

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCES NO. 121410 and 101023,
THE ZONING ORDINANCE FOR THE TOWN OF MCCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Ordinance No. 121410 as the Zoning Ordinance and Ordinance No. 101023 as the Rockport Planned Unit Development Ordinance (the “Rockport PUD”); and

WHEREAS, the Town Council of McCordsville, Indiana has, after a public hearing was held on _____, 2025, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance and the Rockport PUD in order to adopt the Rockport Amendment Planned Unit Development Ordinance (the “Rockport Amendment PUD”).

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance Nos. 121410 and 101023 are hereby amended as follows:

Section 1. This Amendment Ordinance applies to the real estate more particularly described in the Legal Description, attached hereto as “**Exhibit A**” (the “Real Estate”).

Section 2. Applicability of Ordinance. Except as modified by this Ordinance, all other provisions of Ordinances Nos. 121410 and 101023 shall remain in effect with the adoption of this Ordinance. All provisions and representations of Ordinances listed above that conflict with the provisions of this Ordinance are hereby rescinded and shall be superseded by the terms of this Ordinance.

Section 3. Development Standards. Subsection (iv) of Number five (No. 5) of Exhibit C of the Rockport PUD Ordinance No. 101023 shall be deleted, and replaced with the following language:

5(iv). Brick or stone on a front elevation shall wrap around the exterior corners by at least twenty-four (24) inches, or, as an alternative brick or stone may terminate at an outside corner, so long as it is consistent with the Corner Detail enclosed as Exhibit B, and the applicable side elevation(s) feature one (1) of the following:

- a. Four-sided brick or stone wainscot to the bottom of the first-floor windows;
- b. The applicable side elevation(s) features at least two (2) siding materials (if not already required by standards herein);
- c. The applicable side elevation(s) features similar façade detailing to the front elevation, E.G. additional siding texture like shake, or batten and board to be utilized in similar fashion;
- d. The applicable side elevation(s) features a min. 1” x 6” transition board located in the gable area (if not already required by standards herein);
- e. The applicable side elevation(s) features at least one (1) additional window, in excess to any window requirements herein. Such a window shall be a minimum of

five (5) square feet in size (or multiple additional windows adding up to a total of 5 SF);

f. Corbels, trusses, or other under-the-overhang architectural features are provided; or

g. The applicable side elevation(s) features an architectural feature, as determined by the ARC.

f. The applicable side elevation(s) features an architectural feature, as determined by the ARC.

Section 4. This Ordinance shall remain in full force and effect from and after its passage and posting as required by the law within the Town of McCordsville, Indiana.

Duly ordained and passed this _____ day of _____, 2025 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of _____ in favor and _____ opposed.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL:

Voting Affirmative:

Gregory J. Brewer

Scott Jones

Dr. Bryan Burney

Chad D. Gooding

Dr. John Price

Voting Opposed:

Gregory J. Brewer

Scott Jones

Dr. Bryan Burney

Chad D. Gooding

Dr. John Price

ATTEST:

Stephanie Crider, Clerk-Treasurer

This instrument prepared by: Ryan Crum, Town of McCordsville, 6280 Vail Road, McCordsville, IN 46055

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. – Ryan Crum

“Exhibit A”

LEGAL DESCRIPTION

Overall Description

The West Half of the Southeast Quarter of Section Fourteen (14), Township Seventeen (17) North, Range Five (5) East, Hancock County, Indiana, containing Eighty (80) acres, more or less.

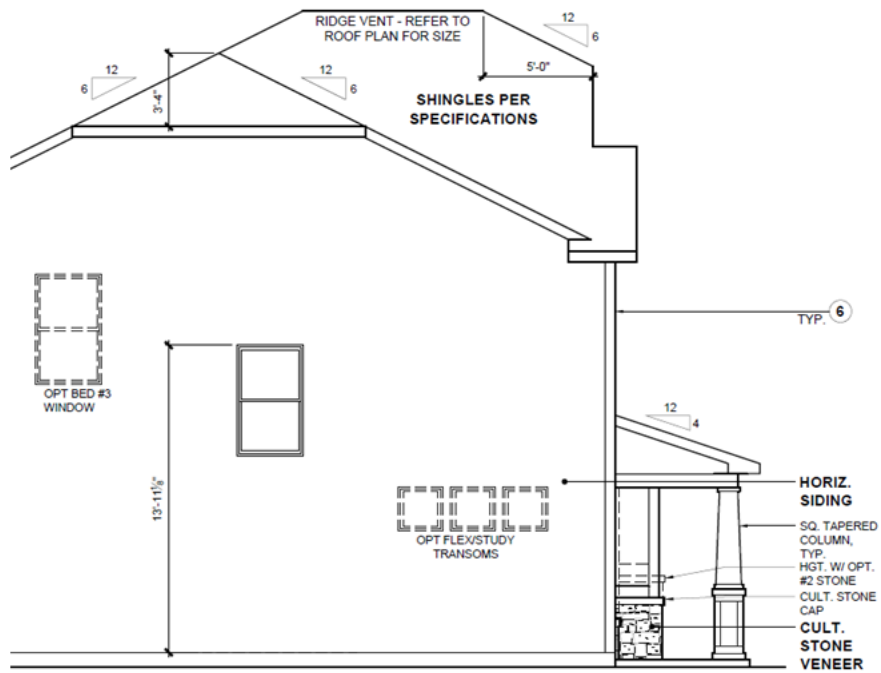
Property Address Reference: 6260 West 900 North, McCordsville, IN 46055

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

“Exhibit B”

CORNER DETAIL

Vertical trim board to be 6” wide to be consistent with the other required trim on homes in McCordsville



Type 6 trim = 1 inch x 6 inch trim corner board