

**GREENWOOD COMMON COUNCIL**

**ORDINANCE NO. 15-45**

**AN ORDINANCE TO AMEND THE TEXT OF ORD. 82-1 “ZONING CODE”, AS AMENDED, TO ESTABLISH SOUTH I-65/WORTHSVILLE OVERLAY ZONE DISTRICT**

WHEREAS, the Greenwood Advisory Plan Commission (“Commission”) conducted a public hearing on the petition for zoning text amendments relative to the creation and establishment of a South I-65/Worthsville Overlay Zone District;

WHEREAS, the Commission, after paying reasonable regard to: 1) the Greenwood Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, made a **favorable recommendation** ( 6 – 1 ) regarding said text amendments and certified the same to the Greenwood Common Council;

WHEREAS, the Greenwood Common Council has given notice of its intention to consider this matter; and

WHEREAS, the Greenwood Common Council has considered the recommendation of the Commission and paid reasonable regard to items 1 through 5 referred to above.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 82-1, and Greenwood Municipal Code (1993) Chapter 10 “Zoning, Planning and Development”, by adding thereto and inserting therein following the section in Article 6 on Supplementary District Regulations, a section to be known as Article 6, Section 10-105, South I-65/Worthsville Zone District in the words as follows:

**Article 6 – Supplementary District Regulations**

**Section 10-105 South I-65/Worthsville Overlay Zone District.**

*6.22.01 Purpose, Intent, and Authority.*

It is the purpose of this Section to establish standards for those items that affect the physical development of land within the South I-65/Worthsville Overlay Zone. Pertinent to appearance is the design of the site, buildings and structure, landscaping, street hardware, and other miscellaneous objects observed by the public. These standards are not intended to restrict imagination, innovation, or variety, but rather assist in focusing on design principles that will develop a satisfactory visual appearance within the overlay zone, preserve property values, and promote public health, safety and welfare. The Advisory Plan Commission and Common Council, in establishing this zone is relying on I.C. 36-7-4-201 et seq and I.C. 36-7-4-601 et seq.

Interstate Highway I-65 is a limited access interstate highway. Worthsville Road is the east-west primary arterial for which the interchange was constructed to serve. The area around this interchange forms an important entrance corridor to Greenwood. The portions of Worthsville Road, Graham Road, Collins Road, and Interstate I-65 shall be designated as Corridor Streets for the purposes of the South I-65/Worthsville Overlay Zone Ordinance. For the motoring public traveling along Interstate Highway I-65 this corridor is an entry way into southern Greenwood, White River Township to the west and into Clark Township to the east.

The visibility and accessibility of the land within this overlay zone is unique. The land is in relatively large ownership tracts, and commands the highest standards of development which stimulate substantial capital investments, encourage efficient land use, provide coordinated development, permit innovative site design, establish development standards, and preserve the integrity of the roadways within this zone. Land uses and design elements that accentuate the agricultural heritage of the area are encouraged.

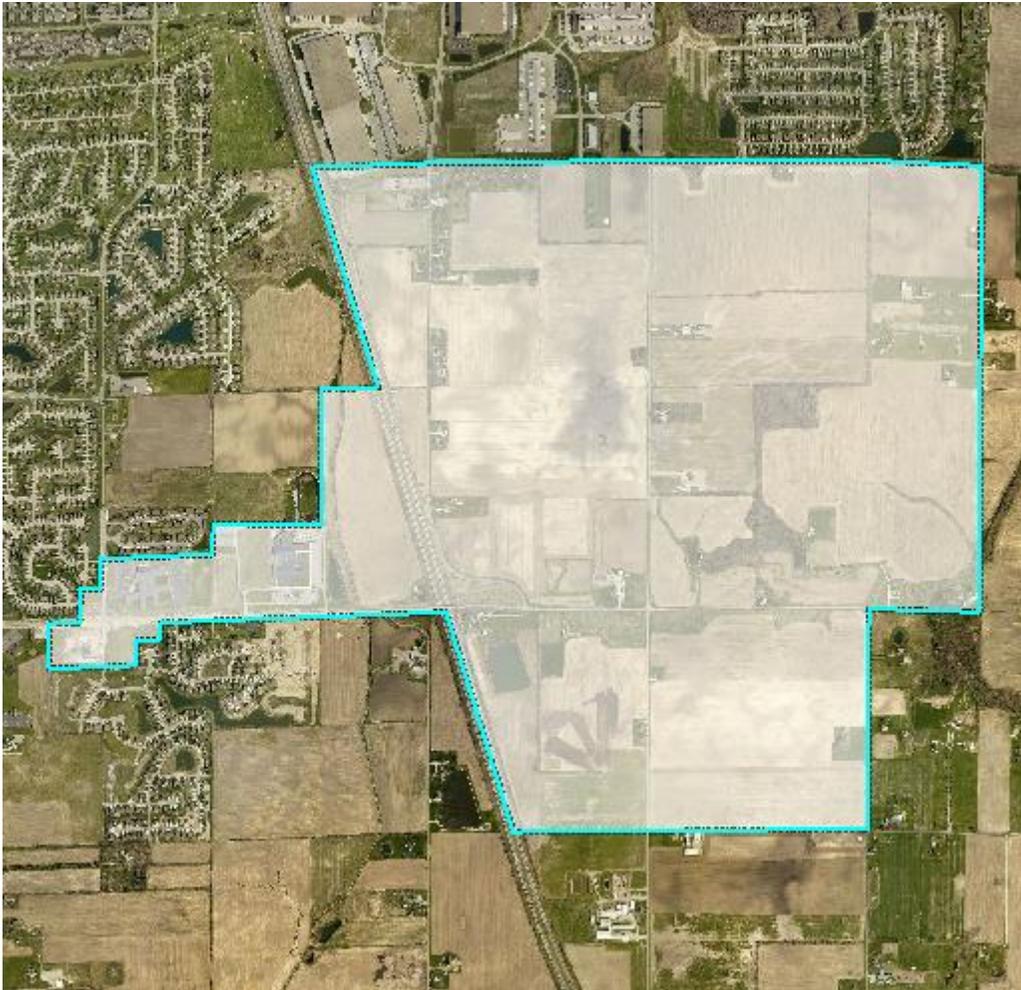
6.22.02 *South I-65/Worthsville Overlay Zone Boundaries*

The boundaries of the South I-65/Worthsville Overlay Zone are hereby established and the Plan Commission is hereby authorized to show said boundaries on the official zoning map of the City of Greenwood.

The boundaries of the South I-65/Worthsville Overlay Zone are hereby described as follows :

Beginning at the northwest corner of Section 2, Township 13 North, Range 4 East; thence south along the west line of Section 2, Township 13 North, Range 4 East a distance of approximately 1,798 feet to the intersection of the centerlines of Graham Road with Allen Road, which is the point of beginning of this description; thence west, parallel with the north line of Section 2, Township 13 North, Range 4 East a distance of approximately 1,420 feet to the centerline of Interstate Highway 65; thence southeast along the centerline of Interstate Highway 65 a distance of 2,783 feet to a point along the north line of Section 10, Township 13 North, Range 4 East; thence west along the north line of Section 10, Township 13 North, Range 4 East a distance of approximately 696 feet; thence south, perpendicular to the north line of Section 10, Township 13 North, Range 4 East a distance of 1,653 feet; thence west parallel to the north line of Section 10, Township 13 North, Range 4 East a distance of 1,320 feet; thence south perpendicular to the north line of Section 10, Township 13 North, Range 4 East a distance of 369 feet; thence west parallel with the north line of Section 10, Township 13 North, Range 4 East a distance of 1,374 feet to the west right-of-way line of Sheek Road; thence south along the west right-of-way line of Sheek Road a distance of 361 feet; thence east along the north line of parcel number 41-05-10-023-012.000-025 a distance of 256 feet to the northwest corner of that parcel; thence southwest along the west line of parcel number 41-05-10-023-012.000-025 a distance of 75 feet; thence south along the west line of parcel number 41-05-10-023-012.000-025 a distance of 133 feet; thence west along the west line of parcel number 41-05-10-023-012.000-025 a distance of 12 feet; thence south along the west line of parcel number 41-05-10-023-012.000-025 a distance of 200 feet to the centerline of Worthsville Road; thence west along the centerline of Worthsville Road a distance of 374 feet; thence south parallel to and along the west line of parcel number 41-05-10-032-005.002-030 a distance of 534 feet; thence east along the south line of parcel number 41-05-10-032-005.002-030 a distance of 620 feet; thence east parallel to the south line of parcel number 41-05-10-032-005.002-030 a distance of 91 feet to the south west corner of parcel number 41-05-10-032-005.001-030; thence east along the south line of parcel number 41-05-10-032-005.001-030 a distance of 352 feet to the south east corner of parcel number 41-05-10-032-005.001-030; thence north along the east line of parcel number 41-05-10-032-005.001-030 a distance of 306 feet; thence east along the south line of parcel number 41-05-10-031-011.001-033 a distance of 296 feet; thence north along the east line of parcel number 41-05-10-031-011.001-033 a distance of 204 feet to the south right-of-way line of Worthsville Road; thence east along the south right-of-way of Worthsville Road a distance of 3,477 feet to the centerline of Interstate Highway 65 thence south along the centerline of Interstate Highway 65 a distance of 2,791 feet to the intersection of the centerline of Interstate Highway 65 to the north line of Section 14, Township 13 North, Range 4 East; thence east along the north line of Section 14, Township 13 North, Range 4 East a distance of 4,308 feet to the centerline of County Road 300 East; thence north along the centerline of County Road 300 East a distance of approximately 2,702 feet to the centerline of Worthsville Road; thence east along the centerline of Worthsville Road a distance of 1,374 feet to the centerline of Griffith Road; thence north along the centerline of Griffith Road a distance of approximately 5,366 feet to the centerline of Allen Road; thence west along the centerline of Allen Road a distance of 6,717 feet to the point of beginning, containing 1,354 acres, more or less.

The boundaries of the South I-65/Worthsville road Overlay Zone are shown on the following map:



#### *6.22.03 Plan Commission Approval.*

Approval by the Plan Commission or its designee shall be required for any proposed or revised development plan or structural alteration in the south I-65/Worthsville Overlay Zone. Plan Commission approval of the architectural design, landscaping, drainage, sewerage, parking, signage, lighting, and access to the property shall be necessary prior to: (1) the establishment of any use of the land other than agricultural; (2) the issuance of any improvement location permit; (3) the erection, construction or structural alteration of any building(s) in the South I-65/Worthsville Overlay Zone; or (4) modification or revision of any site development plan. The Plan Commission, in reviewing applications, shall examine factors concerning the site, site plan, and the surrounding area, which include but are not limited to the following items:

1. Topography;
2. Zoning on site;
3. Surrounding zoning and existing land uses;
4. Streets, curbs and gutters, and sidewalks;
5. Access to public streets;
6. Driveway and curb cut locations in relation to other sites;
7. General vehicular and pedestrian traffic;
8. Internal site circulation;
9. Special and general easements for public or private use;
10. On-site and off-site surface and sub-surface storm and water drainage;
11. On-site and off-site utilities;
12. The means and impact of sanitary sewerage disposal and water supply technique;
13. Dedication of streets and rights-of-way;
14. Protective restrictions or covenants and/or recorded commitments;
15. Provision for adequate and acceptable setbacks, lighting, signage, screening, landscaping, and compatibility with existing neighboring uses;
16. Effects any proposed project may have on the entire South I-65/Worthsville Overlay Zone;
17. Building(s) architecture.

#### *6.22.04 Permitted Uses.*

All uses permitted in the underlying zoning districts, except uses expressly excluded by Section 6.22.06, shall be permitted in the South I-65/Worthsville Overlay Zone. It shall be prohibited to rezone property within the South I-65/Worthsville Road Overlay Zone to the I-2 zoning classification.

*6.22.05 Special Exception Uses.*

A. All special exception uses which are permitted (upon obtaining special exception approval from the BZA) in the underlying zoning districts, except the uses expressly excluded by Section 6.17.06, shall be permitted by special exception in the South I-65/Worthsville Overlay Zone.

B. Multi-Family Special Exception in C-1, C-2, and C-3 Zoning Districts. Multi-family dwelling units may be permitted as a special exception in underlying C-1, C-2, and C-3 zoning districts within the South I-65/Worthsville Overlay Zone provided that such units are located on an upper stories of a building which is occupied by office and commercial uses on the ground level. Buildings that are exclusively multi-family, and not mixed use, shall not be permitted. Mixed-use (commercial and residential) buildings or projects within the South I-65/Worthsville Overlay Zone shall meet special exception criteria and Overlay Zone requirements.

*6.22.06 Excluded Uses.*

**A. I-1 INDUSTRIAL DISTRICTS.**

The following uses shall be excluded from the I-1 Industrial zoning districts within the South I-65/Worthsville Overlay Zone:

- Auction house/lot
- Automobile sales, storage, or auction
- Mobile home sales or storage
- Truck/equipment sales or storage
- Auto and truck gasoline/service stations
- Auto/truck garages or body shops
- Vehicle, boat, rv, or camper sales or storage
- Auto parts/tire center
- Boarding house
- Billiard parlor
- Laundry/dry cleaning
- Retail department stores/shopping centers
- Retail shops
- Motor bus/rail passenger station
- Photo pick up station
- Sheet metal shop/fabricated metals
- Repairs – welding, armature, re-winding
- Churches, synagogues, temples
- Cemeteries, mausoleums

- Children's home/group homes (those protected under I.C. 6-13-21-12 and all other types of group homes)
- Bowling alley
- Carnivals, fairs, circus ( allowed as temporary use / prohibited as permanent use )
- Car wash
- Cold storage locker
- Meat locker/freezer
- Fuel or ice sales
- Grain elevator/feed fertilizer
- Junk yard/salvage yard/landfill/refuse dump
- Mineral extraction/barrow pit
- Kennels
- Mobile homes/mobile home park or subdivision
- Outdoor theatre/indoor cinema
- Race track
- Public swimming pool
- Private camps or clubs
- Strip shopping centers/large department stores
- Above ground bulk storage tanks (except tanks for public or private water supply)
- Public works facilities (equipment, maintenance, materials)
- Metal mining
- Oil and gas extraction
- Anthracite mining
- Coal mining
- Mining/quarrying non-metal minerals
- Building construction and general contractors
- Construction other than buildings – heavy contractors
- Nursing homes
- Membership organizations
- Outside storage or display of products, merchandise, or materials
- Residential uses or structures
- Restaurants which serve food or beverages directly to occupants of motor vehicles
- Motor Freight Transportation and Warehousing/Distribution Facilities

- Public Warehouse ( Self-storage Mini Warehouses )

## **B. C-1, C-2, C-3 COMMERCIAL DISTRICTS**

The following uses shall be excluded from C-1, C-2, and C-3 commercial zoning districts within the South I-65/Worthsville Overlay Zone:

- Auction house/lot
- Automotive repair and service
- Automobile sales or storage
- Mobile home sales or storage
- Truck/equipment sales or storage
- Truck stops, wash or fuel stations that serve trucks in excess of 16,000 lbs.
- Truck garages, body shops, service and repair stations that serve trucks in excess of 16,000 lbs.
- Recreational vehicles, campers, boats, rv's sales or storage
- Children's homes/group homes (those protected under I.C.16-13-21-12 and all other types of group homes)
- Billiard parlor
- Radio/television transmission tower
- Churches/synagogues/temples (except those with an approved and executed PILOT agreement)
- Cemeteries/mausoleums
- Utility treatment/generative facilities
- Carnivals/fairs/circus ( allowed as temporary use / prohibited as permanent use )
- Cold storage locker/meat locker/freezer
- Gasoline stations
- Grain elevator/feed/fertilizer
- Junk yard/salvage yard/
- Public swimming pools ( as a primary use )
- Private camps or clubs
- Public works facilities (equipment, maintenance, materials)
- Construction other than buildings – heavy contractor
- Building construction – general contractor
- Construction – special trade contractors
- Above ground bulk storage tanks
- Free-standing one – or two-family dwellings

- Multi-family dwellings (except multi-family dwellings permitted as part of a mixed-use building which includes office and /or retail uses combined)
- Mobile homes/mobile home parks or subdivisions
- Outdoor theatre
- Race track
- Restaurants which serve food or beverages directly to occupants of motor vehicles
- Public warehouse/self-storage facilities

**C. SF SUBURBAN FRINGE DISTRICTS.**

The following uses shall be excluded from SF Suburban Fringe zoning districts within the South I-65/Worthsville Overlay Zone:

- Public swimming pools
- Private clubs or camps
- Cemeteries
- Funeral homes
- Boarding house
- Carnivals/fairs/circus
- Children’s group homes (those protected under I.C. 16-13-21-12 and all other types of group homes)
- Kennels

**D. R-1, R-2, R-2A, R-2B, R-3, R-4, R-6 RESIDENTIAL DISTRICTS.**

Primary uses and accessory uses within the R-1 and R-2 Single-family residential zoning districts within the South I-65/Worthsville Overlay Zone shall comply with the dimensional and area requirements and standards of the specific zoning district in which it is located. Residential accessory structures shall comply with Municipal Code Section 10-86, section 6.02.06.

It shall be prohibited to rezone property within the South I-65/Worthsville Road Overlay Zone to the R-2A, R-2B, R-3, R-4 and R-6 zoning classifications. Additionally, it shall be prohibited to rezone property to the PUD zoning classification if the concept and/or master plan propose development comparable to that within the R-2A, R-2B, R-3, R-4 and R-6 zoning classifications. The Planning Director is hereby directed to reject any filing of a petition that is contrary to this provision and cite this provision as the rationale for the rejection.

Architectural requirements will be established in other sections of this overlay zone ordinance.

*6.22.07 Reserved.*

*6.22.08 Accessory Buildings and uses.*

All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted within the South I-65/Worthsville Overlay Zone, except that any detached accessory building on any lot shall have on all sides the same architectural features or shall be architecturally compatible with the principal building(s) with which it is associated.

*6.22.09 Minimum Lot Size.*

All lots in industrial, commercial, and multi-family residential underlying zoning districts within the South I-65/Worthsville Overlay Zone shall contain a minimum area of two (2) acres. Lots in underlying single-family residential zoning districts shall comply with the dimensional and area requirements and standards of the specific zoning district in which it is located.

However, if a lot was recorded prior to the effective date of this ordinance, and said lot does not contain the minimum area required by this section, said lot (“undersized lot”) may be used for any use permitted in the South I-65/Worthsville Overlay Zone and the underlying zoning district provided that:

1. At the time of recordation of the undersized lot or on the effective date of this ordinance the undersized lot met the requirements for minimum lot size then in effect for a lot in the underlying zoning district(s);
2. The owner of the undersized lot shall include, up to the minimum lot size, any adjoining vacant land (not separated by street or public way) owned on or before the effective date or at the time of application which, if combined with the undersized lot, would create a lot which conforms to the minimum lot size requirements of this section; and
3. All other applicable regulations of the South I-65/Worthsville Overlay Zone can be met.

#### *6.22.10 Exceptions to Minimum Lot Size.*

#### **A. COMMERCIAL OUT LOTS**

Commercial out lots shall be permitted as part of a commercial/retail shopping project within an underlying C-1, C-2, or C-3 commercial zoning districts only (prohibited in I-1 industrial zones) provided that:

1. The minimum size of an out lot shall be twenty thousand (20,000) square feet;
2. The out lots shall be an integrated part of the commercial/retail project with respect to traffic circulation, development plan requirements, landscaping, architecture, and signage;
3. The overall integrated commercial/retail project shall meet or exceed the two (2) acre minimum size.

#### *6.22.11 Maximum Building height Requirements.*

Maximum building height shall be as specified in the underlying zoning district(s), except as follows:

1. C-1, C-2, C-3 DISTRICTS. All uses, sixty (60) feet, except that the maximum height may not exceed fifty percent (50%) of the depth of the front yard. For purposes of this computation only, where access to the lot is by a frontage road which is between the lot and the corridor street, the roadway width shall be added to the depth of the front yard.
2. I-1 DISTRICT. All uses, ninety (90) feet, except that the maximum height may not exceed the depth of the front yard. For purposes of this computation only, where access to the lot is by a frontage road which is between the lot and the corridor street, the roadway width shall be added to the depth of the front yard.
3. R-1, R-2, DISTRICTS. In all residential districts the maximum height of buildings shall be as established by the underlying zoning district(s).
4. AIRPORT RESTRICTIONS. The height of buildings or other structures shall be restricted based upon the proximity of the building or structure to Greenwood Municipal Airport. Height limitations established by either 14 CFR Part 77 (Federal Aviation Regulations) as amended, or I.C. 8-21-10-1 et seq. as amended (tall structures act) or by Section 10-99, Airspace District Zoning, shall supersede the height limitations established in this section.

6.22.12 *Reserved.*

6.22.13 *Minimum Front Yard.*

A. For all buildings in an underlying commercial or industrial zone, ninety (90) feet from a corridor street and fifty (50) feet from a frontage or access street.

B. For all buildings in an underlying R-1 or R-2 Single-family Residential zoning district, ninety (90) feet from a corridor street and fifty (50) feet from a frontage or access road. These setbacks apply to the perimeter of the project only. Setbacks from internal subdivision streets shall be as per the underlying zoning district requirements. If a developer/builder locates common area between the building lots and the public street, these restrictions still apply to the building lots.

6.22.14 *Minimum Side Yard.*

A. For all non-residential buildings, thirty (30) feet.

B. For non-residential buildings on a commercial out lot as part of an integrated commercial subdivision or shopping center, thirty (30) feet.

C. For single-family residential buildings, minimum side yard setback shall be as per the underlying single-family zoning district requirements.

6.22.15 *Minimum Rear Yard.*

A. For all non-residential buildings, thirty (30) feet.

B. For non-residential buildings on a commercial out lot as part of an integrated commercial subdivision or shopping center, twenty (20) feet.

C. For single-family residential buildings, minimum rear yard setback shall be as per the underlying single-family zoning district requirements (except for perimeter of subdivision as set forth in 6.22.13 above).

6.22.16 *Minimum Corridor Street Frontage.*

All uses, two hundred (200) feet (for the subdivision or development as a whole).

6.22.17 *Minimum Gross Floor Area.*

All non-residential buildings have a minimum of two thousand five hundred (2,500) square feet of floor area, excluding the floor area of any basement or any accessory uses. Accessory uses shall not be used in the computation of floor area. Accessory uses permitted need not meet the minimum floor area requirement.

Residential dwellings shall meet the minimum square footage requirement of the underlying zoning district in which it is located.

6.22.18 *Maximum Building Area.*

Buildings in the business, commercial, and industrial zoning districts within the South I-65/Worthsville Overlay Zone shall not exceed the maximum area of 175,000 square feet. Buildings in the single-family and multi-family residential zones shall comply with the requirements of the underlying zoning district.

6.22.19 *Maximum Lot Coverage.*

A. Non-Residential Buildings:

1. If all building(s) on the lot contain an aggregate gross floor area of less than twenty-five thousand (25,000) square feet, thirty-five percent (35%) of the lot;

2. If all building(s) on the lot contain an aggregate gross floor area of between twenty-five thousand (25,000) square feet and seventy-four thousand nine hundred ninety-nine (74,999) square feet, forty-five percent (45%) of the lot.

3. If all building(s) on the lot contain an aggregate gross floor area of between seventy-five thousand (75,000) square feet and one hundred fifty thousand (150,000) square feet, fifty-five percent (55%) of the lot; and

4. If all building(s) on the lot contain an aggregate gross floor area in excess of one hundred fifty thousand (150,000) square feet, sixty-five percent (65%) of the lot.

#### B. Residential Buildings:

Maximum lot coverage for multi-family or single-family residential buildings shall be as required by the underlying zoning district in which the building is located.

#### *6.22.20 General Architectural Design Requirements for Office, Commercial, and Industrial Buildings.*

In reviewing the architectural design of office, commercial, industrial, or other non-residential buildings proposed to be built in the South I-65/Worthsville Overlay Zone, factors to be considered by the Commission shall include, but are not limited to:

1. Scale and proportion;
2. Suitability of building materials;
3. Design in relation to surrounding buildings;
4. Design in relation to topography of the site;
5. Design in relation to proposed landscaping;
6. Aesthetics of the proposed building, including color; and
7. Agricultural motif / architectural features are encouraged.

The standards in 6.22.21 through 6.22.23 shall be met.

#### *6.22.21 Relationship of Building to Site.*

A. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.

B. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting relationship between buildings.

C. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means to screen parking areas from view from public ways.

D. Without restricting the permissible limits of the applicable underlying zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.

E. Newly-installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

#### *6.22.22 Relationship of Buildings and Site to Adjoining Area.*

A. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.

B. Attractive landscape transition to adjoining properties shall be provided.

C. Harmony in texture, lines, and masses is required. Monotony shall be avoided.

*6.22.23 Architectural Design and Materials for Office, Commercial, and Industrial Buildings.*

A. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

B. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.

C. Materials:

1. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Materials covering the exterior of building walls, excluding doors, windows, and vents, shall be a minimum coverage of seventy-five (75%) masonry materials.

2. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all walls and other exterior building components wholly or partly visible from public ways.

3. Materials shall be of durable quality.

4. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.

D. Building components such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.

E. Colors shall be harmonious and only the use of compatible accents shall be permitted.

F. Mechanical equipment or other utility hardware on rood, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.

G. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Lighting shall be directed downward.

H. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening. The rear of buildings and shopping centers shall architecturally resemble the other sides of the building or shall be screened from view from public streets, or some combination thereof. Dumpsters shall be screened from view by use of opaque enclosures made from materials matching or complimenting the main building which it serves.

I. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

J. Materials covering the exterior of building walls, excluding doors, windows, and vents, shall be a minimum coverage of seventy-five percent (75%) masonry materials. Acceptable materials include, but are not limited to, brick, stone, pre-cast concrete panels, tile, decorative block, and other masonry materials. Pre-cast concrete panels shall have an exterior texture, pattern or design. Pre-cast concrete panels shall not exceed an area more than fifty percent (50%) of the required masonry exterior (cannot exceed 50% of the required 75% masonry exterior walls). Other materials may be approved by the Plan Commission if it determines the materials meet the intent and purpose of the South I-65/Worthsville Overlay Zone. Pre-cast concrete walls shall not have a plain, smooth surface. The surface of pre-cast concrete walls shall be textured, veneered,

stamped, imprinted, or otherwise finished with architectural designs, details, patterns or materials.

#### *6.22.24 Architectural Design Standards for Residential Buildings.*

The intent of the design standards is to provide for architecturally-varied, high-quality residential buildings that blend with the surrounding fabric allowing for creative thinking relative to the expression of architectural design. Elements of architectural design include, but are not limited to style, composition, materials, and components.

##### *6.22.24.01 Definitions.*

The following definitions pertain to the architectural design standards established in this section (6.22.24 ) for all varieties of residential buildings.

1. RIDGE: The line of intersection at the top between the opposite slopes or sides of a roof.
2. RIDGETOP: The crest of the ridge.
3. RIDGELINE: A line marking or following the ridgetop.
4. COMPOSITION: The manner in which parts are combined or related to form a united whole. It includes scale, site relationship, space, volume, texture proportion, reflection, rhythm, repetition, pattern, ornamentation, mass, form, harmony, depth, color, contrast, and balance.
5. SITE COMPOSITION: The position of a building in reference to the surrounding locality.
6. ELEVATION: A scaled-drawing of any side of a building or structure.
7. HOMOGENEITY: The uniformity of the overall structure, resulting from the compatibility of components.
8. MASONRY: Includes brick products and all stone products including artificial.
9. ARCHITECTURAL PLANE: A two-dimensional surface defined by width and length.
10. PRIMARY ARCHITECTURAL PLANE: That two-dimensional surface fronting along a street between grade and eaves.
11. SECONDARY ARCHITECTURAL PLANE: All two-dimensional surfaces of a building other than the primary architectural plane.
12. FAÇADE: The main exterior of a building usually characterized by elaboration of stylistic details and containing an entrance.
13. COMPOSITION: The forming by a combination of various elements, putting things into proper position to form a whole in terms of structure organization.
14. CORNER BREAK: The position at which two architectural planes meet and form relief creating a third dimension.
15. OVERHANG: The horizontal distance that the roof projects beyond the story immediately below.
16. BANDING: A continuous series of moldings projecting slightly from the architectural plane.
17. APPLIED TRIM: Supplemental and decorative strips applied to the face or sides of a frame.

18. **WOOD PRODUCTS:** Uncut trees suitable for construction are converted to lumber or lumber products by sawing, planing, or rotary cutting to produce standardized sizes of rough or dressed lumber.
19. **STAINED GLASS:** Is glass that is given a desired color while in the molten state or by firing a stain into the surface of the glass after forming. This glass is used as decorative windows set in lead cames.
20. **PLASTICS:** Any of the various complex organic compounds produced by polymerization.
21. **STUCCO:** A mixture of lime or gypsum, Portland cement and water to produce a paste-like material, which sets to form a hard surface.
22. **GLASS:** A hard, brittle transparent or translucent substance, produced by melting a mixture of silica oxides; while molten it may be blown, drawn, rolled, pressed, or cast into a variety of shapes.
23. **GLASS BLOCK:** Two sheets of flat glass with an air space between them, formed into a sealed modular hollow block.
24. **BRICK:** A solid or hollow masonry unit of clay mixture with sand, and molded into a rectangular shape while in a plastic state, then baked in a kiln.

#### *6.22.24 Architectural Design Standards For Detached Single-Family Dwellings*

##### A. Structural components shall include:

1. **Ridges:** One-story : Minimum of 3 / Two-story : Minimum of 5 – must be visible from the front of the dwelling.
2. **Corner Breaks:** A projection of a corner break shall be a minimum of 4-FT depth from the architectural plane to which it is attached and shall only be counted toward the corner break requirement for that particular architectural plane. There must be at least four (4) feet of relief at one or more points along the front and rear elevations.
3. **Foundation:** Minimum of four (4) inches exposed or as required by the adopted Indiana Building Codes.
4. **Windows:**
  - a. Minimum size = 8 square feet; however one (1) ox-eye or round window measuring a minimum of 2.5 feet diameter or one (1) stained glass window measuring a minimum of 6 square feet may be substituted for one (1) 8-square foot window. The substitution shall occur only once per structure.
  - b. Trim is required for all windows and may include decorative window heads, decorative window surrounds, shutters, or applied trim being a minimum of a 1-inch by 4-inch.
  - c. One-story dwelling shall have a minimum of (three) 3 windows per each architectural plane with a minimum total of twelve (12) windows per dwelling structure. Two-story dwelling shall have a minimum of four (4) windows per each architectural plane with a minimum total of sixteen (16) windows per dwelling structure. Building components such as doors, windows and eaves shall good proportions and relationship to one another.
  - d. Windows shall not be flush with the exterior walls. Glass shall be inset from the exterior wall and/or frame surface to add relief to the wall surface. Bay windows or other windows designed to protrude beyond the exterior wall surface are also permitted.

5. Windows – Corner Lots: To eliminate blank expanses of siding facing the street, dwellings built on corner lots shall have a minimum of three (3) windows on the side of the dwelling facing the street (secondary frontage).
6. Eaves / Overhangs : Minimum of twelve (12) inches from any exterior surface on all architectural planes. Gutters are not included in the dimension.
7. Garage Door Percentage of Elevation :
  - a. One-story dwelling – Maximum of 30% of the square footage of the elevation of which it is a part.
  - b. Two-story dwelling – Maximum of 20% of the square footage of the elevation of which it is a part.
  - c. The percentage calculation includes windows and doors.
8. Front Load Garage : Garage shall be offset a minimum of four (4) feet to a maximum of twelve (12) feet. If side –loading, court-yard or offset, the primary architectural plane shall have a minimum of one window in the garage portion.
9. Three-Car Garage : If included, a third bay shall have a separate door and shall be recessed a minimum of four (4) feet from the other bays.
10. Chimneys : Chimneys shall extend fully from grade to above the eaves, constructed of masonry or stucco materials, and extend outward a minimum of eighteen (18) inches from the architectural plane to which it is attached and it may be counted as a corner break.
11. Exterior Materials :
  - a. Materials covering the exterior building walls, excluding doors, windows, and other openings, shall be minimum coverage of seventy-five (75%) percent masonry materials.
  - (b) Additional materials shall be logical and highlight architectural components including patterns, colors, blending, etc. Other permitted materials for the remaining portions of the exterior walls include hardi-plank (cementuous siding), stucco, and wood. Aluminum and vinyl siding are prohibited. Other materials may be approved by the Plan Commission or its designee if it determines the materials meet the intent and purpose of the South I-65/Worthsville Overlay Zone.
  - (c) Anti-Monotony – Monotony of design in single-family subdivisions shall be avoided. No two dwelling structures including color, style, composition, etc. are permitted on either side of a street within any individual city block.
  - (d) Lap siding shall have a maximum nine (9) inch exposed board surface.
12. Detached Accessory Buildings: Design features and materials for detached accessory buildings shall match or compliment the architectural character and materials of the primary dwelling. Detached accessory buildings shall comply with zoning ordinance requirements established in Section 6.02.06 Single-family and Two-family Residential Accessory Buildings.
13. Side and Rear Façade Elements: The side and rear elevations of a dwelling which abut a right-of-way or private street, excluding alleys, and can be viewed from that street shall have at least two (2) of the following features on all sides :
  - \*Full masonry wrap (on all four sides of the dwelling)
  - \*Pop-out room a minimum of eight (8) feet by ten (10) feet such as a sun room or breakfast nook (on viewable sides)
  - \*Screen porch (on viewable sides)

- \*Bay or oriel windows (on viewable sides)
- \*Cantilevered second story (on viewable sides)
- \*Raised wood deck a minimum of eight (8) feet by ten (10) feet (on viewable sides)

14. Agricultural Exemption: Principal and accessory buildings and structures used for agricultural purposes shall be exempt from these architectural design requirements.

*6.22.25 Signage Standards for Non-Residential Buildings and Developments.*

A. Signage shall be designed as an integral part of the architectural and landscaping plans. The colors, materials, and style of signage shall be architecturally compatible and accentuate the buildings and landscaping on the site. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.

B. Business signs shall be prohibited in the required greenbelt areas.

C. Wall signs on free-standing buildings shall not be limited to one particular sign or one particular wall of a building. Rather, signage shall be limited to the extent that the total face area of signage placed upon any wall shall not exceed an area equal to ten percent (10%) of the wall area for buildings in the underlying industrial zoning districts, and shall not exceed an area equal to fifteen percent (15%) of the wall area for buildings in the underlying business and commercial zoning districts. Sign copy on canopies, awnings, and the like shall be included as part of the wall signage calculation. If the aforementioned percentages would permit signage in excess of that permitted by the Sign Code, the more restrictive standards apply.

D. Private traffic directional signs and pavement markings for the direction and control of traffic into, out of, and within the site shall conform to the Manual on Uniform Traffic Control Devices as published by the Indiana Department of Highways.

E. The integration of project signage, particularly the sharing of poles to identify multiple businesses, is encouraged within the underlying business, commercial, and industrial zoning districts. The Plan Commission shall have the authority to approve off-premise signage should it determine that such signage would promote the intent and purposes of the South I-65/Worthsville Overlay Zone. Tall signs, however, shall be prohibited.

F. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.

G. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.

H. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.

I. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

*6.22.26 Landscaping Plan.*

A landscaping plan shall be submitted to the Plan Commission for its approval at the same time other plans (i.e. architectural design, lighting, parking, signage, site plans) are submitted. This plan shall be drawn to scale, including dimensions and distances, shall delineate all existing and proposed structures, private parking areas, walks, ramps for handicapped, terraces, driveways, signs, lighting standards, steps, and other similar structures; and shall delineate the location, size, and description of all landscape materials and the method to be used for the watering or irrigation of all planting areas. Landscape treatment for plazas, roads, paths, service and private parking areas shall be designed as an integral part of the landscape plan for the entire lot. Landscape requirements shall comply with Municipal Code Section 10-472, Article 18 of Zoning Ordinance No. 82-1, as amended, or with this Section 10-105, whichever is greater.

*6.22.27 Areas to be Landscaped.*

#### A. Minimum Landscape Areas.

1. **GREENBELT.** Greenbelt shall be provided along each property frontage in all underlying zoning districts. The minimum width shall be thirty (30) feet for greenbelts along Corridor Streets and minimum width shall be fifteen (15) feet along other streets. Within underlying residential zoning districts the greenbelt requirement is applicable only on the perimeter of the residential development or subdivision. It is not applicable to internal driveways or local subdivision streets. Perimeter landscape plantings for residential developments and subdivisions shall be in compliance with Section 10-472 (Article 18) Landscaping Requirements. The greenbelt shall be suitably landscaped and shall be otherwise unoccupied except for steps, walks, terraces, driveways, and similar structures, but excluding private parking area. Mounding and other innovative treatments are to be especially encouraged in this area.
2. **MINIMUM TOTAL LANDSCAPING REQUIRED.** Inclusive of the greenbelt, planting adjacent to the building, the peripheral strip, and internal parking lot areas. A minimum of fifteen percent (15%) of the lot shall be landscaped at the ground level.
3. **TRUCK DOCK AND SERVICE COURT AREAS.** Truck dock and service court areas as well as tractor-trailer parking /storage areas for properties in commercial and industrial zones shall be screened from view from public streets.
4. All other areas of the site shall comply with landscape requirements established by Municipal Code Section 10-472 (Article 18) Landscaping Requirements.

#### 6.22.28 *Landscaping Standards.*

Landscaping standards and requirements within the South I-65/Worthsville Overlay Zone shall comply with Article 18, Section 10-472, of Zoning Ordinance No. 82-1, as amended, or with this Section 10-105, whichever is greater.

#### 6.22.29 *Landscaping Installation and Maintenance.*

A. **INSTALLATION.** All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a building occupancy permit if said permit is issued during a planting season, or within six (6) months of the date an occupancy permit is issued if issued during a non-planting season.

B. **MAINTENANCE.** It shall be the responsibility of the owners and their agencies to insure proper maintenance of the landscaping, in accordance with the standards set by this ordinance and as indicated on the landscape plan which has been approved. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.

C. **CHANGES AFTER APPROVAL.** No landscaping plan which has been approved by the Plan Commission, or its designee, may be later altered, eliminated, or sacrificed, without first obtaining further approval.

D. **INSPECTION.** The plan Commission, the Planning Director, or other designated staff, shall have the authority to visit any lot within the I-65/Worthsville Overlay Zone to inspect the landscaping and check it against the approved plan on file.

#### 6.22.30 *Parking Requirements.*

Parking is discouraged between the greenbelt and the building(s) when other suitable parking areas exist on the property. However, private parking may be permitted in the area between the greenbelt and the planting adjacent to the building(s) and the planting on the periphery of the property. Large expanses of parking lot pavement shall be prohibited. All parking lots in excess of seven thousand (7,000) square feet in area must comply with minimum requirements in the landscape ordinance (Municipal Code Sec.10-472), including minimum eight percent (8%) internal lot landscape area; maximum 15 consecutive parking spaces between landscape islands for business, commercial, and industrial lots – maximum of 10 consecutive parking spaces in

multi-family parking lots; landscape islands at the end of each parking aisle; and all other requirements. The quantity of parking spaces shall be determined as per Table P Parking Requirements in Zoning Ordinance No. 82-1, as amended. Alternatives to established parking requirements may be granted to developments that have a mixture of uses whose peak parking requirements do not coincide in time and thereby may share parking spaces. The applicant shall provide expertly-prepared justification for seeking such a parking waiver. There shall be an appropriate number of parking spaces accessible to the building(s) and identified as reserved for use by handicapped individual, and these spaces shall be of sufficient width (12 feet minimum) to accommodate their needs.

#### *6.22.31 Lighting Requirements.*

In reviewing the lighting plan for a lot proposed to be developed in the South I-65/Worthsville Overlay Zone, factors to be considered by the Commission shall include, but are not limited to, the following:

1. Safety provided by the lighting.
2. Security provided by the lighting.
3. Possible light spillage or glare onto adjoining properties or streets (down-shielding is required). Light from a non-residential use shall measure no more than 0.1 foot candle of light at any property line that abuts a residential use or zone.
4. Attractiveness of the lighting standards and their compatibility with the overall treatment of the property.
5. Height and placement of lighting standards considering the use.
6. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be directed downward or toward the building, not toward property perimeter.
7. A photometric plan shall be submitted as part of the site development plans for the project.

#### *6.22.32 Outside Storage and Display Prohibited.*

A. MATERIALS OR MERCHANDISE. Supplies, materials, parts, products, or merchandise shall be kept within a building or other approved enclosure. There shall be no outside display of such items. Display of agricultural products or produce within an AG or SF zone shall be exempt from this requirement.

B. REFUSE. No outside, unenclosed storage of refuse (whether or not in containers) shall be permitted on any lot. All refuse and recyclables shall be contained within an area enclosed on all sides by a fence, wall, mound, or similar opaque means of enclosure, even when inside a dumpster, compactor, or other refuse container. The enclosure does not have to have a roof. The sides of the enclosure shall be a minimum of six (6) feet or at least two (2) feet taller than the container, dumpster, or compactor that is being screened from view, whichever is greater. All sides of the enclosure structure, including doors or gates, shall be opaque.

#### *6.22.33 Loading Berth Requirements.*

Loading berth requirements shall be as specified in the underlying zoning district(s), except that any loading or unloading berth or bay must be screened from view from a public street by landscaping or other screening. No more than two loading berths shall be permitted for any building or structure.

#### *6.22.34 Access to Individual Lots.*

The Corridor streets – Graham Road, Collins Road, Worthsville Road – by their functional nature as primary or secondary arterial thoroughfares, must have reasonable restrictions as to the number and location of access points within the South I-65/Worthsville Overlay Zone. Interstate Highway I-65 represents a total barrier to east-west streets except for the Worthsville interchange and crossing. Therefore, in order to provide safe and sufficient movement to and from lands and to protect the functional integrity of these thoroughfares, in many cases frontage roads, access

roads, internal subdivision or project streets, or shared access easements will have to be built and utilized. Such roads, driveways, and access points shall be coordinated with those of contiguous lots and designed to preserve the aesthetic benefits provided by the greenbelt areas. Access at the side or rear of buildings may be required. Traffic impact study may be required for a proposed development. New access points onto the Corridor streets shall be coordinated with existing access points whenever possible, and shall be kept to a minimum consistent with traffic access management best practices.

#### *6.22.35 Application And Approval Procedure.*

##### A. Consultation with Staff:

Applicants shall meet with the Planning Director or his designated staff member to review the zoning classification of their site, obtain copies of the regulatory ordinances and application forms, review the procedures and examine the proposed use and development of the property. The Planning Director shall advise the applicant in preparing the application and supporting documents as necessary. The application forms and copies of the site plan or plat shall be submitted in the form and quantities prescribed by the Plan Commission.

Submissions shall include:

1. Site development plan or plat;
2. Required information on architectural design;
3. Landscaping plan;
4. Parking plan;
5. Signage plan;
6. Lighting plan;
7. Traffic circulation plan;
8. Drainage plans with report and calculations;
9. On-site and off-site utilities plan; and
10. Other necessary supporting documents and materials.

##### B. Initial Review of Application and Supporting Documents.

Following the receipt of the written application and other required plans and materials, and the application fee, the Planning Director shall then review the materials solely for the purpose of determining whether the application is complete, in technical compliance with applicable ordinances, laws, and regulations, and is to be placed upon a Plan Commission docket. The applicant shall be responsible for submitting the application in complete form. Once determined to be complete the application will be docketed.

##### C. Plan Review Process/Committee Reviews.

Site development plans and subdivision plats shall be reviewed as required by written rules of procedure of the Plan Commission. The Plan Commission is hereby authorized to establish an Overlay Committee for the purpose of reviewing plans for compliance with this ordinance and making recommendations to the Plan Commission for proposed site development plans and subdivision plats within the South I-65/Worthsville Overlay Zone. The site development plans and subdivision plats shall also be reviewed by the Technical Review Committee in compliance with Plan Commission written rules of procedure.

#### *6.22.36 NON-CONFORMING USES, PLATS, PLANS, AND BUILDINGS*

##### A. Uses.

A use permitted by the underlying zoning district which was legally in operation prior to the effective date of this ordinance may continue to operate, subject to conditions and restrictions set forth in Article 4 of this Chapter, as amended.

**B. Plats and Plans.**

A site development plan or secondary plat and plan which was granted final approval by the Plan Commission prior to the effective date of this ordinance shall stand as approved with respect to drainage, utilities, streets, curbs, sidewalks, rights-of-ways, easements, or other general development plan improvements, provided that a Land Alteration Permit was issued and work commenced on the property within three (3) years of the date that the secondary plat application was filed with the city.

Such a site development plan or secondary plat, however, shall be subject to the review procedures and other requirements of the South I-65/Worthsville Overlay Zone with respect to lighting, signage, screening, landscaping, and architectural design, and the conditions and restrictions set forth in Article 4 of this Chapter, as amended.

**C. Buildings and Other Structures.**

A building, sign, or other structure which has not commenced construction prior to the effective date of this ordinance shall be subject to the review procedures and requirements of the South I-65/Worthsville Overlay Zone with respect to lighting, signage, screening, landscaping, and architectural design, and shall be subject to the conditions and restrictions set forth in Article 4 of this Chapter, as amended.

**D. Variance.**

Any variance granted by the Board of Zoning Appeals prior to the effective date of this ordinance shall stand as approved, subject to any and all applicable conditions.

Section 2. The Greenwood Plan Commission is hereby authorized to make the above described change to the text of the Greenwood Zoning Ordinance and to print and file two (2) copies of the amended zoning ordinance in the Office of the Greenwood City Clerk to keep on file for public inspection.

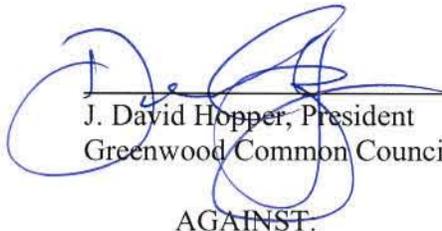
Section 3. The sections, paragraphs, sentences, clauses, phrases and words of this ordinance are separable, and if any word, phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a Court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs and sections of this ordinance.

Section 4. This ordinance shall have no effect on existing litigation or causes of action, and shall not operate as an abatement of any action or proceeding now pending or which could be brought as to any changed provision of Ordinance No. 82-1, as amended; or the Greenwood Municipal Code (1993), as amended, by virtue of the ordinances or sections of ordinances or code provisions so amended or repealed and this ordinance is to amend only as provided above and does not affect any other sections of Ordinance 82-1, as amended, or Greenwood Municipal Code (1993), as amended, except to the extent necessary to give this ordinance full force and effect.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

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Passed by the Common Council of the City of Greenwood, Indiana, this 17<sup>th</sup> day of August, 2015.

  
J. David Hopper, President  
Greenwood Common Council

FOR:

AGAINST:

Linda S Gibson

Linda S. Gibson \_\_\_\_\_

Absent

Ezra J. Hill \_\_\_\_\_

Bruce Armstrong

Bruce Armstrong \_\_\_\_\_

Ronald Bates

Ronald Bates \_\_\_\_\_

J. David Hopper

J. David Hopper \_\_\_\_\_

Thom Hord

Thom Hord \_\_\_\_\_

Michael Campbell

Michael Campbell \_\_\_\_\_

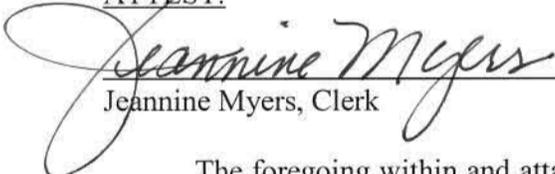
Brent Corey

Brent Corey \_\_\_\_\_

Tim McLaughlin

Tim McLaughlin \_\_\_\_\_

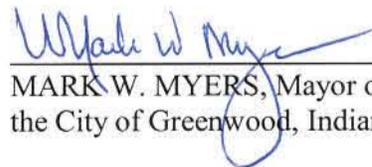
ATTEST:

  
Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 17<sup>th</sup> day of August, 2015, is presented by me this 4:00 day of August, 2015, at 4:00 O'Clock P.M. to the Mayor of the City of Greenwood, Indiana.

  
Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 17<sup>th</sup> day of August, 2015, is signed and approved by me this 24<sup>th</sup> day of August, 2015, at 8:00 O'Clock A.M.

  
MARK W. MYERS, Mayor of  
the City of Greenwood, Indiana