picnic equipment, sanitation and laundry facilities, informational signs and other structures customarily incidental to a recreational campground shall be permitted as accessory uses.

(Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-464 to Sec. 10-467 reserved for future use.

ARTICLE 17. WRITTEN COMMITMENTS.

Sec. 10-468 Written Commitments.

17.01.01 Purpose, Intent, And Authority.

This Article grants authority to the Greenwood Plan Commission and the Greenwood Board of Zoning Appeals to allow or require commitments in connection with the following approvals or actions, in compliance with applicable state statutes: