

**McCordsville Overlay Ordinance  
March, 2007**

**Section 156.220 McCordsville Overlay District**

The district designated for the Town of McCordsville provides regulations that ensure compatible growth and a desired development pattern within the corporate limits of the Town. District regulations provide specific design standards tailored to the Town of McCordsville.

McCordsville Overlay District

**Section 156.220 General Provisions**

(1) Statement of Purpose.

The district designated for the Town of McCordsville provides regulations for new developments to ensure compatible growth and a desired development pattern within the corporate limits of the Town. District regulations provide specific design standards tailored to the Town of McCordsville.

(2) Applicability

This overlay, unless otherwise noted, shall apply to all public, private, and institutional development, with the following exceptions:

- a. Renovations of buildings in existence as of the effective date of this overlay;
- b. The construction of new garages for buildings in existence as of the effective date of this overlay; and
- c. All improvement location permits, variances, special exceptions, planned unit developments, and plats approved prior to the effective date of this overlay.

When the requirements of the underlying zoning district and the overlay district appear to be in conflict, the more restrictive regulation or standard shall apply.

(3) Duties of the Town Representative

The Town of McCordsville shall select a representative to aid the Hancock County Planning Department in the administration and enforcement of the provisions of this overlay. The Town's representative shall:

- a. Serve as the first point of contact for persons proposing new developments within the Town;
- b. Discuss the provisions and application of the provisions of this overlay to persons proposing new developments within the Town;
- c. Provide the public, upon request, with information and materials concerning this overlay, subject to any limitation imposed in accordance with IC 5-14-3 and the zoning ordinance;
- d. Receive all applications for approvals, recommendations, permits, certificates, and appeals within the Town and provide a technical review of all such applications for compliance with this overlay;
- e. Prepare a report and recommendation on each application or petition received and forward said report and recommendation to the Hancock County Planning Director;

- f. Receive all petitions for amendment and review of this overlay and review all such petitions for compliance with the master plan;
- g. Inspect structures and land uses for compliance with this overlay as determined by an agreement between the Town and the County; and
- h. Assist the attorney for the Hancock County Area Wide Plan Commission in the enforcement of this overlay.

(4) Enforcement

The Town’s Representative shall aid in the enforcement of the overlay as described in the previous section. The Planning Director may authorize the Town’s Representative to issue citations for civil zoning violations as described in Section 156.209(A) of the zoning ordinance. Enforcement of the provisions of this overlay beyond the issuance of citations is the full responsibility of the Town. The Town, not the County, shall bear all costs for the preparation and prosecution of trials for civil zoning violations as described in Section 156.210 of the zoning ordinance.

(5) Variances

Variances to these design standards may be sought through a petition to the McCordsville Division of the Hancock County Board of Zoning Appeals. The petition shall only be filed after the petitioner has met with the Town’s Representative to discuss the request. The Town’s Representative shall submit to the McCordsville Division of the Hancock County Board of Zoning Appeals a recommendation on behalf of the town identifying if the Town supports the approval, approval with conditions, or disapproval of the variance request based upon the conditions involved in the petition. However, the Town’s recommendation does not bind the McCordsville Division of the Hancock County Board of Zoning Appeals to render such a ruling.

**Section 156.221 Plan Commission Approval.**

Approval by the Hancock County Area Wide Plan Commission or its duly appointed or designated representatives shall be required for any proposed or revised development plan, subdivision, structure, or structural alteration within the corporate limits of the Town of McCordsville. The Hancock County Area Wide Plan Commission approval shall be necessary prior to: (1) the establishment of any use of the land; (2) the issuance of any improvement location permit; (3) the erection, constructions, or structural alteration of any building(s); or (4) modification or revision of any site development plan. The Hancock County Area Wide Plan Commission, in reviewing applications, shall examine factors concerning the site, site plan, and the surrounding areas, that include but are not limited to the following items:

- (1) Topography;
- (2) Zoning on site;
- (3) Surrounding zoning and existing land use;
- (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 circulation;
- (8) Internal site circulation;

- (9) Special and general easements for public or private use;
- (10) On-site and off-site surface and subsurface storm water drainage;
- (11) On-site and off-site utilities;
- (12) The means and impact of sanitary sewage disposal and water supply technique;
- (13) Dedication of streets and rights-of-way;
- (14) Protective restrictions or covenants and/or written commitments;
- (15) Provisions for adequate and acceptable setbacks, lighting, signage, screening, landscaping, and compatibility with existing uses; and
- (16) Any effects the proposed project may have on the entire McCordsville overlay district.

**Section 156.222 Definitions.**

Definitions pertaining to the McCordsville Overlay District can be found in Article 11: Definitions of the Hancock County Zoning Ordinance.

**Section 156.223 Land Use Districts**

**D- 0-0.99**

Uses permitted in the R1.0 Residential district, except:

- 1) Crop production
- 2) Grazing and Pasture Land (allowable as a special exception)
- 3) Manufactured Homes
- 4) Library

The following special exceptions in the R1.0 Residential district are excluded:

- 1) Telecommunications facility/tower
- 2) Retirement Facility
- 3) Residential Facility for the Developmentally Disabled Type I
- 4) Residential Facility for the Developmentally Disabled Type II
- 5) Residential Facility for the Mentally III
- 6) Cemetery
- 7) Government Facility (non-office)
- 8) Government Office
- 9) Sewage Treatment Plant
- 10) Kennel

**D- 1-1.99**

Uses permitted in the R2.5 Residential district, except:

- 1) Manufactured Homes
- 2) Library (allowable as a special exception)

The following special exceptions in the R2.5 Residential district are excluded:

- 1) Telecommunications facility/tower
- 2) Two-Family Dwelling
- 3) Group Home
- 4) Retirement Facility
- 5) Residential Facilities for the Developmentally Disabled Type II

- 6) Residential Facility for the Mentally Ill
- 7) Government Facility (non-office)
- 8) Government Office
- 9) Sewage Treatment Plant
- 10) Kennel

**D- 2.0-2.49**

Uses permitted in the R2.5 Residential district, except:

- 1) Manufactured Homes
- 2) Library (allowable as a special exception)

The following special exceptions in the R2.5 Residential district are excluded:

- 1) Telecommunications facility/tower
- 2) Two-Family Dwelling
- 3) Group Home
- 4) Residential Facilities for the Developmentally Disabled Type II
- 5) Residential Facility for the Mentally Ill
- 6) Government Facility (non-office)
- 7) Government Office
- 8) Sewage Treatment Plant
- 9) Kennel

**D- 2.5-2.99**

Uses permitted in the R3.5 Residential district, except:

- 1) Manufactured Homes
- 2) Dwelling, two-family
- 3) Library (allowable as a special exception)

The following special exceptions in the R3.5 Residential district are excluded:

- 1) Telecommunications facility/tower
- 2) Group Home
- 3) Residential Facility for the Mentally Ill
- 4) Government Facility (non-office)
- 5) Government Office
- 6) Sewage Treatment Plant
- 7) Kennel

**D- 3.0-3.5**

Uses permitted in the R3.5 Residential district, except:

- 1) Dwelling, two-family (allowable as a special exception)
- 2) Library (allowable as a special exception)

The following special exceptions in the R3.5 Residential district are excluded:

- 1) Telecommunications tower/facility
- 2) Government Facility (non-office)
- 3) Government Office
- 4) Sewage Treatment Plant
- 5) Kennel

## **CN – Commercial Neighborhood**

Uses permitted in the CN Commercial: Neighborhood district, except:

- 1) Farmer’s market (allowable as a special exception)
- 2) Library (allowable as a special exception)
- 3) Park and/or playgrounds (including athletic fields) (allowable as a special exception)
- 4) Barber or Beauty Shops (allowable as a special exception)
- 5) Child Care Center (allowable as a special exception)
- 6) Grocery Store (allowable as a special exception)
- 7) Office Supply Store
- 8) Pharmacy
- 9) Print Shop/Copy Center (allowable as a special exception)
- 10) Repair Services (allowable as a special exception)
- 11) Restaurant (allowable as a special exception)
- 12) Self-Service Laundry (allowable as a special exception)
- 13) Tanning Salon (allowable as a special exception)
- 14) Theatre (allowable as a special exception)
- 15) Veterinary Office/Animal Clinic (without outdoor kennels)(allowable as a special exception)
- 16) Video/music store (allowable as a special exception)

The following special exceptions in the CN Commercial: Neighborhood district are excluded:

- 1) Telecommunications facility/tower
- 2) Boarding Houses
- 3) Dwelling, multi-family
- 4) Nursing/Assisted Living Facility
- 5) Residential Facilities for the Developmentally Disabled Type I
- 6) Residential Facilities for the Developmentally Disabled Type II
- 7) Residential Facilities for the Mentally Ill
- 8) Retirement Facility
- 9) Funeral Home
- 10) Government Facility (non-office)
- 11) Parking Lot or Structure (as a primary use)
- 12) Public Use/Train Terminal
- 13) Trade or Business School
- 14) Banquet or Assembly Hall
- 15) Bowling Alley
- 16) Gas Station
- 17) Hotel/Motel
- 18) Miniature Golf Course
- 19) Oil Change Shop
- 20) Radio/TV Station
- 21) Retreat Center
- 22) Sewage Treatment Plant

## **CR – Commercial Regional**

Uses permitted in the CR Commercial: Regional district, except:

- 1) Cemetery (allowable as a special exception)
- 2) Church or other place of worship (allowable as a special exception)
- 3) Parking Lot or Structure (as a primary use) (allowable as a special exception)

- 4) Golf Course and/or Country Club (including driving range)
- 5) Nature Preserve/Center
- 6) Park and/or Playgrounds (including athletic facilities)
- 7) Child Care Center (allowable as a special exception)
- 8) Truck Stop/Travel Center
- 9) Assembly Facility (allowable as a special exception)
- 10) Mini-warehouse Self-Storage Facility (allowable as a special exception)
- 11) Packaging facility (allowable as a special exception)
- 12) Printing/Publishing Facility (allowable as a special exception)

The following special exceptions in the CR Commercial: Regional district are excluded:

- 1) Bed & Breakfast Facility
- 2) Boarding House
- 3) Dwelling, multi-family
- 4) Nursing/Assisted Living Facility
- 5) Residential Facility for the Developmentally Disabled Type I
- 6) Residential Facility for the Developmentally Disabled Type II
- 7) Residential Facility for the Mentally Ill
- 8) Retirement Facility
- 9) Manufactured Home Sales
- 10) Riding Stables
- 11) Seasonal Hunting or Fishing Facility
- 12) Shooting Range (outdoor)
- 13) Tool and Die Shop
- 14) Sewage Treatment Plant

The establishment of any fire arm sales shop shall be prohibited if such business is within two hundred (200) feet of the property line of any school. The distance between a gun shop and any school shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the gun shop to the nearest property line of any school. If any gun shop is part of or included within a building or structure containing multiple commercial uses, only the portion of the building or structure occupied by such gun shop shall be included in determining the closest exterior wall of said establishment.

#### **TC – Town Center District**

Uses permitted in the CN Commercial: Neighborhood district, except:

- 1) Farmer’s Market (allowable as a special exception)
- 2) Church or other place of worship (allowable as a special exception)
- 3) Nature Preserve/Center
- 4) Park and/or Playgrounds (including athletic fields) (allowable as a special exception)
- 5) Child Care Center (allowable as a special exception)
- 6) Convenience Store (without gas station) (allowable as a special exception)
- 7) Craft/Fabric Store (allowable as a special exception)
- 8) Dance or Martial Arts Studio (allowable as a special exception)
- 9) Dry Cleaner (retail) (allowable as a special exception)
- 10) Grocery Store (allowable as a special exception)
- 11) Health Spa (allowable as a special exception)
- 12) Office Supply Store (allowable as a special exception)
- 13) Pharmacy (allowable as a special exception)
- 14) Print Shop/Copy Center (allowable as a special exception)

- 15) Record/CD/musical instrument shop (allowable as a special exception)
- 16) Repair Services
- 17) Restaurant (allowable as a special exception)
- 18) Self-Service Laundry
- 19) Tanning Salon (allowable as a special exception)
- 20) Theatre (allowable as a special exception)
- 21) Veterinary Office/Animal Clinic (without outdoor kennels)
- 22) Video/music store (allowable as a special exception)

The following special exceptions in the CN Commercial: Neighborhood district are excluded:

- 1) Nursery
- 2) Winery
- 3) Telecommunications Tower/Facility
- 4) Water Tower
- 5) Boarding House
- 6) Child Care Home
- 7) Dwelling, multi-family
- 8) Nursing/Assisted Living Facility
- 9) Residential Facility for the Developmentally Disabled Type I
- 10) Residential Facility for the Developmentally Disabled Type II
- 11) Residential Facility for the Mentally Ill
- 12) Retirement Facility
- 13) Funeral Home
- 14) Government Facility (non-office)
- 15) Trade or Business School
- 16) Banquet or Assembly Hall
- 17) Bowling Alley
- 18) Building Finishes Shop
- 19) Gas Station
- 20) Gymnastics Center
- 21) Miniature Golf Course
- 22) Oil Change Shop
- 23) Radio/TV Station
- 24) Retreat Center
- 25) Sewage Treatment Plant

**I-BP – Industrial Business Park**

Uses permitted in the IBP Industrial: Business Park district, except:

- 1) Animal Stables (excluding kennels) (allowable as a special exception)
- 2) Farm Equipment Sales and Service (allowable as a special exception)
- 3) Church or other place of worship (allowable as a special exception)
- 4) Government Office (allowable as a special exception)
- 5) Nature Preserve/Center
- 6) Hotel/Motel (allowable as a special exception)
- 7) Boat/RV storage facility (outdoor) (allowable as a special exception)
- 8) Printing/Publishing Facility (allowable as a special exception)
- 9) Research and Development Facility (allowable as a special exception)
- 10) Tool and Die Shop (allowable as a special exception)
- 11) Warehouse and Distribution Facility (allowable as a special exception)
- 12) Wholesale Distribution Facility (allowable as a special exception)

The following special exceptions in the IBP Industrial: Business Park district are excluded:

- 1) Airport
- 2) Airstrip (private)
- 3) Manufactured Home Sales

## **I – Industrial Light**

Uses permitted in the IL Industrial: Light district, except:

- 1) Crop Processing and Storage (allowable as a special exception)
- 2) Church or other place of worship
- 3) Parking Lot or Structure (as the primary use) (allowable as a special exception)
- 4) Nature Preserve/Center
- 5) Administrative/Professional Offices (allowable as a special exception)
- 6) Building Finishes Shop (allowable as a special exception)
- 7) Business/Financial Services Office
- 8) Conference Center
- 9) Investment Firm
- 10) Print Shop/Copy Center (allowable as a special exception)

The following special exceptions in the IL Industrial: Light are excluded:

- 1) Livestock, raising and breeding
- 2) Government Office
- 3) Child Care Center
- 4) Manufactured Home Sales

In addition to the permitted uses of the IL district, adult uses shall also be permitted in the I density district as a special exception use. Adult uses shall be located a minimum of 1,000 feet from any church, school, park, child care home or child care center, residentially zoned area, public or cultural facility (such as Town Hall, libraries, etc.), or any established adult use. The distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest property lines of the lot on which each use is located.

## **Section 156.224 Land Use Requirements.**

### **I. Compatibility with Surrounding Properties and the Environment**

All proposed developments within McCordsville will be reviewed for their compatibility with the surrounding neighborhoods, the natural environment, their ability to create pleasing transitions between land uses. To decrease the level of incompatibility between residential and non-residential uses, landscape buffers are required (see Section 156.228).

### **II. Residential Uses**

#### **A) Determining Density and Open Space**

1. To allow greater flexibility and variety in the creation of residential subdivisions while preserving significant community and natural resources, residential subdivisions are required to arrange the residential units on areas of the project site best suited for development and protect at least 25 percent of the land for open space uses. A minimum of 6 percent of the land shall be for active recreation purposes. Open spaces must be accessible to residents of the subdivision without crossing a private lot.

2. Residential development within a project may not exceed the gross density of the identified on the Future Land Use Map in the Master Plan. No minimum lot size is required, but the applicant must meet all of the other development standards of the residential zoning classification and the requirements this Overlay.
3. The development potential of the property is determined by multiplying the area of the tract times the density permitted by the zoning district.
4. The minimum open space requirement is calculated by multiplying the area of the tract by 0.25. The active recreation open space requirement is calculated by multiplying the area of the tract by 0.06.
5. Land designated for open space uses shall be restricted from further subdivision through the use of conservation easements in a form acceptable to the County Recorder and duly recorded in the County Recorder's Office.
6. Storm water management ponds or basins, land within the rights-of-way of underground pipelines, and floodplain areas may be included as part of the minimum required open space. Road rights-of-way may not be included as a part of the minimum required open space.

#### B) Evaluation Criteria

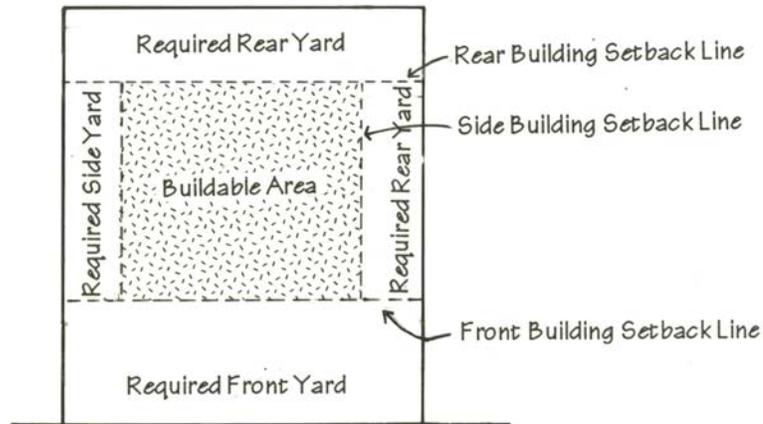
1. In evaluating the layout of lots and open space, the following criteria will be considered by the Hancock County Area Wide Plan Commission as indicating design appropriate to the site's natural, historic, and cultural features and meeting the purposes of this ordinance. Diversity and originality in lot layout shall be encouraged to achieve the best possible relationship between development and conservation areas. The Hancock County Area Wide Plan Commission shall evaluate proposals to determine whether the proposed subdivision:
  - a) Protects and preserves all floodplains, wetlands, and slopes greater than 20 percent from clearing, grading, filling, or construction to the greatest extent possible.
  - b) Preserves and maintains mature woodlands and existing agricultural fields and creates sufficient buffer areas to minimize conflicts between residential and agricultural areas.
  - c) Maintains and creates a buffer of natural species vegetation at least 100 feet wide adjacent to wetlands and surface waters, including creeks, streams, springs, lakes, and ponds.
  - d) Designs around existing hedgerows and tree lines between fields and minimizes impacts on woodlands greater than five acres in size. Woodlands on highly erodable slopes shall be avoided.
  - e) Protects wildlife habitat areas of species listed as endangered, threatened, or of special concern by the US Environmental Protection Agency and/or the Indiana Department of Natural Resources.
  - f) Improves public safety and vehicular carrying capacity by avoiding development fronting directly onto existing public roads.
  - g) Organizes the subdivision where the largest practicable number of lots abuts open space areas in order to provide direct views and access to open space.

- h) Provides active recreational areas in suitable locations that offer convenient access by residents and adequate screening from nearby lots.
- i) Includes a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site, between properties and activities or special features within the neighborhood open space system.
- j) Provides open space that is reasonably contiguous. Fragmentation of open space should be minimized so that resource areas are not divided into numerous small parcels located in various parts of the development. To the greatest extent practicable, this land shall be designated as a single block with logical, straightforward boundaries with a length-to-width ratio not to exceed 4:1. Long, thin open space areas shall be avoided unless the conservation feature is linear or such configuration is necessary to connect with other streams and trails. The open space shall generally abut existing or potential open space uses on adjacent parcels.

C) Lot and Yard Requirements

The lot and yard requirements for residential uses shall follow those established in Section 156.060 of the Hancock County Zoning Ordinance except as noted below.

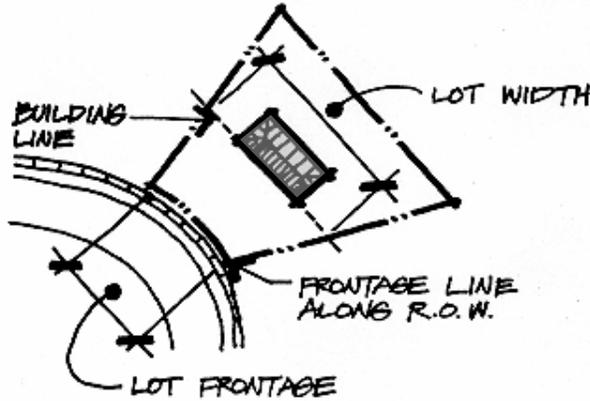
Residential Density District	Maximum Gross Density	Minimum Lot Frontage	Minimum Lot Frontage on cul-de-sacs	Minimum Lot Width at the Building Line	Minimum Side Yard	Minimum Rear Yard	Min. Ground Floor Area for a One Story Bldg.	Min. Ground Floor Area For a Two Story Bldg.
	d.u./acre	Feet	Feet	Feet	Feet	Feet	Sq. Feet	Sq. Feet
D-0-0.99	1.0	125	30	125	25	30	2,500	2,000
D-1-1.99	2.0	90	30	100	15	25	2,400	1,800
D-2-2.49	2.5	90	30	90	15	25	1,800	1,400
D-2.5-2.99	3.0	80	30	80	10	25	1,500	1,200
D-3-3.5	3.5	80	30	80	10	25	900	750



D) Setbacks

1. Front Yard Setbacks.

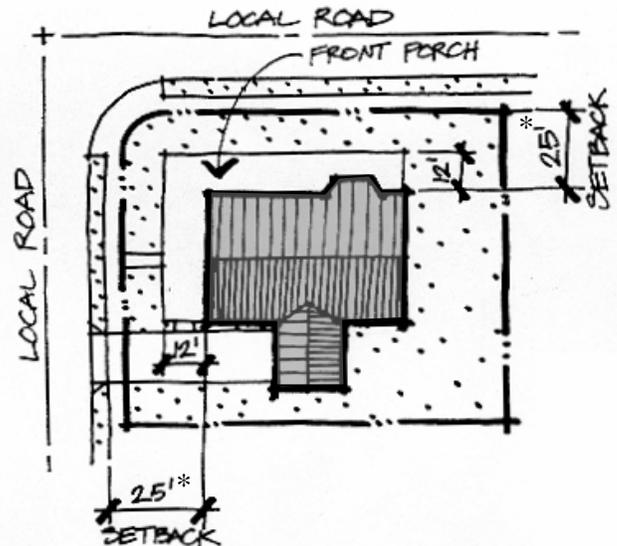
Setbacks shall be equal to the average setbacks for buildings on the same side of the street within 300 feet. Building and street facades shall extend parallel to front property lines. Where there are no such buildings, the minimum front yard setback is determined by the classification of the adjoining road as noted on the Thoroughfare Plan in the McCordsville Comprehensive Plan. Minimum front yard setback shall be 20 feet in the D-2.49-2.99 and D-3-3.5 density designations.



Road Classification	Minimum Front Yard Setback
	Feet
Local	25*
Collector	35
Arterial	50

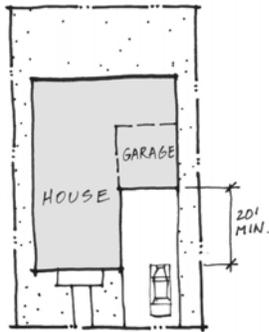
2. Encroachments into Setbacks.

Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways shall be permitted to extend within the minimum front yard setback to a maximum of 12 feet. Open patios and decks may extend within the minimum rear yard setback to a maximum of 12 feet. Hedges, garden walls, or fences may be built on property lines or as a continuation of building walls.

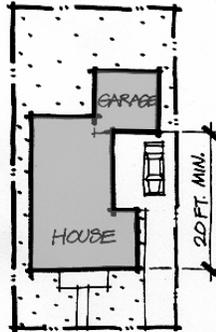


E) Garage Locations/Orientation.

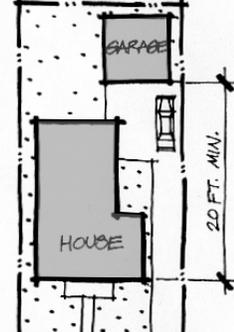
Two car garages, a minimum of 22 feet in width, shall be required for all dwellings. A garage or carport may not face the street unless it is located a minimum 20 feet behind the front façade of the principle structure. Front loading garages shall not exceed 50% of the width of the front façade. Detached garages must be separated from the primary structure a minimum of 10 feet. On three car garages that face a street, the third bay must have a separate door and be recessed a minimum of four feet from the other bays.



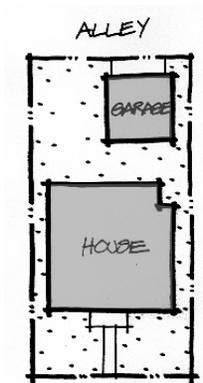
**Permitted**



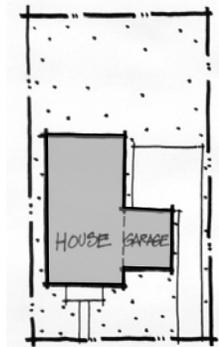
**Permitted**



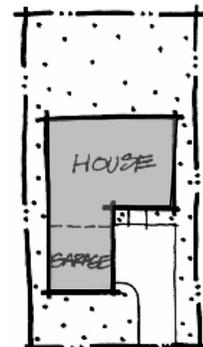
**Permitted**



**Permitted**



**Encouraged**



**Encouraged**

F) Architectural Standards for One and Two-Family Residential Uses.

It is the intent of these design standards to promote both technically and aesthetically high quality housing options within the Town of McCordsville that contribute to the character and value of the town. Under conditions where a strict interpretation of these design standards may be either physically impossible or contravene the design intent, a modification to the residential architectural standards may be proposed to maintain the spirit – rather than the letter – of the law. The request for modification shall be submitted to the Planning and Zoning Committee for review. Within a reasonable amount of time,

the Planning and Zoning Committee shall review the request for modification and approve, approve with conditions, or disapprove the request.

1. All residential construction shall conform in street orientation and massing to adjacent homes.
2. Schools, churches, and government buildings shall be built so that they terminate a street vista whenever possible, and shall be of sufficient design to create visual anchors for the community.
3. Principle building roofs shall have a pitch that conforms to the roof pitches of adjacent homes.
4. Where two wall materials are combined horizontally on one façade, the heavier material must be below.
5. The exterior elevations of all single story residences 1500 square feet or less in livable floor area shall be masonry. This requirement shall include all sides of the structure, exclusive of windows, doorways and bays.
6. The exterior wall surface of the first floor of any multi-story residence shall be masonry and have a minimum of one (1) two foot (2') step back on both the front and rear elevation and a gable on the front and rear elevation, unless the style of the house warrants a change. At least 50 percent of the front façade of all residential buildings, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry. The side and rear elevations of homes that abut a street, open space, trail, or park, shall have at least 50 percent masonry as the exterior building material on that visible elevation. When garage doors are allowed on a front elevation, in making the calculation, garage doors shall be included as part of the front façade.
7. Exterior chimneys shall be finished in brick or stucco. Exposed metal chimneys are prohibited. Half chimneys for gas fireplaces shall have a roof and vent on the side. The siding shall match the type, color, and texture of the siding material on the house.
8. Front porches are encouraged, and are to be a minimum of four feet in depth.
9. Stains and paints used for exterior walls need to conform to the existing appearance and character of the neighborhood.
10. Civic building walls shall be clad in stone, brick, marble, or cast concrete. Civic building roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles. Flat roof lines are allowed.
11. All rooftop equipment on civic buildings shall be enclosed in building material that matches the structure or is visually compatible with the structure.
12. The location and construction of mailboxes shall conform to the rules and regulations of the U.S. Postal Service.
13. Monolithic exterior building walls (walls with one type of siding and no windows or doors) are prohibited. There must be a change of siding materials and/or architectural features (such as windows, chimneys, doors, etc.) on all sides of each house.



14. A minimum of three windows are required on all sides of a dwelling fronting a street. There shall be permanent external window treatments on all windows visible from a public street, except for large picture windows, casement windows, and small, non-opening windows. Acceptable window treatments include shutters, dividers (mullions or inserts), etc.
15. Exhaust vents shall not be visible from the front elevation of the home.
16. All vinyl siding shall be approved and endorsed as meeting or exceeding ASTM D3679 by the Vinyl Siding Institute through their Vinyl Siding Certification Program. Vinyl siding shall be a minimum thickness of 0.044 inches. A letter or certificate stating such shall be attached to each building permit request. All vinyl siding colors shall be submitted for Planning and Zoning Committee approval.
17. A single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage.
18. The pitch of the largest square footage roof must be 6/12 or greater with façade gables of 8/12, unless the style of the house warrants a change.
19. There shall be a minimum roof overhang of nine inches of on all sides of a house.
20. Quality roofing materials including, but not limited to tile, slate, three-dimensional asphalt or fiberglass shingles shall be used on all structures. All shingles shall be warranted for a minimum of 30 years. All roofing materials shall be subject to Planning & Zoning Committee approval.
21. There shall not be more than 10 percent of the houses in the subdivision with the same front elevation.
22. It is required that the workmanship on the exterior of the building will be of highest industry standard resulting in no visual defects (such as wavy siding.)

G) Architectural Standards for Multi-Family Residential Uses

Purpose. The implementation of various design standards is a catalyst to ensure quality construction for present and future developments. This Architectural Design Standards section applies to multi-family residential uses.

1. Exceptions.  
Exceptions may be considered for special developments with distinct and unique architectural designs. Such developments shall be subject to approval by the Planning and Zoning Committee.
2. Façades.
  - a) Detailing.  
Architectural detailing, horizontal/vertical off-sets, window details and other features shall be provided on all sides of the building to avoid blank walls.
  - b) Materials.  
All siding must be masonry, wood, fiber cement plank siding, stucco, decorative pre-cast panels, matching approved materials in scale, integrally colored block, E.I.F.S. All siding shall be subject to Planning and Zoning Committee approval.

- c) Multiple buildings.  
Projects with multiple buildings must have the site layout and building orientation reviewed by the Planning and Zoning Committee
- 3. Windows.  
Windows are required on all sides of the dwelling that are visible from the street.
- 4. Roof Pitch.
  - a) Major roof shall be a minimum of 6/12 on sloped roofs; a façade gable shall be a minimum of 8/12
  - b) There shall be a minimum roof overhang of nine inches of on all sides of a multi-family residential building
  - c) The roof shall be covered with the highest industry standard roofing materials including, but not limited to natural clay tiles, slate, concrete tiles, (with natural texture and color), wood shakes or shingles (with adequate fire protection), or high profile, three-dimensional asphalt/fiberglass shingles with a 30 year warranty. All roofing materials shall be subject to approval by the Planning and Zoning Committee.
  - d) Any structure with three or more units shall incorporate wall and roof articulation to reduce apparent scale. Elements such as balconies, porches, arcades, dormers, cross gables, secondary hipped or gabled roofs can be used to achieve this appearance.
- 5. Mechanical Screening.  
All mechanical equipment shall be screened from view. This can be achieved by solid landscaping, solid fence or walls for ground placed equipment, and the use of parapet walls or other roof structures of the same or compatible material of the main structure(s).
- 6. Architectural Features. All multi-family residential building shall incorporate a minimum of four of the following features:
  - a) Front porch greater than eight feet by four feet
  - b) Reverse gables
  - c) Covered front stoops/steps with pathway leading from sidewalk
  - d) A separate overhead door per each garage bay
  - e) Decorative garage doors or windows in garage doors
  - f) Transom windows
  - g) Veranda/balcony
  - h) Two or more roof planes
  - i) Brick or masonry on 100% of the front elevation, excluding openings
  - j) Two or more dormers
  - k) At least four feet of relief at one or more points along the front elevation
  - l) Bay windows
  - m) Side-loaded garages with courtyard entry
  - n) Full first floor masonry
  - o) Sunroom, screened porch, or balcony
  - p) Overhangs or soffits of at least 15" over all exterior walls

## H) Architectural Standards for Commercial Districts.

Purpose. The implementation of various design standards is a catalyst to ensure quality construction for future commercial development. This Architectural Design Standards section applies to commercial uses.

1. Exceptions.  
Exceptions may be considered for special developments with distinct and unique architectural designs. Such developments shall be subject to approval by the Planning and Zoning Committee.
2. Façade.
  - a) Masonry. All buildings are to have similar design or theme, materials, compatible architecture.
  - b) Siding. All siding must be masonry, fiber cement plank siding, stucco, decorative pre-cast panels, matching approved materials in scale, integrally colored block, E.I.F.S. or a combination of these materials. All siding materials shall be subject to Planning and Zoning Committee approval.
  - c) Multiple Buildings. For projects with multiple buildings, site layout and building orientation will be reviewed by the Planning and Zoning Committee.
  - d) Shall incorporate variation in building height, building mass, roof forms and changes in wall planes.
  - e) Exterior adjacent to Residential. The exterior of all buildings adjacent to residential areas shall consist of brick, stone façade, or stucco, or another material approved by the Planning and Zoning Committee.
  - f) Length. If the length of any façade is greater than sixty (60) feet in length it shall have incorporated into the design wall plane projections or recesses of a composite of at least five percent (5%) of the length of any elevation and extending at least twenty percent (20%) of the length of any elevation. Awnings shall not constitute a façade projection.
3. Roof.
  - a) Roof Features. Roofs shall have at least two (2) of the following features:
    - i) Parapets. Parapets shall not exceed one-third (1/3) of the height of the supporting wall and must conceal flat roofs;
    - ii) Cornice. Cornices shall be three-dimensional;
    - iii) Eaves, Overhangs. Eaves and overhangs shall extend between three (3) and five (5) feet past the supporting walls;
    - iv) Cupolas. Cupolas shall not exceed fifteen (15) feet past the base roofline.
  - b) Roof Pitch
    - i) Major (primary) roof shall be a minimum of 6:12 pitch on a sloped roof; a façade gable shall be a minimum of 8:12 pitch;
    - ii) Shall be covered with the highest industry standard roofing materials including, but not limited to natural clay tiles, slate, concrete tiles, (with natural texture and color), high quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), or high profile, three-dimensional asphalt/fiberglass shingles. Metal roofs shall have a low gloss finish to reduce glare. All roofing materials shall be subject to approval by the Planning and Zoning Committee.

4. Mechanical Screening. All mechanical equipment shall be screened from view. This can be achieved by solid landscaping, fence or walls for ground placed equipment, and the use of parapet walls or other roof structures.
- I) Architectural Design Standards for Neighborhood Commercial.

All Commercial Standards apply to Neighborhood Commercial uses with the following exceptions:

1. Elements. Architectural elements used on the front elevation shall be implemented on all elevations and shall incorporate no less than three (3) of the following architectural elements:
  - a) Color change;
  - b) Texture change;
  - c) Material change;
  - d) An expression of architectural or structural bays through a change in roof plane, height, or architectural enhancements, and must be approved by the Planning and Zoning Committee;
  - e) Balconies;
  - f) Awnings.
2. Entryways. Each single tenant retail establishment greater than 7,500 square feet shall have clearly defined, highly visible customer entrances featuring no less than three of the following:
  - a) Canopies or porticos;
  - b) Overhangs;
  - c) Recesses/projection;
  - d) Arcades;
  - e) Raised corniced parapets over the door;
  - f) Peaked or gabled roof forms;
  - g) Arches;
  - h) Columns;
  - i) Awnings;
  - j) Sidelights, transoms width must equal door width;
  - k) Architectural details such as tile work and moldings which are integrated into the building structure and design;
  - l) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
3. Materials and Colors
  - a) Façade colors shall be low reflectance, subtle, neutral hues or colors. The use of high- fluorescent colors shall be prohibited.
  - b) Exterior building materials:
    1. Shall not include smooth-faced concrete block, or concrete tilt-up panels. However, concrete tilt-up panels with brick or stone facing can be used.
    2. Shall consist of brick, stone, integrally tinted textured masonry block, pre-cast concrete (must have integral color and contain other materials embedded within), stucco and external insulation finish system (E.I.F.S) that simulates a stucco appearance. All siding materials shall be subject to Planning and Zoning Committee approval.

3. Wood siding or similar materials are permissible in limited applications, but shall not be used as the primary building material.

J) Architectural Design Standards for Industrial Uses

Purpose. The implementation of various design standards is a catalyst to ensure quality construction for future industrial development. All Commercial Standards apply to all Industrial uses, including light industrial:

1. Exceptions. Exceptions may be considered for special developments with distinct and unique architectural designs. Such developments shall be assessed by the Planning and Zoning Committee.
2. Façade.
  - a) All buildings on a site are to have similar design or theme, materials, and compatible architecture.
  - b) All siding must be masonry, fiber cement plank siding, decorative pre-cast panels, integrally colored block, or E.I.F.S. Concrete tilt-up panels or pre-cast concrete (must have integral color or an imbedded material that matches permitted commercial materials). All siding materials shall be subject to Planning and Zoning Committee approval.
3. Entry. Same as commercial entry requirements.

K) Additional Architectural Standards for the Town Center area

Intent. Promote a functional, aesthetically pleasing, old downtown style, and pedestrian friendly area within the community. All proposed development in the Special Use District portion of this district must be approved by the Planning and Zoning Committee. All Commercial Standards apply to the Town Center area, including the following additional standards:

1. Exterior materials shall be natural in appearance in keeping with the historical style of the Town. Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, limestone, other native stone, wood, and tinted/textured concrete masonry units. Synthetic materials can be used that simulate natural materials (EIFS, fiber cement board).
2. Entryways shall be clearly defined containing such features as canopies or porticos; overhangs; recesses/projections; arcades; raised corniced parapets over the door; peaked roof forms; arches; architectural details such as tile work and moldings which are integrated into the building structure and design; integral planters or wing walls that incorporate landscaped areas and/or places for sitting, awnings, porches, plinths, bay windows, and shutters.
3. Dumpsters shall be enclosed with a solid enclosure that is of the same material as the primary structure, is a minimum of six (6) feet in height, and contains a solid gate. Shrub plant material shall be provided where possible to further enhance the wall enclosure.

4. Site furniture such trash receptacles, benches, drinking fountains, light standards, flag poles, water features and public art should be included in plans and designed to be part of the architectural concept.
- L) The Hancock County Highway Corridor architectural standards shall apply to CR 600 W/Mount Comfort Road.

### **Section 156.225 Transportation Requirements.**

#### **I. Parking Requirements**

##### **A) Shared Parking**

1. Cooperative provisions for off-street parking may be made by contract between two or more adjacent property owners. The parking area provided on any one lot may be reduced to not less than one-half (1/2) the number of required parking spaces for the use occupying such lot.
2. Parking lots are to be asphalt or concrete and curbing must be installed around the entire perimeter.
3. To the extent that developments wish to make joint use of the same parking spaces operate at different times, up to one-half (1/2) of the parking spaces may be credited to both uses if one use is a church, theater, or assembly hall whose peak hours of attendance will be at night or on Sundays, and the other use or uses are ones that will be closed at night or on Sundays.

##### **B) Accessible parking spaces for the disabled shall be provided in accordance with the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities.**

##### **C) Parking Space Dimensions.**

1. Each parking space (other than those designed for the disabled) shall contain a rectangular area at least 19 feet long and nine feet wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this Section.
2. Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall not be less the 20 feet long by nine feet wide.

#### **II. Street Design Standards.**

##### **A) All dedicated and designated rights-of-way shall conform to the minimum dimensions specified in Section 155.070 – 155.091 of the Hancock County Subdivision Control Ordinance with the follow exceptions:**

1. The minimum right-of-way width on minor collector streets shall be 75 feet.
2. The pavement width of a local road shall be 30 feet back-of-curb to back-of-curb.

##### **B) Curved streets shall be encouraged to create visually interesting streetscapes.**

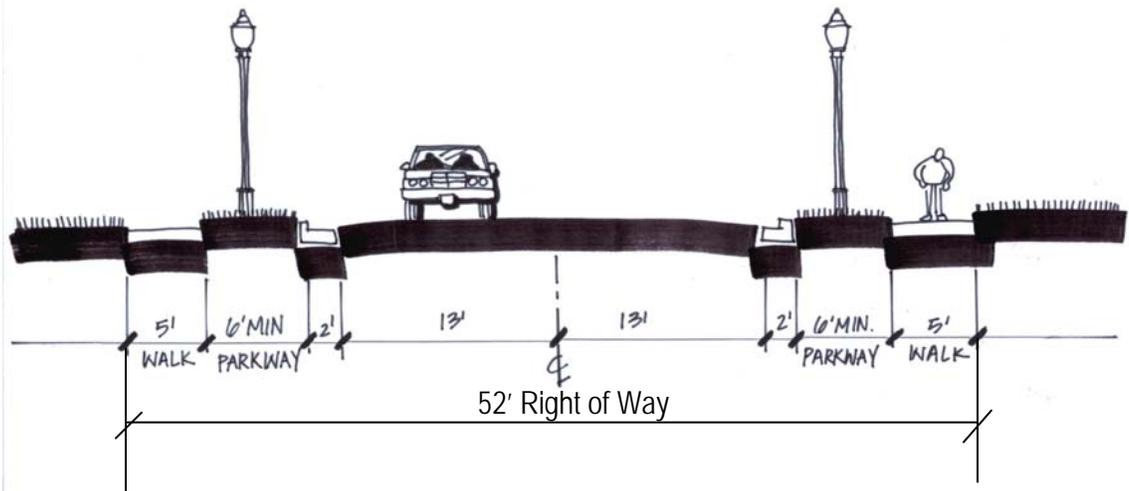
##### **C) Subdivisions with more than 10 lots shall provide more than one entrance into the subdivision for public safety and improved circulation. Adjacent subdivisions shall connect to one another. Where it is not feasible to provide more than one entrance due to physical constraints or the size of the lot, at least one easement shall be platted to an**

adjoining parcel that is likely to develop. The easement shall provide future right-of-way for road extensions and utility connections into the adjoining parcel.

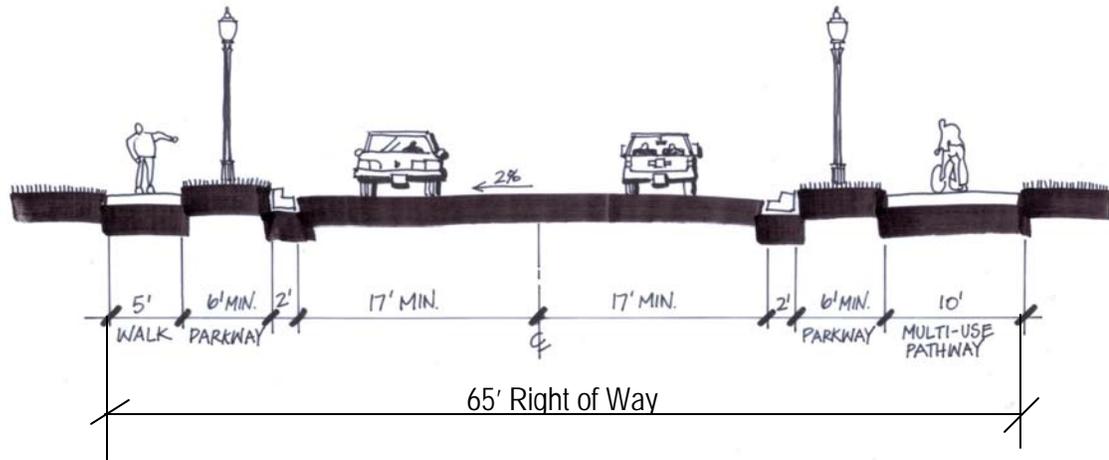
- D) Subdivisions with more than five lots shall construct a new road for access to the proposed lots rather than creating driveway cuts for each proposed lot directly onto existing roads. In subdivisions with five or fewer lots, shared driveways are encouraged to minimize access points along existing roadways.
- E) Street rights of way shall conform with the minimum dimensions of the road cross sections below. Street dimensions from the back of curb to back of curb shall meet the minimum standards of:

Road width (minimum)	
Local	30 ft.
Collector (Major and Minor)	38 ft.
Arterial	52 ft.

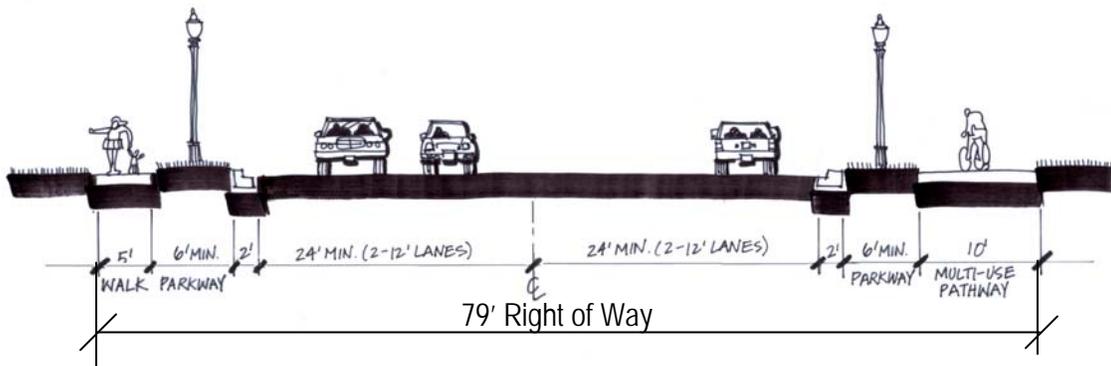
**Local Road Cross Section**



### Collector Road Section

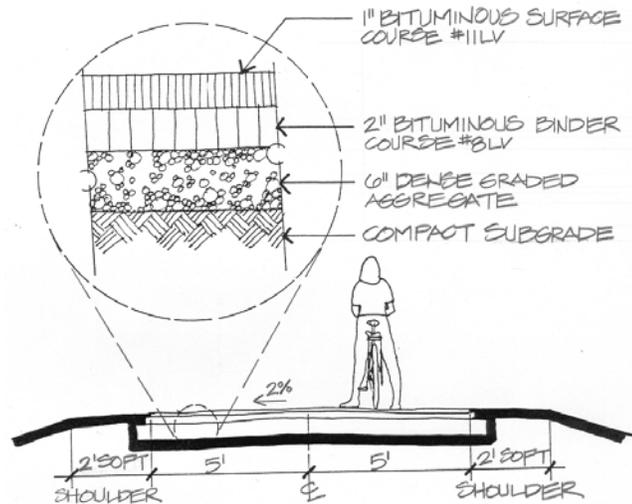


### Arterial Cross Section



- F) Improvements for streets shall conform to the rules, regulations, and design specifications as set forth and established by the McCordsville Public Works Committee as adopted by Resolution.
- G) Sidewalks at least five feet wide are required on both sides of the street in all subdivisions, except where a subdivision is adjacent to a Collector (Major or Minor) or Minor Arterial street, in which case a Multi-Use Pathway is required on the north and east sides of the road as specified and a sidewalk is required on the west and south sides of the Collector or Minor Arterial. On US 36, the multi-use pathway shall be excluded and the road shall have sidewalks on both sides of the road. Sidewalk and Multi-Use Pathway connectivity shall be considered and exceptions granted as consistent with connectivity and any plan established by the Parks Board. All other standards for sidewalks shall conform to Section 155.072(G)(8) of the Hancock County Subdivision Control Ordinance. The Multi-Use Pathway provisions do not apply to Local Arterial Roads.

- H) The multi-use path shall be constructed as shown below.
- I) All streets shall be constructed in conformance with the McCordsville, Indiana Town Standards.



**Section 156.226 Open Space Conservation.**

**I. Open Space Requirements**

To protect and preserve the small town atmosphere of McCordsville, all residential major subdivisions are required to designate at least 25 percent of the land for open space uses.

**II. Open Space Uses**

A) Open space uses are uses permitted on land designated as open space within residential subdivisions. The uses shall maintain unobstructed views into the open space and preserve the rural atmosphere of the community. Open space uses include, but are not limited to:

1. Equine services.
2. Park and recreation services.
3. Private recreation facilities (e.g. golf courses, etc.)

Due to the site specific nature of the relationship of open space areas to surrounding residential uses, the appropriateness of open space uses within a project shall be determined during the subdivision approval process. Written commitments shall be made regarding the uses permitted within the open space.

- B) Structures and parking areas associated open space uses shall not cover more than 20 percent of the lot. Parking areas shall be screened from adjoining residential lots through low walls or landscaping with evergreen or densely deciduous shrubs.
- C) Walls and fences shall be made of stone, wrought iron, or wood and should not exceed 3.5 feet in height.

D) The hours of operation for outdoor activities of open space uses shall be limited to 7:00 a.m. to 10 p.m.

E) Open space uses shall not create a nuisance to adjoining properties due to fire hazard, electrical disturbance, noise, vibration, air pollution, heat and glare, water pollution, and waste matter.

### III. Open Space Types

- A) **Playground.** Playgrounds provide sunny and shaded play areas for children as well as open shelter with benches for parents. Playgrounds may be built within parks or squares or may stand alone within a residential block. Playgrounds are recommended to be between 10,000 and 15,000 square feet in size. Trees shall be planted along the perimeter of a playground at a spacing of 15 to 40 feet on center depending upon the characteristics of the tree. A minimum of 35% of the trees must be shade trees.
- B) **Plaza.** A plaza is an open area adjacent to, or part of, a civic building or facility. Plazas function as gathering place and may incorporate a variety of non-permanent activities such as vendors and display stands. Limited parking is also permitted. Plazas shall be paved in brick or other type of paver or crushed stone. Plazas shall be level, stepped, or gently sloping (less than three percent grade). The size of the plaza depends upon the building or facility design. Sizes may range from 2,000 to 30,000 square feet. The horizontal length or width of the plaza shall not be greater than three times the height of the surrounding buildings. Plazas may be left unplanted. If planted, the trees should form a frame to the plaza space or for the structure which the plaza serves. Spacing shall be a minimum spacing of 10 feet on center to a maximum or 25 feet on center. A minimum of 35% of the trees must be shade trees.
- C) **Square.** Squares are areas for passive recreational use. Squares shall be bounded by streets on a minimum of three sides or 75 percent of their perimeter. Squares are encourage to be entirely bounded by streets. They may range in size from 200 square feet to one acre. Squares may be entirely or partially paved in crushed gravel, brick pavers, or similar material. Trees shall be planted parallel to all rights-of-way at a minimum spacing of 10 feet on center to a maximum or 30 feet on center. If provided, internal plantings shall be in geometric layouts. A minimum of 35% of the trees must be shade trees.
- D) **Parks.** Parks may be designed for passive and/or active recreational use. Parks shall be bounded by streets on a minimum 50 percent of their perimeter and range in size from one to three acres. The maximum park size may exceed three acres if through design, the park creates a central open space that services an entire neighborhood or group of neighborhoods or incorporates physical features that are an asset to the community (i.e. significant stands of trees, lakes, etc.) Trees shall be planted parallel to all perimeter rights-of-way a minimum spacing of 15 feet on center to a maximum or 30 feet on center. A minimum of 35% of the trees must be shade trees.
- E) **Greenway Corridors.** Greenway corridors are open spaces designed to incorporate natural settings such as creeks and significant stands of trees within neighborhoods. Greenway corridors differ from parks or squares in that their detailing is natural (i.e. informally planted) except along rights-of-way and may contain irregular topography. Greenway corridors may be used for certain active non-motorized recreational uses such as walking, jogging, or bicycling. Trees shall not be planted in any rights-of-way. Interior areas shall remain natural. A minimum of 35% of the trees must be shade trees.

### IV. Open Space Ownership

- A) Open space shall remain undivided and may be owned and managed by a homeowners association, the Town of McCordsville, or a recognized land trust or conservancy.
- B) Offer of Dedication. The Town of McCordsville shall have the first and last offer of dedication and the first and last offer for purchase of open space in the event that the open space land is to be conveyed. Dedication shall take the form of fee simple ownership. The Town may, but shall not be required to, accept open space provided:
  - 1. Such land is accessible to the residents of the Town;
  - 2. There is no cost of acquisition other than any costs incidental to the transfer of ownership, such as title insurance, and
  - 3. The Town agrees to and has access to maintain such lands.

Where the Town accepts dedication of open space that contains improvements, the Town may require the posting of financial security to ensure structural integrity of said improvements for a term not to exceed 18 months from the date of acceptance of dedication. The amount of financial security shall not exceed 15 percent of the actual cost of said improvements and installation.

- C) Homeowners Association. The open space and associated facilities may be held in common ownership by homeowners association. The association shall be formed and operated under the following provisions:
  - 1. The developer shall provide the Plan Commission a description of the association, including its bylaws and methods for maintaining the open space.
  - 2. The association shall be organized by the developer and shall be operated with a financial subsidy by the developer before the sale of any lots within the development.
  - 3. The homeowners association shall be professionally managed.
  - 4. Membership in the association is automatic and mandatory for all purchasers of homes therein and their successors.
  - 5. The association shall be responsible for maintenance of insurance and taxes on open space, enforceable by liens placed by the Town on the association.
  - 6. The members of the association shall share equitably the costs of maintaining and developing the open space.
  - 7. In the event of a proposed transfer of open space or the assumption of maintenance of open space by the homeowners association to the Town, notice of such action shall be given to all property owners within the development by the homeowners association.
  - 8. The association shall administer common facilities and properly and continually maintain the open space.
  - 9. The homeowners association may lease open space land to any other qualified person or corporation, for operation and maintenance of open space, but such a lease agreement shall provide:
    - (a) That the residents of the development shall at all times have access to the open space contained therein.
    - (b) That the open space to be leased shall be maintained for the purposes set forth in this ordinance; and

- (c) That the operation of open space facilities may be for the benefit of the subdivision residents only, or may be open to the residents of the Town, at the election of the developer and/or homeowners association, as the case may be.
10. The lease shall be subject to the approval of the homeowners association board and any transfer or assignment of the lease shall be further subject to the approval of the homeowners association board. Lease agreements so entered upon shall be recorded with the County Recorder within 30 days of their execution and a copy of the recorded lease shall be filed with the Plan Commission.
- D) Dedication of Easements. The Town may accept easements for public use of any portion or portions of open space land, title of which is to remain in private ownership, provided:
- 1. Such land is accessible to Town residents;
  - 2. There is no cost of acquisition other than any costs incidental to the transfer of ownership, such as title insurance; and
  - 3. A satisfactory maintenance agreement is reached between the developer, property owner, and the Town.
- E) Transfer of Easements to a Private Conservation Organization. An owner may transfer easements to a private, nonprofit organization, among whose purpose it is to conserve open space and/or natural resources, provided that:
- 1. The organization is a bona fide conservation organization with perpetual existence;
  - 2. The conveyance contains appropriate provisions for proper reverter or retransfer in the event that the organization becomes unwilling or unable to continue carrying out its functions; and
  - 3. A maintenance agreement acceptable to the owner is entered into by the developer and the organization.
- V. Open Space Maintenance Standards
- A) The ultimate owner of the open space shall be responsible for raising all monies required for operations, maintenance, or physical improvements to the open space through annual dues, special assessments, etc.
- B) In the event that the association or any successor organization shall, at any time after establishment of a development containing open space, fail to maintain the open space in reasonable order and condition in accordance with the development plan, the Town may serve written notice upon the owner of record, setting for the manner in which the owner of record has failed to maintain the open space in reasonable condition.
- C) Failure to adequately maintain the undivided open space in reasonable order and condition constitutes a violation of this ordinance. The Town is hereby authorized to give notice, by personal service or by United States mail, to the owner or occupant, as the case may be, of any violation, directing the owner to remedy the violation(s) within 20 days.
- D) Should any bill(s) for maintenance of open space by the Town be unpaid by August 1 of each year, a late fee of 15 percent shall be added to such bills and a lien shall be filed against the premises in the same manner as other municipal claims.

**Section 156.227 Signage Requirements.**

- (1) Signage shall be designed to be 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.
- (2) Private traffic direction 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.
- (3) The integration of project signage to identify multiple businesses, is encouraged.
- (4) Off-premise signage shall be prohibited in the McCordsville overlay district.
- (5) All on-premise signage shall conform to the standards and requirements of the underlying districts except that individual pole signs shall not be permitted in the McCordsville overlay district.
- (6) Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- (7) 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.
- (8) Each sign shall be compatible with the signs on adjoining premises and shall not compete for attention.
- (9) Identification signs of standardized design, such as corporation logos, shall conform to the criteria of all other signs.
- (10) No portable or flashing signs shall be permitted in the overlay district.
- (11) All sign components shall meet or exceed UL specifications.
- (12) Subdivision entrance signs, landscaping, (minimum standards as outlined in section 156.228), and decorative walls shall be shown on development plans, site plans, and subdivision plats.
- (13) Street name signs shall be 36 inches wide by eight inches tall. The letters on the signs shall be six inches tall.
- (14) "No Swimming" and "No Ice Skating" signs shall be posted at ponds in all developments.

**Section 156.228 Landscape Requirements.**

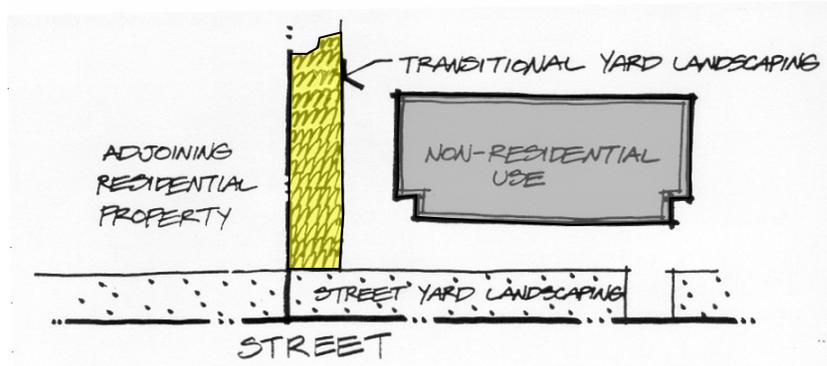
**I. Landscape Plan**

A landscape plan shall be submitted to the Plan Commission and the Town for approval at the same time other plans (i.e. architectural design, lighting, parking, signage, and site plans) are submitted. This plan shall be drawn to scale and shall delineate all existing and proposed structures, parking areas, walks, ramps for the handicapped, terraces, driveways, signs, lighting standards, steps and other similar structures, and shall delineate the location, size, and description of all landscape materials, including any existing trees the owner wishes to apply towards the landscape requirements. Landscape treatments for plazas, roads, paths, service and parking areas shall be designed as an integral and coordinated part of the landscape plan for the entire lot.

II. Areas to be Landscaped

A) Buffering Between Land Uses.

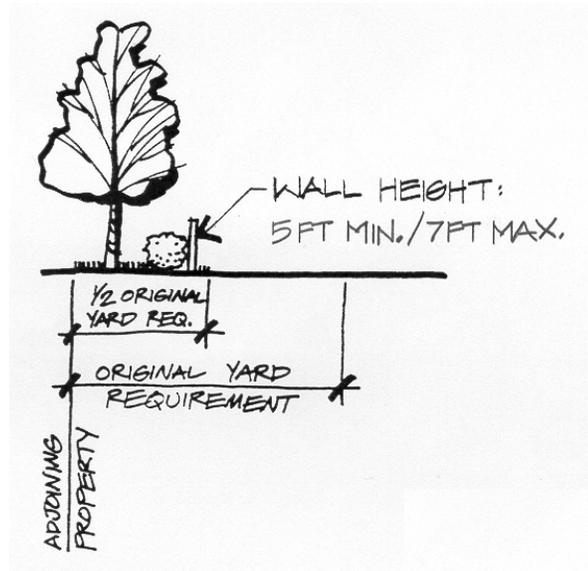
1. Developments that have non-residential and residential uses abutting one another shall provide a landscape buffer 20 feet wide planted with five trees and 55 ornamental shrubs per 100 linear feet of transitional yard between the non-residential and residential uses. It shall be the responsibility of the new land use creating the incompatibility to construct and maintain the landscape buffer.



2. Developed lots or lots with unexpired permits at the time of adoption of this ordinance are exempt from this requirement.
3. Undeveloped properties, expansions of more than 40 percent of existing floor area, and rezoned property are subject to the provisions of this section.
4. The width of the required buffer and the number of shrubs may be reduced by half with the construction of an opaque wall or fence. The fence or wall shall be opaque (solid) and constructed of material compatible with the principle building in composition and color. The wall shall have a minimum height of five feet and a maximum height of seven feet.

B) Screening of Loading and Storage Areas.

Screening shall be by opaque wall or fence six to eight feet in height. One-third of the surface area of the wall or fence must be screened from the right-of-way with plants within six months of the date of the occupancy permit being issued. Screening shall be evergreen, and planted at a maximum spacing of four feet on center.



C) Planting Adjacent to Free-Standing Non-Residential Buildings.

A planting area five feet wide shall be installed along all sides of buildings. Sidewalks may be permitted in these areas, but shall not occupy the entire area on any side of the building. These adjacent planting areas need not be rectangular in shape as long as the required amount of space is landscaped. Innovative and original designs are encouraged. The adjacent planting area at the rear of a structure may be excluded if that structure is located less than 40 feet from the rear property line and sufficient peripheral planting is included to compensate for its removal.

- D) Supplemental Tree Plantings. All lots, including common areas, within major subdivisions shall be planted with supplementary shade trees if less than the required number of trees exists on the lot after construction is complete.

<b>Lot Size</b>	<b>Supplemental Shade Trees</b>
< 12,000 sq. ft.	1
12,001 to 20,000 sq. ft.	2
20,001 to 30,000 sq. ft.	3
30,001 to 1 acre	4
> 1 acres	5 per acre

For design flexibility, one shade tree may be substituted for two ornamental trees or two evergreen trees for up to 50 percent of the required supplemental trees. Existing deciduous trees at least 8 inches in caliper may be used to fulfill the supplemental tree planting requirements. Existing deciduous trees over 12 inches in caliper may reduce by one the required number of supplemental trees. Existing evergreen trees over 8' in height may also be used to fulfill supplemental tree planting requirements.

- E) Planting within Parking Lots.

1. Parking lots with more than 10 spaces shall be landscaped.
2. Parking areas within 50 feet of a right-of-way shall have a planted screen between the parking perimeter and the street yard. Screening must be at least three feet high with no gaps greater than four feet. (Exceptions: car sales lots and driveways.) Masonry walls not to exceed four feet in height may be used to substitute for vegetation.
3. Planting areas shall be reasonably dispersed throughout the parking area. Not less than five percent of the parking lot shall be landscaped. Landscape buffers and landscaping adjacent to buildings and on the periphery of the parking lot shall not be included toward the interior parking lot planting requirements. Landscaping shall be specifically provided at the ends of parking rows and as a means of separating parking from major circulation aisles within parking lots. One shade tree per 2,400 square feet of surface area is required. One shrub per 500 square feet of surface area is required. No parking space shall be further than 60 feet from the trunk of a shade tree. Existing shade trees over 12 inches in caliper may be used to fulfill these requirements.
4. Peripheral Planting. A peripheral landscaping strip four feet wide shall be installed along the side of any parking area that abuts any side or rear property line separating the parcel from any residential uses or districts. At least one tree for each 50 lineal feet shall be planted in any such peripheral landscape strip.

- F) Planting adjacent to Free-Standing Single Family Residential Buildings. Each single-family residential lot shall have the following minimum specifications:

1. At least one shade tree must be planted
2. At least one ornamental tree must be planted.
3. At least one evergreen tree must be planted.

4. At least eight shrubs shall be installed as foundation plantings.

An ornamental tree can be substituted for an evergreen tree, and vice versa. At least one deciduous tree must be planted in the front yard.

### III. Landscaping Standards

- A) The interior dimensions, specifications, and design of any planting area shall be sufficient to protect the trees and shrubs planted and provide for their proper growth.
- B) The primary plant materials used in and around parking areas shall be shade trees that provide shade at maturity. Ornamental shrubs and other plantings may be used to compliment tree landscaping, but shall not be the sole contribution to the landscaping.
- C) Plant materials should be appropriate to local growing and climatic conditions. Whenever appropriate, existing trees greater than 12 inches in caliper should be conserved and integrated into the landscape plan. Plant materials shall be selected for their purpose, structure, texture, hardiness, and appearance.
- D) The landscape plan shall ensure that sight distances are not obstructed for drivers of motor vehicles.
- E) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and protected. Modification to topography shall be permitted where it contributes to the design.
- F) Plant materials shall conform to the requirements described in the latest edition of the American Standard Nursery Stock, which is published by the American Association of Nurserymen. Shade trees shall have a minimum caliper of 2.5 inches. Shade tree selections can be made from Hard Maples, ~~Seedless Ash,~~<sup>1</sup>Oak, Skyline Locust, and Linden trees. Ornamental trees shall have a minimum caliper of 1.5 inches. Ornamental shrubs shall have a minimum height of at least 24" as measured from the base of the trunk, and a minimum spread of at least 18" as measured by the average width diameter of the shrub foliage. All plantings will be mulched in with a natural material.
- G) Existing trees 8 inches or greater in caliper that have good form and will be protected in place may count toward the landscape requirements.
- H) For lots 15,000 sq. ft. or less the front yards and side yards to the building back corners of all single family residential homes shall be entirely sodded. The remainder of the yard shall be seeded and covered with straw or seeded by an equivalent or better method. Front yards of all non- residential buildings shall be entirely sodded. Any side yards to the building back corners will be sodded at least 20' from the building foundation, if these side areas are to be landscaped with turf. The remainder of the yard shall be seeded and covered with straw or seeded by an equivalent or better method.

### IV. 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

---

<sup>1</sup> On September 25, 2007 the Hancock County Area Plan Commission approved of the Town's decision to remove the Seedless Ash from the list of plant materials permitted within the Town of McCordsville. On November 13, 2007, the McCordsville Town Council adopted said removal of the Seedless Ash from the list of plant materials permitted within the Town of McCordsville.

planting season, or within six months of the date an occupancy permit is 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 landscaping plan which has been approved by the Area Plan Commission. 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 that has been approved by the Area Plan Commission may later be altered, eliminated, or sacrificed, without first obtaining further Plan Commission approval.
- D) Inspection. The Area Plan Commission, or their duly appointed representative, shall have the authority to visit any lot within the McCordsville Overlay District to inspect the landscaping and check it against the approved plan on file.

### **Section 156.229 Lighting Requirements.**

- I. For residential purposes, street lighting shall comply with the following design criteria or its equivalent as determined by the BZA or the Town Council of the Town of McCordsville:
  - A) The street lighting shall be adequate to light all road intersections, curves, cul-de-sacs, and entrances into and within a development.
  - B) Lighting units which shall include a pole, luminaire, and all other necessary parts and equipment, shall be placed at a minimum of every 200 to 250 feet on property lines staggered on opposite sides of the street and at intersections, curves, cul-de-sacs, and entrances to any development.
  - C) The lighting as described above shall be placed away from the street on the backside of the curb and centered in the parkway.
  - D) Lighting shall consist of all utility quality columns and fixtures and photovoltaic devices conforming to ANSI standard C136.10.
  - E) The light fixture column shall be a 12 foot Aztec jade prestressed steel reinforced spun concrete and shall be of the type and design commonly referred to as the Washington style. Equal fixture shall be considered under approval of the McCordsville Division of the Board of Zoning Appeals.
  - F) Light column foundations shall extend no more than 4 inches above finish grade and no less than 36 inches below grade.
  - G) The luminary fixture shall be “Environmentally Friendly” RP8, as set forth by IES (Illuminating Engineering Society). The fixture must meet cut off criteria as defined by the latest revision of IES RP8 specifications veiling luminance, have a 150 watt high-pressure sodium lamp, and a forest green capitol matching the fixture column. The globe shall be made of acrylic or non-yellowing material excluding glass and must have a canopy.
  - H) All equipment, including but not limited to the light column, luminaire and additional fixtures shall remain the property of the Developer, property owner, or the Homeowners Association who shall be responsible for all of the maintenance of said equipment as well as all operational cost of said equipment.

- I) Record drawings shall be provided in digital format to the Town Manager of the Town of McCordsville, Indiana upon completion of installation of said lighting system, said format to use the Auto-Cad software program or its approved equivalent.
  - J) If the development is an apartment complex, condominium or other form of multi-living arrangement, the same requirements as set forth above shall apply in addition to which the lighting fixtures at the entrances shall be 5.0 foot-candles, the lighting around parking and building areas shall be 1.0 foot-candles, and shall in all respects conform to IES Chapter 11, Table 4: “Outdoor Illumination Specifications”
  - K) For all projects, a photometric map indicating the distribution and foot-candles of all proposed lighting shall be supplied prior to installation.
- II. For any and all business/commercial/ industrial uses within the Town of McCordsville, Indiana, the following criteria shall be followed creating a lighting system:
- A) All standards set forth in Subparagraph (1) above shall apply where not in conflict with those additional criteria set forth below.
  - B) Street lighting shall be installed in all new developments adjacent to CR 600W from CR 600N to CR 900N and through the incorporated Town on SR 67.
  - C) For commercial uses along arterial roads, the illumination shall be 1.2 foot-candles, for collector street locations 0.8 foot-candles, and for local street locations 0.6 foot-candles. Parking lot and other area lighting shall be as approved by the Planning and Zoning Subcommittee.
  - C) All lighting shall consist of high pressure sodium or metal halide bulbs, a minimum of One Hundred (100) watts each and a maximum for Four Hundred (400) watts each.
  - E) All fixtures shall be mounted on standards or columns as specified in (1), (e), not to exceed thirty (30) feet in height. Lighting fixture, standards or columns shall be mounted in an approved concrete foundation in compliance with specifications by the State of Indiana.
  - F) The light at the property line in non-residential areas shall not exceed 0.3 foot-candles. When a non-residential district abuts a residential district or use, the light at the property line shall not exceed 0.1 foot-candles of illumination.

**Section 156.230 Fence and Wall Standards.**

Unless otherwise noted in this Section, fences and walls are permitted in the various districts subject to the following regulations:

- I. Residential Uses
  - A) Rear yard fences and walls
    - 1. Height: Eight feet maximum
    - 2. Materials: Vinyl-coated chain link, wrought iron, wood, stucco, brick, stone, or combinations of the above. The heavier material shall be below.
  - B) Side and front yard fences and walls
    - 1. Height: Minimum two feet; maximum four feet
    - 2. Materials: Wrought iron, wood, stucco, brick, stone, or combinations of the above. The heavier material shall be below.
- II. Commercial and Industrial Uses

A) Rear yard fences and walls

1. Height: Eight feet maximum
2. Materials: Vinyl-coated chain link, wrought iron, stucco, brick or combinations of the above. The heavier material shall be below. Barbed wire is permitted for rear yard fences not visible from a street.

B) Side and front yard fences and walls

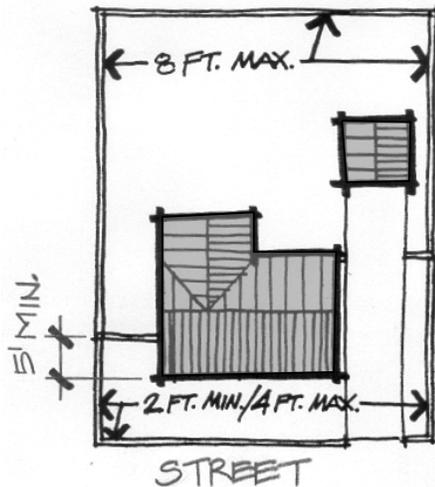
1. Height: Five feet maximum (Exception: walls and fences used for screening per Section 156.228(2)(b)).
2. Materials: Wrought iron, stucco, brick, stone, or combinations of the above. The heavier material shall be below.

III. Civic and Institutional Uses

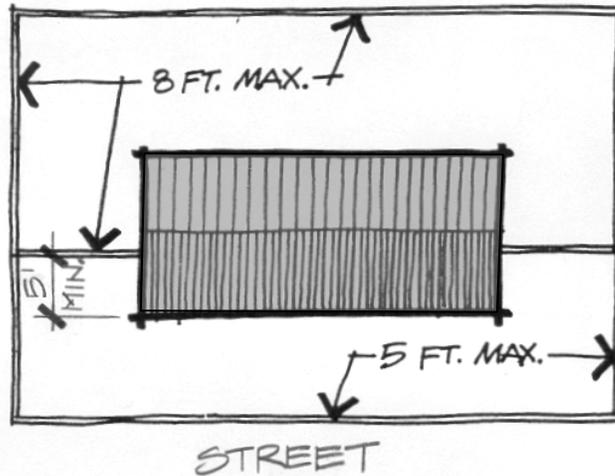
A) Fences and Walls in all yards

1. Height: Minimum two feet; maximum seven feet. (Exception: walls and fences used for screening per Section 156.228(2)(b)).
2. Materials: Wrought iron, brick, stone, or combinations of the above. The heavier material shall be below. Any fence or wall portion above four feet shall be a minimum of 50 percent opaque.

B) The location and height of walls and fences for residential areas shall be as follows:



- C) The location and height of walls and fences for commercial and industrial areas shall be as follows:



**Section 156.231 Subdivisions within McCordsville.**

- I. In addition to the purpose statement in Section 155.003 of the Hancock County Subdivision Control Ordinance, the following policies shall be used in the design and review of all subdivisions within the Town of McCordsville.

- A) All subdivisions shall be designed so as to facilitate the most advantageous development of the entire neighboring area by protecting and enhancing the stability, character, and environment of the area.
- B) Consistency with the McCordsville Master Plan.
- C) All residential subdivisions shall provide specialized open space as defined in this Section, that encourage frequent use, attention, and the presence of people through placement and design. Where possible, the natural terrain, drainage, and vegetation of a site shall be preserved.
- D) Streets shall extend existing streets into and through the development. Reserve strips adjoining street rights-of-way for the purpose of preventing access is prohibited.
- E) Streets and development sites should be designed to protect and preserve stands of significant trees and vistas from high ground or to water.
- F) Pedestrian and bike paths shall be designed to connect with similarly planned or existing local facilities. Streets, pedestrian paths, and bike paths shall contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, and lighting, and by discouraging high speed traffic.
- G) Proposed subdivision and street names shall not duplicate nor too closely approximate phonetically the name of any street within the Town. Where proposed streets are extensions of existing streets, the existing street names shall be used.

II. Subdivision Design Provisions.

It is the intent of this section to establish design requirements and provisions that must be met for any major subdivision within the Town of McCordsville. All application and filing procedures and general engineering requirements are listed in the Hancock County

Subdivision Control Ordinance. The following requirements apply to all developments in all districts.

- A) The Fire Department shall review and approve the water distribution system including, but not limited to hydrants, valves, sizing, and pressure. Locations of hydrants shall also be reviewed and approved by the appropriate Fire Department.
- B) Streets and rights-of-way
  - 1. All streets and alleys shall be paved. Alleys do not require curb and gutter.
  - 2. All streets shall be interconnected as often as possible unless topography makes such a design impractical due to grading costs. Streets should interconnect every 660 feet.
- C) Public sewer
- D) Sidewalks
  - 1. All streets shall have sidewalks on both sides of the street unless a multi-use path is required. Exceptions may be granted for industrial park streets.
  - 2. Sidewalks may be paved in brick, concrete, or similar material.
  - 3. The Homeowners' Association shall be responsible for maintenance.
- E) Curb and gutter shall front all lots
- F) Street lights
- G) Underground wiring
- H) Landscaping

### III. Digital Mapping.

As each portion or section of a subdivision or project is platted, the developer and/or builder shall provide to the Town Manager of the Town of McCordsville, Indiana, a digital representation of all aspects of said portion or section a digital format using the Auto-Cad software or such other format as may be agreed to by the Town Manager after consultation with the Town's consulting engineers.