

ORDINANCE NO. 040825B

ORDINANCE AMENDING ORDINANCE NO. 121410, 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

WHEREAS, the Town Council of McCordsville, Indiana has, after a public hearing was held on March 18, 2025, received a favorable recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the McCordsville Community Center Planned-Unit Development (PUD) Ordinance.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 121410 is hereby amended as follows:

**Section 1.** The real estate more particularly described in the attached “Exhibit A” (the “Real Estate”) is hereby zoned to the PUD designation. The Development and Architectural standards set forth in this Ordinance shall govern the development of the Real Estate, and these standards shall replace all other standards set forth in the Town of McCordsville Zoning and Subdivision Control Ordinances, as amended. Where this Ordinance is silent regarding standards other than Development and Architectural standards, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, applicable to CN Zoning, shall apply.

**Section 2. Intent.** The McCordsville Community Center PUD provides strict design requirements which are compiled with the intent to produce the following:

1. A public multi-purpose facility(s) providing space for community focused activities such as community gatherings and celebrations, summer youth camps, parks department programming and other public uses.
2. Provide opportunities for rental by community and other partners for use as private event space when it doesn’t conflict with other public uses.
3. Honor the significance and history of the McCordsville Volunteer Fire Department and provide opportunities to display memorabilia and artifacts from the Town’s rich history.

**Section 3. Permitted Uses.** The permitted uses, as defined by the McCordsville Zoning and Subdivision Control Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

Permitted Primary Uses:  
See Exhibit “D”

Permitted Accessory Uses, Incidental Uses, and Structures:  
Those permitted pursuant to the Town Ordinance

Permitted Temporary Uses:  
Those permitted pursuant to the Town's Zoning Ordinance

**Section 4. Development Standards.** The McCordsville Community Center shall be developed to comply with the standards written herein and as generally shown on the Concept Plan attached hereto as "Exhibit B":

**A. The Development Standards**

|                                |   |
|--------------------------------|---|
| 1. Minimum Lot Area            | 0.75 acres (up to 2 lots may have a minimum 0.15 acre lot size) |
| 2. Minimum Lot Width           | 100 feet  |
| 3. Minimum Front Yard Setback  | 5 feet <sup>1</sup>   |
| 4. Minimum Side Yard Setback   | 5 feet  |
| 5. Minimum Rear Yard Setback   | 10 feet (buildings)<br>8 feet (parking)                         |
| 6. Minimum Building Separation | 10 feet   |
| 7. Maximum Lot Coverage        | 85 %  |
| 8. Maximum Height-Principal    | 35 feet   |
| 9. Maximum Height-Accessory    | 24 feet   |

<sup>1</sup>Shall not apply to existing buildings.

**B. Architectural Standards:**

The Architectural Standards for the Real Estate are attached as "Exhibit C".

**C. Landscaping Standards:**

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Landscaping shall be applicable to the Real Estate with the following exceptions:

1. A perimeter landscape area, at least five (5) feet in width shall be provided along the east and south perimeters. This landscape area shall be covered with turf grass, and may also feature perennial, shrub, and tree plantings. This landscape area shall be provided either (a) between the sidewalk and parking areas and/or (b) between the property line and parking areas. This landscape area is not required adjacent to an outdoor plaza or gathering area that includes landscaping.
2. A perimeter landscape area, at least eight (8) feet in width shall be provided along the west property line. This landscape area shall be covered with turf grass, and may also feature perennial, shrub, and tree plantings.
3. Foundation plantings shall be provided along the east and west sides of all buildings. These plantings may be grouped and planted in areas not immediately adjacent to the

- foundation wall. Foundation plantings shall be planted in in-ground beds, when possible, but plantings in pots and planters is permitted. Exception: If a privacy fence is located along the west property of the Real Estate, foundation plantings along the west façade of buildings are not required.
4. Trash Enclosures shall be screened with landscaping.
  5. Perimeter parking lot landscaping shall be provided, at a rate of one (1) shrub for every four (4) lineal feet of perimeter, for all parking spaces that directly face an adjoining property or right-of-way, unless a privacy fence is present, in which case perimeter plantings are not required.
  6. Interior parking lot landscaping shall not be required.
  7. Any trees planted within five (5) feet of a public sidewalk shall be planted in tree vaults and are limited to selection from the species list below:
    - a. American Hornbeam
    - b. Green Hawthorn
    - c. Hophornbeam
    - d. Paperbark Maple
    - e. Common Hornbeam
    - f. Princeton Elm
    - g. American Elm
    - h. Yellowwood
    - i. Ginkgo (male only)
    - j. Street Keeper Honeylocust
    - k. Skyline Honeylocust
    - l. Riverbirch
    - m. London Planetree
    - n. Zelkova
    - o. Bald Cypress
  8. Buffer-yards: Section 6.11(A)(2) shall not apply, and therefore buffer-yards are not required.

#### **D. Pedestrian Accessibility:**

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Pedestrian Accessibility shall be applicable to the Real Estate with the following exceptions:

- a. A minimum five (5) foot wide sidewalk shall be provided along the westside of Form Street. This sidewalk shall be located back of curb.
- b. A minimum five (5) foot wide sidewalk shall be provided along the southside of W Broadway. This sidewalk is encouraged to be located off-set from the roadway curb to create additional green space and allow for the installation of landscaping. However, if necessary this sidewalk may be located on back of curb.
- c. Internal sidewalks shall connect to the perimeter sidewalks.
- d. Pedestrian crosswalks shall utilize pavement markings when required by the MUTCD. Such crossings shall be completed with thermoplastic or reflective paint and be the "piano key" style.
- e. All truncated domes shall be black in color.

#### **E. Lighting, Parking, and Signage:**

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Lighting, Parking, and Signage shall be applicable to the Real Estate with the following exceptions:

1. Permanent Ground Signage: Shall be as permitted by the Zoning Ordinance, except prior to the allowance of ground sign on any lot featuring an existing pole sign, the pole sign and structure shall be removed.
2. Wayfinding Signage: The Real Estate shall be permitted wayfinding signage, which shall not count towards other sign allowances.
3. Wall Signs: Shall be as permitted by the Zoning Ordinance, except all wall signage shall be limited to external illumination or no illumination.
4. Streetlight Banner Signs: Banners shall be permitted on streetlight posts. Such streetlight posts shall be rated for wind-load in accordance with the requirements of the manufacturer, related to the size of the banner.
5. Street Lighting: Shall be as required by the Zoning Ordinance, except that all streetlights shall be consistent with Exhibit E.
6. Parking Lot Lighting: Shall be as required by the Zoning Ordinance, except that all free-standing parking lot lights shall be limited to twenty (20) feet in height (from grade).
7. All free-standing lighting fixtures shall be black in color.
8. All exterior lighting shall be:
  - a. LED illumination
  - b. 4000k color temperature
9. Catenary lighting shall be permitted over the plaza and gathering areas.
10. All standard parking spaces shall utilize white striping.
11. The minimum number of parking spaces shall be thirty-five (35).

#### **F. Roadway:**

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Streets, Roadways, and Right-of-way shall be applicable to the Real Estate with the following exceptions:

1. Rights-of-way shall be dedicated to the Town as required by the Thoroughfare Plan.

#### **G. Miscellaneous**

1. Section 4.17 shall not apply to the Real Estate.
2. The McCordsville Community Center PUD shall be required to provide a minimum 15% open space.
3. Existing structures which are currently considered legal, non-conforming structures, due to non-compliance with various Development Standards (ie. setbacks, building materials, etc) shall be considered legal, conforming structures for the purposes of rehabilitation, re-use, occupancy type, and expansion.

4. Kiosks and vending machines are not permitted unless they are located within a building. Examples of such items are beverage/snack machines, photo booths, automated machines, video games, inanimate figures (such as animals, mannequins, or the like), animated characters and other such machines that are internally or externally illuminated, or have moving parts, or make noise, or have flashing lights. Open-air enclosures shall not be considered as being located within a building.
5. The outdoor dining requirements of Section 154.078 of the Zoning Ordinance shall not apply to the outdoor plaza and gathering area on this Real Estate.
6. Street Furnishings: Street furnishings are exterior amenities, including but not limited to, benches, bicycle racks, waste receptacles, and other similar items that help to define pedestrian areas and make them safer and more functional. Such furnishings, if installed, shall be consistent with the specifications of the McCord Square development.
7. Sidewalks, plaza areas, and gathering areas shall not be obstructed by utility cabinets. Placement of utility cabinets shall be approved by the Zoning Administrator.
8. The firefighter memorial shall remain on-site and shall not be counted towards sign allowances.

#### H. **Definitions:**

1. Stone: shall not be interpreted to include concrete masonry units (CMU).

**Section 5.** 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.

**Section 6.** 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

ATTEST:

\_\_\_\_\_  
Stephanie Crider, Clerk-Treasurer

Voting Opposed:

\_\_\_\_\_  
Gregory J. Brewer

\_\_\_\_\_  
Scott Jones

\_\_\_\_\_  
Dr. Bryan Burney

\_\_\_\_\_  
Chad D. Gooding

\_\_\_\_\_  
Dr. John Price

## **“Exhibit A”**

### **LEGAL DESCRIPTION**

The Land is described as follows: Situated in the County of Hancock, State of Indiana

Part of the Southwest Quarter of the Northeast Quarter of Section 26, Township 17 North, Range 5 East in Hancock County, Indiana, said part being more particularly described as follows: Commencing at an iron pin marking the Southeast corner of said quarter quarter section; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) along the East line of said quarter quarter section a distance of 481.58 feet to a railroad spike marking the Northeast corner of a 0.064 acre tract of land per Instrument No. 79-06419 in the Office of the Recorder of Hancock County, Indiana, and being the Point of Beginning of this description; thence West parallel to the South line of said quarter quarter section a distance of 111.50 feet to the Northwest corner of said 0.064 acre tract; thence North 00 degrees 00 minutes 00 seconds East parallel to said East line a distance of 159.44 feet to an iron pin marking the Southwest corner of a 0.187 acre tract of land per Instrument No. 85-6269 in the Office of said Recorder; thence North 90 degrees 00 minutes 00 seconds East along the South line of said 0.187 acre tract a distance of 111.50 feet to a railroad spike on said East line and marking the Southeast corner of said 0.187 acre tract; thence South 00 degrees 00 minutes 00 seconds West along said East line a distance of 157.92 feet to the point of beginning. Containing 0.405 acres, more or less.

AND

A part of the Southwest Quarter of the Northeast Quarter of Section 26, Township 17 North, Range 5 East in Hancock County, Indiana, said part being more particularly described as follows: Commencing at the Southeast corner of said quarter quarter section; thence North on and along the East line of said quarter quarter section 456.58 feet to the Northeast corner of the existing McCordsville Fire Department, Inc. property as per Deed Record 129, page 29 in the Office of the Recorder of Hancock County, Indiana; thence West parallel with the South line of said quarter quarter section on and along the North line of said Volunteer Fire Department property 111.5 feet; thence North parallel with said East line 25 feet; thence East parallel with said South line 111.5 feet to the East line of said quarter quarter section; thence South on and along said East line 25 feet to the Place of Beginning. Containing 0.064 acres, more or less.

AND

Being a part of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventeen (17) North, Range Five (5) East, more particularly described as follows: Commencing nineteen (19) rods and seven (7) inches North of the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section Twenty-six (26), Township Seventeen (17) North, Range Five (5) East; thence North one hundred forty-two and 5/10 (142.5) feet; thence West one hundred eleven and 5/10 (111.5) feet; thence South one hundred forty-two and 5/10 (142.5) feet; thence East one hundred eleven and 5/10 (111.50) feet to the place of beginning.

“Exhibit B”

Concept Plan





## **“Exhibit C”**

### **Architectural Standards**

All primary structures either constructed or rehabbed in McCordsville Community Center PUD shall meet the following minimum standards:

- A. Colors shall be muted tones which are compatible with the surrounding structures. No fluorescent, neon, or other high intensity colors shall be used as a building color. Accent colors of brighter hues are permitted.
- B. All mechanical equipment (ie. RTUs, wall-mounted, or ground mounted) shall be screened from view. Wall and ground-mounted equipment shall be screened with a wall, fence, or landscaping. Roof-mounted equipment shall be screened from the view by parapets, dormers, portion of roof, or other screens. The material of all such screens shall be consistent with the exterior materials used on the façade of the primary building, unless use of such material is deemed not logical or feasible by the MSRB, in which case the MSRB may approve an alternative material. All roof-top equipment screens shall be constructed so that the equipment screen fully obscures the view of the equipment from all points of abutting property lines and all points of the farthest right-of-way line of any adjacent public or private street. The line of site measurements shall be taken at a height of eight (8) feet from grade along the applicable property line or right-of-way line. The Town may require multiple line of site exhibits depending upon existing or proposed conditions, including but not limited to distance from equipment and changes in grade. Mechanical and utility equipment not shown on plans (due to unknown location or other reasons) or mechanicals added that were not originally planned for do not remove the developer’s responsibility to comply with these standards.
- C. Standards applicable to the rehabilitation of the old Fire Station Building:
  - 1. The rehabilitation of the old fire station building shall be consistent with the Illustrative Architectural Exhibit, attached hereto as “Exhibit C-1”. The final designs may vary from the Illustrative Architectural Exhibit; however, the building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.
  - 2. The primary exterior building materials shall remain masonry. Other exterior building materials, like fiber cement, EIFS, and architectural metal panels, may be used, so long as they are accessory to a primary masonry material(s). Vinyl siding is prohibited, except for use in soffits.
  - 3. Roofing materials are limited to dimensional shingles, copper, or slate.
- D. Standards applicable to the rehabilitation of the Post Office Building:
  - 1. The primary exterior building materials shall be wood and/or fiber cement siding. Other exterior building materials may be used, as determined by the Zoning Administrator, following structural assessment of the building.
  - 2. Roofing materials are limited to dimensional shingles, copper, or slate.
  - 3. An overhead door may be installed on the south elevation of the structure.
- E. Standards applicable to any new primary structures on the Real Estate:
  - 1. Shall comply with the architectural standards of the CN Zoning District.

**“Exhibit C-1”**

**Illustrative Architectural Rendering**



## **“Exhibit D”**

### **Schedule of Uses**

#### *Permitted Uses*

Childcare Center  
Community Center  
Coffee Shop  
Daycare  
Emergency Services Facility or Station  
Fitness Center  
Gallery, Art or Photo (excluding tattoo or piercing)  
Government Facility (excluding penal or corrections)  
Library  
Museum  
Park  
Studio, Art/Artist  
Studio, Performing Arts (e.g. dance, aerobics, & Pilates)

#### *Special Exception Uses*

Bicycle Sales, Rental, and/or Service

# “Exhibit E”

## Streetlight Exhibit

|   |  |  |  |      |  |  |  |   |  |                        |  |                               |  |  |  |  |  |
|---|--|--|--|------|--|--|--|---|--|------------------------|--|-------------------------------|--|--|--|--|--|
| <b>CUSTOMER APPROVAL:</b><br>X _____ DATE: _____<br>A signed approval will be required with the released order<br>PROPRIETARY SUBMITTAL, DO NOT MODIFY.   |  |  |  |      |  |  |  |   |  |                        |  |                               |  |  |  |  |  |
| <p style="text-align: center;"><b>SPECIFICATIONS:</b></p> <p><b>FIXTURE:</b> ONE PIECE UNITIZED PRECISE HEAVY WALL CAST ALUMINUM CONSTRUCTION COMPRISED OF LOW COPPER A356 ALLOY (&lt; 0.2%Cu) ALUMINUM. LUMINAIRE PROVIDED WITH A STAINLESS STEEL HINGE, AND SECURED WITH A TOOL-LESS STAINLESS STEEL LATCH.</p> <p><b>P-LED SYSTEM:</b> 36 EMITTERS (LED'S) DRIVEN AT 700mA FOR 83 TOTAL INPUT WATTS. WARM WHITE NOMINAL 4000K CCT FOR THE ENTIRE MODULE. EMITTERS ARE ARRAYED ON A METAL CORE PCB PANEL LOCATED ON A COPPER THERMAL TRANSFER PAD. EACH EMITTER IS ENCLOSED BY AN INJECTION MOLDED H12 ACRYLIC LED REFRACTOR. ALL REFRACTORS ARE RETAINED BY AN ALUMINUM FRAME. ALL PANELS IN A LUMINAIRE HAVE THE SAME OPTICAL PATTERN. LED REFRACTORS PRODUCE STANDARD SITE/AREA DISTRIBUTION TYPE III. PANELS ARE FIELD REPLACEABLE AND FIELD ROTATABLE IN 90° INCREMENTS.</p> <p><b>DRIVERS:</b> CONSTANT CURRENT ELECTRONIC WITH A POWER FACTOR OF &gt; .90 AND A MINIMUM OPERATING TEMPERATURE OF -40°F. DRIVER(S) IS/ARE UL AND CUL RECOGNIZED AND MOUNTED DIRECTLY AGAINST THE ELECTRICAL HOUSING TO FACILITATE THERMAL TRANSFER, HELD DOWN BY UNIVERSAL CLAMPS TO FACILITATE EASY REMOVAL. IN-LINE TERMINAL BLOCKS FACILITATE WIRING BETWEEN THE DRIVER AND OPTICAL ARRAYS. DRIVERS ACCEPT AN INPUT OF 120-277V, 50/60HZ, 20KA SURGE PROTECTOR WITH END OF LIFE OPEN CIRCUIT PROTECTION FOR LUMINAIRE.</p> <p><b>SHAFT:</b> 4" DIA. EXTRUDED FROM 6063 ALLOY ALUMINUM. HEAT TREATED TO PRODUCE A T6 TEMPER. WALL THICKNESS .188 MINIMUM. DECORATIVE SHAFT HAS EVENLY SPACED HIGHLY DETAILED RAISED VERTICAL FLUTES EXTENDING THE ENTIRE LENGTH OF THE SHAFT. SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE.</p> <p><b>BASE:</b> ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .210 WALL THICKNESS. BASE CONSISTS OF A SMOOTH, TAPERED BOTTOM SECTION, AND A HIGHLY DETAILED, DECORATIVE FLUTED SECTION. A DECORATIVE CAST ALUMINUM COLLAR AND A FLUTED HAND HOLE COVER CONTOURED TO BASE DESIGN. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. GROUNDING LUG PROVIDED INSIDE BASE OPPOSITE HAND HOLE.</p> <p><b>ANCHORAGE:</b> (4) 3/4"X24" FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS.</p> <p><b>FINISH:</b> POLYESTER POWDER COAT (COLOR: BLACK TEXTURED, RAL-9005-T.)</p> <p style="text-align: center;">SCALE: 1/2" = 1'-0"</p> |  |  |  |      |  |  |  |   |  |                        |  |                               |  |  |  |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;"><b>SUN VALLEY LIGHTING</b></td> <td colspan="2" style="text-align: right;">REV.</td> </tr> <tr> <td colspan="2" style="text-align: center;"> <div style="display: flex; align-items: center;"> <div> <b>SUN VALLEY</b><br/> <b>LIGHTING</b> </div> </div> </td> <td colspan="2" style="text-align: right;">           PART NO. _____<br/>           DR'N _____<br/>           DATE 03/09/22         </td> </tr> <tr> <td colspan="2" style="text-align: center;">           TOLERANCE UNLESS NOTED         </td> <td colspan="2" style="text-align: right;">           DESCRIPTION<br/> <b>CS-7945</b> </td> </tr> <tr> <td colspan="2" style="text-align: center;">           660 WEST AVENUE O, PALMDALE, CA. 93551 Ph. (661) 233-2000 - Fax (661) 233-2001         </td> <td colspan="2" style="text-align: right;">           CHK'D _____<br/>           SCALE _____<br/>           MAT'L _____<br/>           SHEET _____         </td> </tr> </table>   |  | <b>SUN VALLEY LIGHTING</b>                               |  | REV. |  | <div style="display: flex; align-items: center;"> <div> <b>SUN VALLEY</b><br/> <b>LIGHTING</b> </div> </div> |  | PART NO. _____<br>DR'N _____<br>DATE 03/09/22 |  | TOLERANCE UNLESS NOTED |  | DESCRIPTION<br><b>CS-7945</b> |  | 660 WEST AVENUE O, PALMDALE, CA. 93551 Ph. (661) 233-2000 - Fax (661) 233-2001 |  | CHK'D _____<br>SCALE _____<br>MAT'L _____<br>SHEET _____ |  |
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