

ORDINANCE NO. 11114

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 121410, AS AMENDED, AND SUBDIVISION CONTROL ORDINANCE NO. 121410A, AS AMENDED, OF THE CODE OF ORDINANCES OF THE TOWN OF McCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Zoning Ordinance No. 121410, as amended, and Subdivision Control Ordinance No. 121410A, as amended, and has adopted as a part of the Code of Ordinances of the Town of McCordsville, Indiana; and

WHEREAS, upon the recommendation of staff regarding the best practices for regulating development, and the procedures and process for review and approval of development; and

WHEREAS, the Town Council of McCordsville, has, after a public hearing was held on October 21, 2014, received a favorable recommendation from the McCordsville Advisory Plan Commission; and

WHEREAS, the Town Council has found that such amendments are in the best interest of the health, safety, and welfare of the citizens of the Town of McCordsville, Indiana.

THEREFORE BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Zoning Ordinance No. 121410, as amended, and Subdivision Control Ordinance No. 121410A, as amended, are hereby amended as described in Exhibit A, attached hereto.

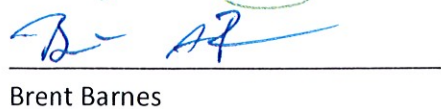
This ordinance was introduced and filed on the 11th day of November, 2014. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of 5 in favor 0 opposed pursuant to I.C. 36-5-2-9.8.

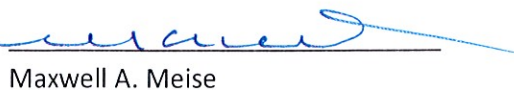
This ordinance was duly ordained and passed on this 11th day of November, 2014 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of 5 in favor and 0 opposed.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:


Larry Longman


Brent Barnes

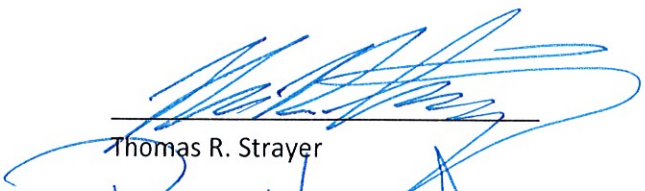

Maxwell A. Meise

Voting Opposed:

Larry Longman

Brent Barnes

Maxwell A. Meise




Thomas R. Strayer

Thomas R. Strayer

Barry Wood

Barry Wood

ATTEST:



Catherine C. Gardner

Clerk Treasurer

Zoning Ordinance & Subdivision Control Ordinance Amendments
November 11, 2014 Town Council Meeting

Exhibit A

Section 4.15 Telecommunications Facility Standards

Delete: (B)(2) Installation of New Accessory Structures

The installation of new accessory structure(s), such as equipment buildings, to support the installation of antenna on existing towers or alternative structures may be approved by the Administrative Officer subject to compliance with the applicable requirements of this Ordinance.

Insert: (B)(2) Installation of New Accessory Structures

The installation of new accessory structure(s), such as equipment buildings, to support the installation of antenna on existing towers or alternative structures, antennas, radio units, or other similar upgrades may be approved by the Administrative Officer subject to compliance with the applicable requirements of this Ordinance.

Delete: (H)(2) Expansion of Existing Facilities

Any expansion resulting from a specific co-location shall be exempt from the provisions of this Section requiring compliance with this Ordinance in the case of substantial expansions.

Insert: (H)(2) Expansion of Existing Facilities

Any expansion resulting from a specific co-location, or a general upgrade or expansion, shall be exempt from the provisions of this Section requiring compliance with this Ordinance, except for subsections (E), (F), and (G).

Delete: (H)(3) Installation of Additional Antennas

Any request submitted to the Board of Zoning Appeals to install an antenna to be located on an existing approved or "grandfathered" tower shall require an Improvement Location Permit, a copy of the contract between the applicant company and the owner of the tower, and all required documentation. If the antenna will add any height to an existing tower or exceed the height of any alternative structure by more than 10 feet it shall be considered a new tower for the purposes of this Ordinance.

Insert: (H)(3) Installation of Additional Antennas

Any request submitted to the Board of Zoning Appeals or Administrative Officer to install an antenna to be located on an existing approved or "grandfathered" tower shall require an Improvement Location Permit, a copy of the contract between the applicant company and the owner of the tower, and all required documentation. If the antenna will add any height to an existing tower or exceed the height of any alternative structure by more than 10 feet it shall be considered a new tower for the purposes of this Ordinance.

Bulk Use Standards

Delete: Appendix B: Bulk Use Standards Matrix

Insert: Appendix B: Bulk Use Standards Matrix – attached hereto as Exhibit B

Appendix A: Official Schedule of Uses

Delete: Appendix A: Official Schedule of Uses

Insert: Appendix A: Official Schedule of Uses – attached hereto as Exhibit C

Section 4.17 Garage Location/Orientation

Delete: (B)(3): Two car garages, a minimum of twenty-two (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 of 20 feet behind the front elevation of the principle structure. Front-loading garages shall not exceed 45 percent of the width of the front elevation. Detached garages must be separated from the primary structure a minimum of 10 feet. For any 3 car garage that faces a street, the third bay must have a separate door and be recessed a minimum of four feet from the other bays.

Insert: (B)(3): Two car garages, a minimum of twenty-two (22) feet in width, shall be required for all dwellings. Garages may be front-loading, side-loading, courtyard-loading, rear-loading, and/or detached. Any front-loading garage, attached or detached, which is located less than twenty (20) feet behind the front elevation of the home shall feature a decorative garage door. Front loading garages shall not project in front of, or be flush with, the front elevation of the home. Front-loading garages must be recessed a minimum of two (2) feet behind the front elevation of the home. Front-loading garages shall not exceed 45 percent of the width of the front elevation. Detached garages must be separated from the primary structure a minimum of 10 feet. For any 3 car or larger garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two feet from the other bays. At least 25% of all lots within a residential subdivision shall feature a home that does not have a front-loading garage. All decorative garage doors shall be approved by the Architectural Review Committee. These regulations do not apply to multi-family residential developments.

Section 4.01 Accessory Structures

Delete: (D)(2)(a) Visibility: All free-standing kiosks and vending machines shall be located to minimize visibility to the street. If located adjacent to an existing building, the back of the kiosk or vending machine shall be positioned flush with the exterior wall.

Insert: (D)(2)(a) Visibility: All free-standing kiosks and vending machines shall be located to minimize visibility to the street. If located adjacent to an existing building, the back of the kiosk or vending machine shall be positioned flush with the exterior wall. Kiosks or vending machines shall be located under an awning or contained in a roofed shelter, stall or other structure, which is architecturally compatible to the primary structure and and so located as not to interfere materially with the use of the property or adjacent

properties. Said kiosks and machines shall not impede pedestrian traffic or encroach onto the clear travel space of sidewalks or paths.

Section 4.02 Temporary Use & Structures

Delete: (B)(1)(b) Time Limit: Any temporary structure used for a permitted primary use may be permitted for up to two years, unless otherwise specified by this Article.

Insert: (B)(1)(b) Time Limit: Any temporary structure used for a permitted primary use may be permitted for up to one-hundred and twenty (120) days in a calendar year, unless otherwise specified by this Article. Temporary structures used for a permitted primary Religious-Place of Worship or School use may be permitted for up to two years.

Delete: (B)(2)(b) (i) Extensions: An unlimited number of one year extensions may be granted by the Board of Zoning Appeals or the Administrative Officer. The Board or Administrative Officer may impose reasonable conditions as part of its approval.

Insert: (B)(2)(b)(i) Extensions: An extension of up to 120 days may be granted by the Administrative Officer in any given calendar year. The Board of Zoning Appeals may grant subsequent extensions after a public hearing is held. For Religious-Place of Worship or School uses the Administrative Officer may approve a one-time extension for up to two additional years. The Board of Zoning Appeals may grant subsequent extensions after a public hearing is held. The Board or Administrative Officer may impose reasonable conditions as part of its approval.

Delete: (B)(3): Construction Trailer: Construction trailers are permitted as temporary structures only during times of construction activity. Construction trailers shall not be located in any required setback or buffer yard.

Insert: (B)(3): Construction Trailer: Construction trailers are permitted as temporary structures only during times of construction activity. Construction trailers shall not be located in any required setback or buffer yard. Construction trailers may be permitted for up to two (2) years, and may be extended by the Board of Zoning Appeals or the Administrative Officer via an unlimited number of one (1) year extensions. The Board or Administrative Officer may impose reasonable conditions as part of its approval.

Delete: (B)(4): Construction Dumpsters: Dumpsters for construction-related debris shall be permitted as temporary structures only during times of construction activity. Dumpsters shall be located in any setback or buffer yard.

Insert: (B)(4): Construction Dumpsters: Dumpsters for construction-related debris shall be permitted as temporary structures only during times of construction activity. Dumpsters shall not be located in any setback or buffer yard. Construction dumpsters in residential districts shall be held to the time limits listed in subsection (B)(1)(b) and extensions listed in (B)(2)(b)(i) of this Article. Construction dumpsters in commercial

districts shall be permitted for up to 1 year, a one-time extension of one-year may be granted by the Administrative Officer. The Administrative Officer may impose reasonable conditions as part of its approval.

Delete: (B)(5): Temporary Outdoor Uses: Use such as temporary parking facilities, sidewalk sales, Christmas tree sale lots, festivals, farmer's markets, or similar activities conducted outside of an enclosed building, excluding residential garage/yard sales, may be permitted on a temporary basis in any zoning district in the Town of McCordsville upon obtaining a temporary outdoor land use permit from the Administrative Officer. Said permit may be issued without a public hearing, providing that said permit shall not be issued for more than forty-five (45) days or the time requested in the permit application if less than forty-five (45) days. The following procedures apply to the issuance of a temporary outdoor land use permit:

Insert: (B)(5): Temporary Outdoor Uses: Use such as temporary parking facilities, sidewalk sales, Christmas tree sale lots, festivals, farmer's markets, or similar activities conducted outside of an enclosed building, excluding residential garage/yard sales, may be permitted on a temporary basis in any zoning district in the Town of McCordsville upon obtaining a temporary use permit from the Administrative Officer. Said permit may be issued without a public hearing, providing that said permit shall not be issued for more than thirty (30) days or the time requested in the permit application if less than thirty (30) days. The following procedures apply to the issuance of a temporary outdoor land use permit:

Delete: (C)(1) Garage/yard Sales: Garage/yard sales are permitted to occur no more than four times per calendar year, not to exceed 30 days per calendar year. Garage/yard sales shall be distinguished from flea markets or farmer's markets in that garage/yard sales are clearly incidental to residential uses, while flea markets and farmer's markets are commercial businesses and principle uses. In no instance shall this provision be interpreted as permitted the operation of a flea market or farmer's market.

Insert: (C)(1) Garage/yard Sales: Garage/yard sales are permitted to occur no more than four (4) times per calendar year, not to exceed sixteen (16) days per calendar year. Garage/yard sales shall be distinguished from flea markets or farmer's markets in that garage/yard sales are clearly incidental to residential uses, while flea markets and farmer's markets are commercial businesses. In no instance shall this provision be interpreted as permitted the operation of a flea market or farmer's market.

Delete: There is not a specific time limit for model homes in the existing language, so it falls back to the general time limit restrictions.

Insert: (C)(3)(a)(vii) Timeline: A model home may be permitted from the date the subdivision has provided proper emergency access to the model home lot from a perimeter street, and complied with all other aspects of this Ordinance, until the last Certificate of Occupancy is issued for the individual lots within the subdivision or five (5) has past

from the issuance of the permit for the model home, whichever is less. The Administrative Officer may grant 2 one (1) year extensions, any subsequent extensions may be granted by the Board of Zoning Appeals.

Section 5.2 Highway Corridor Overlay

Delete: (F)(6)(b) Public Spaces: Each use must contribute to the enhancement of the community and its public spaces by providing at least two of the following amenities:

- i) A landscaped patio/outdoor seating area or plaza that is a minimum of 2,000 square feet in area;
- ii) A water feature, which shall be in addition to any required detention or retention pond;
- iii) A clock or bell tower or other vertical element either as a free-standing structure or as a primary entrance feature;
- iv) Bus or public transportation shelter and turn off lanes;
- v) Public art or sculpture; or
- vi) A mini park as defined by the McCordsville Parks and Recreation Master Plan, as amended from time to time.

Insert: (F)(6)(b) Public Spaces: Each lot of at least five (5) acres must contribute to the enhancement of the community and its public spaces by providing at least ~~two~~ one of the following amenities and each lot of at least ten (10) acres must contribute to the enhancement of the community and its public spaces by providing at least two of the following amenities:

- i) A landscaped patio/outdoor seating area or plaza that is a minimum of 2,000 square feet in area;
- ii) A water feature, which shall be in addition to any required detention or retention pond;
- iii) A clock or bell tower or other vertical element either as a free-standing structure or as a primary entrance feature;
- iv) Bus or public transportation shelter and turn off lanes;
- v) Public art or sculpture; and/or
- vi) A mini park as defined by the McCordsville Parks and Recreation Master Plan, as amended from time to time.

Section 6.04 Architectural Standards

Delete: (B)(1)(b) Multifamily Residential Developments: All siding must be masonry, wood, fiber cement plank siding, stucco, decorative pre-cast panels, matching approved materials in scale, integrally colored block, EIFS. All siding shall be submitted for review by the Architectural Review Committee.

Insert: (B)(1)(b) Multifamily Residential Developments: All siding must be masonry, wood, fiber cement plank siding, stucco, decorative pre-cast panels, matching approved materials in scale, integrally colored block, EIFS. Each building must feature a minimum of 50% brick or stone on all elevations visible from an adjacent property or street. All siding shall be submitted for review by the Architectural Review Committee.

Delete: (E)(1-16) Multi-family Architectural Features: All multi-family residential buildings shall incorporate a minimum of four of the following features, and side and rear elevations shall contain at least one architectural feature.

(9) Brick or masonry on 100 percent of the front elevation, exclusive of openings

Insert: (E)(1-16) Multi-family Architectural Features: All multi-family residential buildings shall incorporate a minimum of four of the following features, and side and rear elevations shall contain at least one architectural feature.

(9) Brick or stone on 100 percent of the front elevation, exclusive of openings

Delete: (F)(1)(c) Commercial Development: All siding must be stone, brick, cement fiber board, stucco, decorative pre-cast panels, architectural metal panels, matching approved materials in scale, integrally colored CMU, EIFS or a combination of these materials. All siding materials shall be submitted for review by the Architectural Review Committee.

Insert: (F)(1)(c) Commercial Development: All siding must be stone, brick, cement fiber board, stucco, decorative pre-cast panels, architectural metal panels, matching approved materials in scale, integrally colored CMU, EIFS or a combination of these materials. Each building must feature a minimum of 50% brick or stone on all elevations. All siding materials shall be submitted for review by the Architectural Review Committee.

Delete: (G)(5) Commercial Development – Dumpsters: Dumpsters shall be enclosed with a solid enclosure that is of the same material as the primary structure, is a minimum of six feet in height, and contains a solid gate. Shrub plant material shall be provided where possible to further enhance the wall enclosure. In no instance shall a dumpster all enclosure or dumpster plantings be located within a utility and/or drainage easement.

Section 6.10 Landscaping Standards

Delete: (B)(4)(a) With the exception of car sales lots and driveways, parking areas within 50 feet of an existing or planned public 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. Masonry walls not to exceed four feet in height may be used to substitute for vegetation.

Insert: (B)(4)(a) Parking areas that are visible from any existing or planned public right-of-way or any existing or planned private street easement and/or abut any side or rear property line shall have a planted screen between the parking perimeter and the street yard, side yard, and/or rear yard. Screening must be at least three feet high with no gaps except for drive-aisles, sidewalks, and the like. Brick or stone walls not to exceed four feet in height may be used to substitute for shrubbery. Additionally, at least one tree for each 50 lineal feet shall be planted along the peripheral of such parking area.

Delete: (B)(4)(c) 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.

Delete: (D) Supplemental Tree Plantings: Lots less than 12,000 SF = 1 shade tree, lots 12,001-20,000 SF = 2 shade trees, lots 20,001-30,000 = 3 shade trees, lots 30,001-1 acre = 4 shade trees, and lots greater than 1 acre = 5 shade trees per acre..

Insert: (D) Supplemental Tree Plantings: Lots less than 12,000 SF = 1 shade tree, lots 12,001-20,000 SF = 2 shade trees, lots 20,001-1 acre = 3 shade trees, and lots greater than 1 acre = 3 shade trees per acre.

Section 6.11 Buffering & Screening Standards

Delete: (A)(2) Buffer Yard Requirement: Where a non-residential use directly abuts a residential use the subject property shall provide a landscape buffer 20 feet wide planted with five trees and 55 ornamental shrubs per 100 lineal feet of buffer yard between the non-residential uses and residential uses. It shall be the responsibility of the new land use creating the incompatibility to construct and maintain the landscape buffer.

Insert: (A)(2) Buffer Yard Requirement: Where a commercial office, commercial neighborhood, public/semi-public, or multifamily use directly abuts a single-family or two family residential use, or an industrial use directly abuts a commercial use the subject property shall provide a landscape buffer 20 feet wide planted with five trees and 10 ornamental shrubs per 100 lineal feet of buffer yard, and undulating mounding of at least three feet in height between the conflicting uses and residential uses. Where an industrial use or commercial regional use directly abuts any residential use, or public/semi-public use the subject property shall provide a landscape buffer 30 feet wide planted with eight trees and 10 ornamental shrubs per 100 lineal feet of buffer yard, and mounding of at least three feet in height with a minimum six foot fence constructed on top of the mounding between the conflicting uses. Said fence shall be constructed of 100% brick and/or stone, or brick or stone columns with wood or wood-like composite material between the columns. 100% of the required shrubs and at least 50% of the required trees must be located between the fence and the residential, institutional, or public/semi-public use. It shall be the responsibility of the new land use creating the incompatibility to construct and maintain the landscape buffer. This buffer yard can be waived by the Administrative Officer if the property owner of the neighboring lower-intensity use requests, in writing to the Administrative Officer, to not have the buffer yard constructed along their property line.

Section 6.12 Lighting Standards

Delete: (D)(2) For commercial uses along arterial roads, the illumination shall be 1.2 footcandles, for collector streets 0.8 footcandles, and for local streets 0.6 footcandles. Parking lot and other area lighting shall be as approved by the Plan Commission.

- Insert: (D)(2) For commercial uses along arterial roads, the illumination shall be 1.2 footcandles, for collector streets 0.8 footcandles, and for local streets 0.6 footcandles.
- Delete: (D)(5) The light at the property line in non-residential areas shall not exceed 0.3 footcandles. When a non-residential district abuts a residential district or use, the light at the property line shall not exceed 0.1 footcandles.
- Insert: (I) Site Lighting: Lighting for parking lots and other on-site lighting not addressed elsewhere in this Article shall be as follows:
- (1) All light fixtures shall be fully recessed into the fixture housing;
 - (2) All lighting fixtures and poles within a single development shall be consistent in style, color, size, height, and design.
 - (3) All lighting fixtures and poles shall be decorative and compatible with the architecture of the building.
 - (4) The maximum height for free-standing lighting fixtures is twenty-five (25) feet.
 - (5) Shielding may be required by the Administrative Officer to prevent glare and other lighting concerns on adjacent properties and for the benefit of the motoring public.
 - (6) Required pedestrian facilities in Town Center or Old Town must be illuminated with pedestrian scaled lighting.
 - (7) Light levels at property lines (except along rights-of-way) are limited to 0.3 footcandles. If a neighboring property is used for or zoned residential the light level is further limited to 0.1 footcandles.
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Section 7.02 Exempt Signs

- Delete: (G) Pennants: Pennants, streamers and any combination of such signs, provided they are not located in an existing right-of-way and their use is temporary and does not exceed 30 days in any 3 month period.
- Delete: (H) Banners: One banner shall be permitted per business, provided it does not exceed 24 square feet in area, and is hereby further limited to 30 days of use in any three month period.
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Section 7.05 Temporary Signs

- Delete: (A) Duration: Unless otherwise expressly permitted by this Ordinance, in no instance shall a non-residential use display a temporary sign longer than seven consecutive days. Unless otherwise expressly permitted by this Ordinance, in no instance shall a non-residential use display a temporary sign more than four times per calendar year.
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- Delete: (E) Types of Temporary Signs: In no instance shall this provision be interpreted as temporarily or permanently permitting any sign prohibited by this article.
- Insert: (E) Types of Temporary Signs: The types of temporary signage noted in subsections (G-M) are the only types of temporary signage permitted. In no instance shall this provision be interpreted as temporarily or permanently permitting any sign prohibited by this article.

- Insert: (H) Grand Opening: A one-time grand opening permit may be issued for a business new to the Town of McCordsville. This permit may be granted for a seventeen (17) day period, with the following conditions:
- (1) The permit allows one temporary ground sign, one temporary wall sign, and pennants. All such items must be placed on the property of which the permit is approved.
 - (2) No signage shall be placed on vehicles or trailers which are parked or located on-site and visible from an adjacent property or roadway.
 - (3) Grand opening signage shall not count against a use's temporary signage allotment noted in subsection (A); however, other approved temporary signage may not be displayed while Grand Opening signage is displayed.
- Insert: (I) Special Events: A four (4) day special event permit may be issued up to two (2) times per calendar year, for special occasions such as an anniversary or civic event with the following requirements:
- (1) The permit allows one temporary ground sign, one temporary wall sign, and pennants. All such items must be placed on the property of which the permit is approved.
 - (2) No signage shall be placed on vehicles or trailers which are parked or located on-site and visible from an adjacent property or roadway.
 - (3) Special Event signage shall not count against a use's temporary signage allotment noted in subsection (A); however, other approved temporary signage may not be displayed while Special Event signage is displayed.
- Insert: (J) Construction Signs: Signs posted on an approved and permitted construction site shall be permitted, provided that: (1) they are not located in an existing or planned public right-of-way, (2) there are no more than two construction signs per property, (3) no single sign exceeds six square feet if located in a single-family residential zoning district or use, or 32 square feet if located in a non-residential district or use, (4) and all construction signs are removed when construction activity ceases.
- Insert: (K) Banners: One banner shall be permitted per business, provided it does not exceed 24 square feet in area, is attached to the primary structure, is issued a maximum of 2 times per calendar year, and may not be up for more than 30 consecutive days.
- Insert: (L) Model Home/Temporary Sales Facility: Wall, awning, or ground signs shall be permitted on the lot of the sales facility and limited to an aggregate square footage not exceeding 32 square feet of sign area. Such signs shall be placed a minimum of 10 feet from an existing or planned public right-of-way and 10 feet from an adjacent property line, and in the manner consistent with Section 6.08, Sight Visibility Standards, of this Ordinance. In addition, individual model homes may have one sign not to exceed four square feet at their entrance. All such signage must be removed prior to the final certificate of occupancy being issued
- Insert: (M) Subdivision Signs: Residential subdivisions that have received a Primary Plat or Detailed Development Plan approval from the Plan Commission may erect a temporary sign for identification purposes, provided that: (1) a maximum of 1 sign per frontage is

installed, (2) no single sign shall exceed 32 square feet and 6 feet in height, and (3) all such signage must be removed prior to the final certificate of occupancy being issued.

Section 7.06 Signs for Ground Floor Uses

Delete: (A)(1) Sign Area: In no instance shall the aggregate sign area for any tenant/business use exceed 100 square feet.

Insert: (A)(1) Sign Area: In no instance shall the aggregate sign area for any tenant/business use exceed the Aggregate Sign Area denoted in Appendix E.

Delete: (B) Number of Signs: Only one sign, selected from the list of permitted sign types below, shall be allowed per tenant/business use.

Insert: (B) Number of Signs: A maximum of two (2) signs, selected from the list of permitted sign types below, shall be allowed per tenant/business use. Additionally, no parcel, lot, or site shall feature more than one ground sign per frontage. No tenant/business shall have more than one wall sign per frontage.

Delete: (C) Sign Types Permitted: Any combination of the following signs may be used for each ground floor use provided they are consistent with the total area allowed per use, the total number of signs permitted per use, and the other development standards listed in this Section:

- (1) Wall sign,
- (2) Awning sign,
- (3) Projecting sign,
- (4) Window sign,
- (5) Free-standing/Unified Development sign,
- (6) Ground/monument sign,
- (7) Changeable copy,
- (8) Electronic Message Board sign, or
- (9) Time & Temperature Sign Component.

Insert: (C) Sign Types Permitted: The following types of signs or sign components are permitted as regulated by this Article and Appendix E.

- (1) Wall sign,
- (2) Awning sign,
- (3) Projecting sign,
- (4) Free-standing/Unified Development sign,
- (5) Ground/monument sign,
- (6) Changeable copy,
- (7) Electronic Message Board sign,
- (8) Time & Temperature Sign Component, or
- (9) Fuel Station LED Pricing Component.

Section 7.08 Sign Design & Construction Requirements (*Permanent Signage*)

- Delete: (A) All freestanding unified development signage shall be ground mounted and monument-type. Other sign types, including but not limited to pylon signs, may be allowed as a freestanding development sign per a special exception permit granted by the Board of Zoning Appeals. Unified development under common ownership or management with shared parking, with or without outlots, shall only be allowed to construct a free-standing unified development sign rather than individual free-standing signs. All other signage for the development shall be as prescribed by this Ordinance. All free-standing unified development signs shall comply with the following provisions:
- Insert: (A) All freestanding unified development signage shall be ground mounted and monument-type and shall be permitted in lieu of other ground signage. Unified developments must have a size of at least five (5) acres to erect said unified development signs for the purpose of allowing several businesses within an unified center the ability to use said sign on a single sign structure. All other signage for the development shall be as prescribed by this Ordinance. All free-standing unified development signs shall comply with the following provisions:
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- Delete: (A)(1)(a) The maximum height of a free-standing unified development sign shall be 8 feet. In no instance shall a free-standing unified development sign exceed the height of the tallest building.
- Insert: (A)(1)(a) The maximum height of a free-standing unified development sign shall be 10 feet for all Unified Developments greater than 5 acres and less than 20 acres. The maximum height of a free-standing unified development sign shall be 16 feet for all Unified Developments equal to or greater than 20 acres. In no instance shall a free-standing unified development sign exceed the height of the tallest building.
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- Delete: (A)(1)(b) The maximum surface area of all free standing unified development signs shall be 200 square feet.
- Insert: (A)(1)(b) The maximum surface area of all free standing unified development signs shall be 100 square feet for unified developments greater than 5 acres and less than 20 acres. The maximum surface area of all free standing unified development signs shall be 150 square feet for unified developments greater than 20 acres.
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- Delete: (A)(2) Wall-mounted Unified Development Signs: Wall-mounted unified development signs shall be permitted for unified developments in non-residential districts, provided the following minimum standards are met: a) the total area of a wall-mounted unified development sign shall be limited to 10 percent of the façade of the building, or 40 square feet, whichever is the lesser of the two, b) each portion of the sign identifying an individual business shall not exceed six square feet in sign area, and c) in no instance shall a wall-mounted unified development sign extend above the roofline of the building on which it is located.

Delete: (F) Projecting Sign: No projecting sign shall, at its lowest point with the exception of the supporting building, structure, or column, be less than eight and one-half feet above grade level. A maximum of one sign per road frontage, per business shall be permitted. In no instance shall a projecting sign exceed 24 square feet, nor protrude more than 4 feet from the building. Proof of insurance shall be required for all projecting signs. For the purposes of administering and enforcing this provision, proof of insurance shall mean proof of insurance with liability limits in amounts equal to that maintained by the Town of McCordsville, Indiana or as established by the Board of Zoning Appeals.

Insert: (F) Projecting Sign: No projecting sign shall, at its lowest point with the exception of the supporting building, structure, or column, be less than eight and one-half feet above grade level. A maximum of one such sign per business or building shall be permitted. In no instance shall a projecting sign exceed 24 square feet, nor protrude more than 4 feet from the building. Proof of insurance shall be required for all projecting signs. For the purposes of administering and enforcing this provision, proof of insurance shall mean proof of insurance with liability limits in amount subject to the Administrative Officer's approval or as established by the Board of Zoning Appeals. Projecting signs shall be considered wall signs.

Delete: (H) Ground/Monument Sign: One ground/monument sign per lot is permitted provided it does not exceed 36 square feet in sign area or six feet in height as measured from grade level. Ground/monument signs shall be no closer than 10 feet from any existing or planned public right-of-way. An increase in square footage may be allowed for multiple tenant usage. All ground/monument sign structures shall be constructed of decorative brick, stone, or other masonry, stucco, wood, or metal, with the base of the structure constructed of decorative brick, stone, or masonry. Landscaping consisting of shrubs and perennial ground cover shall be provided at the base of all ground/monument signs with a minimum of two square feet per one square feet of sign area.

Insert: (H) Ground/Monument Sign: One ground/monument sign per lot is permitted provided it does not exceed 36 square feet in sign area or six feet in height as measured from grade level. Ground/monument signs shall be no closer than 10 feet from any existing or planned public right-of-way. All ground/monument sign structures shall be constructed of decorative brick, stone, or other masonry, stucco, wood, or metal, with the base of the structure constructed of decorative brick or stone. Landscaping consisting of shrubs and perennial ground cover shall be provided at the base of all ground/monument signs with a minimum of two square feet per one square feet of sign area.

Delete: (I) Changeable Copy Signs: Changeable copy signs are permitted provided the changeable copy does not change more than once in sixty minutes. The changing of advertising copy or messages on an approved sign such as an theater marquee, or free-standing sign displaying gas station prices, and similar approved signs which are

specifically designed for the use of replaceable copy. For the purposes of administering and enforcing this ordinance, changeable copy signs shall display a static message rather than a message that imitates movement.

Insert: (I) Changeable Copy Signs: Changeable copy signs are permitted provided the changeable copy does not change more than once in sixty minutes and does not exceed 50% of the aggregate permitted sign area. The changing of advertising copy or messages on an approved sign such as an theater marquee, or free-standing sign displaying gas station prices, and similar approved signs which are specifically designed for the use of replaceable copy. For the purposes of administering and enforcing this ordinance, changeable copy signs shall display a static message rather than a message that imitates movement and shall not be interpreted as electronic message boards.

Delete: (J) Electronic Message Board: Electronic message boards are permitted providing the meet the following requirements:

- (1) In any district, an EMB shall be located on the site of the use identified or advertised by the sign. In no instance, shall an EMB be allowed in a residential district. In no instance, shall an EMB be located within 125 feet of a signalized intersection.
- (2) The leading edge of any EMB shall be a minimum distance of 100 feet from any adjacent residential district boundary.
- (3) An EMB shall be separated from all other EMBs by at least 35 feet.
- (4) When located within 150 feet of a residential use wherein the said residential use is located within a residential district, all parts of the EMB shall be oriented so that no portion of the sign face is visible from any existing or permitted principle structure on said residential lot.
- (5) In no instance shall the image of an EMB update, flash, scroll, twirl, change color, fade in or out, or be anything other than a static, more than once in 60 minutes time.
- (6) When located within 600 feet of a residential use, an EMB shall not be illuminated between the hours of 10pm and 6am.
- (7) In no instance shall an EMB exceed 460 footcandle during daylight hours or 46 footcandles for the time period between one half hour before sunset and one half hour after sunrise. For the purpose of administering and enforcing this provision, all EMB shall be equipped with an ambient dimmer control and a black background.

Insert: (J) Electronic Message Board: Electronic message boards (EMBs) are permitted providing the meet the following requirements:

- (1) In any district, an EMB shall be located on the site of the use identified or advertised by the sign. EMBs shall only be permitted in Commercial Regional and Public/Semi-public Districts. In no instance, shall an EMB be located within 125 feet of a signalized intersection.
- (2) The leading edge of any EMB shall be a minimum distance of 300 feet from any single-family residential district or use and 200 feet from any multi-family residential district or use unless said multi-family district or use is part of a mixed use development.
- (3) An EMB shall be separated from all other EMBs by at least 300 feet.

- (4) When located within 500 feet of a single-family residential use wherein the said residential use is located within a residential district, all parts of the EMB shall be oriented so that no portion of the sign face is visible from any existing or permitted principle structure on said residential lot.
 - (5) In no instance shall the image of an EMB update, flash, scroll, twirl, change color, fade in or out, or be anything other than a static, more than once in 60 minutes time.
 - (6) When located within 500 feet of a residential use, an EMB shall not be illuminated between the hours of 10pm and 6am.
 - (7) In no instance shall an EMB exceed 460 footcandle during daylight hours or 46 footcandles for the time period between one half hour before sunset and one half hour after sunrise. For the purpose of administering and enforcing this provision, all EMB shall be equipped with an ambient dimmer control and a black background.
 - (8) Electronic gas station pricing signs, and time and temperature signs shall not be considered EMBs and are regulated by subsections (K-L).
 - (9) The maximum EMB sign area shall be 24 square feet.
-

Delete: (L) Model Home/Temporary Sales Facility Sign: Wall, awning, or ground signs shall be permitted on the lot of the sales facility and limited to an aggregate square footage not exceeding 32 square feet of sign area. In addition, individual model homes may have one sign not to exceed four square feet. Such signs shall be placed a minimum of 10 feet from an existing or planned public right-of-way and 10 feet from an adjacent property line, and in the manner consistent with Section 6.08, Sight Visibility Standards, of this Ordinance.

Insert: (L) Fuel Station Signs: Fuel station shall follow the same standards as prescribed elsewhere in this ordinance for signage. Fuel stations may use a fuel station LED Pricing Sign Component which may be electronic tri-color LED, so long as the following requirements are met:

- (1) The LED board's background is black and the screen is limited to displaying the current prices for up to three (3) products.
- (2) Product identification shall not be a part of the LED board.
- (3) No such sign shall be within 150 feet of any residential zoning district or use.
- (4) No such sign shall have any portion of which that flashes, scrolls, twirls, changes color, fades in or out, or be anything other than static. The only permitted changes are the occasional price changes.
- (5) In no instance shall such sign exceed 460 footcandle during daylight hours or 46 footcandles for the time period between one half hour before sunset and one half hour after sunrise. For the purpose of administering and enforcing this provision, all such signs shall be equipped with an ambient dimmer control and a black background.
- (6) Pricing signage shall be a component of either a ground sign or a wall sign, and shall count against the total aggregate permitted sign area.

In addition to the signage permitted elsewhere in this ordinance, fuel stations may incorporate the following into their fuel pumps:

- (1) Fuel stations may place fueling pump decals on each of vehicle fuel dispensers (double-sided) having a maximum of two (2) square feet per side of each dispenser.

- (2) Animated TV screens may be incorporated into fuel station pumps with a maximum size of two (2) square feet.
 - (3) Public safety information & directional signage may be placed under the canopy or next to the appropriate emergency safety areas, as long as such signage does not include advertising.
-

Delete: (0) Construction Signs: Signs posted on an approved and permitted construction site shall be permitted, provided that: (1) they are not located in an existing or planned public right-of-way, (2) there are no more than two construction signs per property, (3) no single sign exceeds six square feet if located in a single-family residential zoning district, or 32 square feet if located in a non-residential district, (4) and all construction signs are removed when construction activity ceases.

Appendix E: Sign Standards Matrix

Delete: Appendix E: Sign Standards Matrix

Insert: Appendix E: Sign Standards Matrix – as attached hereto as Exhibit D

Article XII Definitions

Delete: Sign, Changeable copy: A sign or portion thereof which has a reader board for the display of text information in which each alphanumeric character, graphic, or symbol is defined by objects which may be changed or rearranged manually or mechanically with characters, letters, or illustrations that can be changed or rearranged without altering the face of surface of the sign. Changeable copy signs typically display a static message rather than a message that imitates movement.

Insert: Sign, Changeable copy: A sign or portion thereof which has a reader board for the display of text information in which each alphanumeric character, graphic, or symbol is defined by objects which may be changed or rearranged manually or mechanically with characters, letters, or illustrations that can be changed or rearranged without altering the face of surface of the sign. Changeable copy signs display a static message rather than a message that imitates movement.

Insert: Stone: natural stones such as granite, limestone, marble, sandstone, slate, and travertine. Other stone products may be considered by the Architectural Review Committee; however, concrete masonry units (CMU) shall not be considered as stone.

Insert: Continuum of Care Facility: a facility for the elderly or aged, where different levels of living and care are provided for a cost. Such facilities may include age-restricted housing units (55 years +), retirement home, assisted living, nursing homes, and the like. These facilities shall not have occupants that requires security restraint, equipment for surgical care or for treatment of disease or injury, and is not primarily designed for mental patients or alcoholics.

- Insert: Vending Machine: a machine that dispenses small articles such as food, drinks, DVDs, cigarettes, and the like, when a coin, bill, or token is inserted. Vending machines shall also include LP exchange cages, water bottle exchange cages, and the like.
- Delete: Retail, Small Scale: Retail uses that tend to serve a local area and include establishments such as video stores, delicatessens, bakeries, gift shops, and ice cream shops.
- Insert: Retail, Small Scale: Retail uses that tend to serve a local area and include establishments such as video stores, delicatessens, bakeries, gift shops, and ice cream shops. Such uses shall be less than 10,000 square feet in gross floor area.
- Delete: Retail, Medium Scale: Retail uses that serve a community-wide area and include establishments such as craft stores, sporting good stores, pharmacies, antique shops, meat markets, and repair services.
- Insert: Retail, Medium Scale: Retail uses that serve a community-wide area and include establishments such as craft stores, sporting good stores, pharmacies, antique shops, meat markets, and repair services. Such uses shall be less than 60,000 square feet in gross floor area.
- Delete: Retail, Large Scale: Retail uses that serve a regional area and include establishments such as supermarkets, shopping malls, and department stores.
- Insert: Retail, Large Scale: Retail uses that serve a regional area and include establishments such as supermarkets, shopping malls, and department stores. Such uses are typically 60,000 square feet in gross floor area and greater.
- Delete: Department Store: A large retail establishment with an extensive amount assortment of goods and services and which is organized into separate departments for the purpose of buying, promotion, customer service, and control; A store which sells products at prices lower than those asked by departments stores and other traditional retail outlets; or establishments that specialize in such merchandise as jewelry, electronic equipment, or electrical appliances. The phrase "department store: includes the phrase "discount store".
- Insert: Department Store, Small Scale: A small retail establishment with an extensive amount assortment of goods and services and which is organized into separate departments for the purpose of buying, promotion, customer service, and control; A store which sells products at prices lower than those asked by departments stores and other traditional retail outlets; or establishments that specialize in such merchandise as jewelry, electronic equipment, or electrical appliances. The phrase "department store: includes the phrase "discount store". Such stores shall be less than 10,000 square feet in gross floor area.
- Insert: Department Store, Medium Scale: A mid-size retail establishment with an extensive amount assortment of goods and services and which is organized into separate departments for the purpose of buying, promotion, customer service, and control; A store which sells products at prices lower than those asked by departments stores and

other traditional retail outlets; or establishments that specialize in such merchandise as jewelry, electronic equipment, or electrical appliances. The phrase "department store: includes the phrase "discount store". Such stores shall be less than 60,000 square feet in gross floor area.

Insert: Department Store, Large Scale: A large retail establishment with an extensive amount assortment of goods and services and which is organized into separate departments for the purpose of buying, promotion, customer service, and control; A store which sells products at prices lower than those asked by departments stores and other traditional retail outlets; or establishments that specialize in such merchandise as jewelry, electronic equipment, or electrical appliances. The phrase "department store: includes the phrase "discount store". Such uses are typically 60,000 square feet in gross floor area and greater.

Insert: Sign, Fuel Station LED Pricing Sign Component: an LED sign with a black background consisting of one, two, or three colors which illuminate only the price of up to three products. In no instance shall the price flash, scroll, twirl, change color, fade in or out, or be anything other than static display of price. The only changes shall be change in price. Such signs are only permitted at fuel stations. Fuel Station LED Pricing Sign components are not considered electronic message boards.

Insert: Sign, Time & Temperature Sign Component: an LED sign with a black background consisting of one color which illuminates only the current time and temperature. In no instance shall the time and temperature flash, scroll, twirl, change color, fade in or out, or be anything other than static display of time and temperature. The only changes shall be change in time and temperature. Time & Temperature sign components are not considered electronic message boards.

Insert: Garage Door, Decorative: decorative garages are garage doors that function like any modern day garage door, but typically are designed with unique paneling designs, windows, hardware, and other design features to enhance the curb appeal of the property. Decorative garage doors shall have no less than 3 of the following features: windows or faux windows with grids, decorative hardware including, but not limited visible strap hinges, architectural panel design, stained wood door, multiple colors utilized, and other features as approved by the Architectural Review Committee.

Section 10.03 Variances

Delete: (E)(2)(a-e) Use Variance: this section allows use variances

Section 10.09 Development Plan Review

Delete: (B)(1) Development Plan Required: Development plan approval may be required upon the discretion of the Board of Zoning Appeals and the Plan Commission.

Insert: (B)(1) Development Plan Required: Development plan approval may be required upon the discretion of the Board of Zoning Appeals, Administrative Officer, and/or the Plan Commission.

Delete: (B)(2)(a-d) Exemptions: Allows exemptions for signs, small parking lot expansions, small structural expansions, and construction of a single-family residence.

Insert: (B)(2)(e) Exemptions: After consultation with the Town Engineer, the Administrative Officer may exempt other minor additions or alterations to sites or structures, not already identified above, from the Development Plan Review process. All exempt projects shall be required to go through the Improvement Location Permit process.

Subdivision Control Ordinance Amendments

Article III Secondary Plat

Delete: Section 3.06 Plan Commission Procedure

The Plan Commission shall, upon the filing of an application for secondary plat approval, review the secondary plat along with the accompanying data, hear the report of the Technical Review Committee, and determine whether or not the secondary plat meets all minimum requirements and standards of this Ordinance and of all other applicable ordinances of the Town of McCordsville. The Plan Commission shall then take one of the following actions on the secondary plat within thirty days after its submission or a mutually agreed upon extension.

(A) Approval

The Plan Commission shall approve the secondary plat for record only after it has determined that the secondary plat meets the minimum requirements of this Ordinance and all applicable ordinances in the Town, and that sufficient financial guarantees have been submitted in accordance with this Ordinance. Upon final approval of the secondary plat, the Plan Commission shall indicate upon each copy that it has been approved. One copy shall be returned to the subdivider, along with the written statement indicating the action taken by the Plan Commission.

(B) Conditional Approval

If the Plan Commission determines that upon the satisfactory completion of one or more specified conditions consistent with the requirements, standards, and specifications of this Ordinance, the secondary plat would comply with the terms of this Ordinance, the Plan Commission may give conditional approval to the plat. Conditional approval of a secondary plat may include a construction agreement which is acceptable to the Plan Commission and would permit the subdivider to proceed with the installation of improvements prior to recording. Written notice of the conditional approval shall constitute formal authorization to the subdivider to construct and install all or a part of the required improvements, subject to inspection and acceptance procedures required by this Ordinance. The subdivider shall furnish sufficient evidence to the Plan Commission of the satisfactory completion of the conditions before the plat will be deemed "final approval for record." Upon final approval of the secondary plat, the Plan Commission shall indicate upon each copy that it has been approved. One copy

shall be returned to the subdivider, along with the written statement indicating the action taken by the Plan Commission. A written copy of the conditions shall accompany each copy of the approved secondary plat.

(C) Disapproval

Should the Plan Commission decide to disapprove the plat, written notice of the action, together with reasons therefore, shall be transmitted to the subdivider. The action shall also be entered on the official records of the Plan Commission, provided that nothing contained therein shall prejudice the subdivider's ability to make reapplication for secondary plat approval according to the terms of this Ordinance.

(D) Continue

Should the Plan Commission have a question regarding a specific technical aspect of the plat which had not previously been studied by the Technical Review Committee, the Plan Commission may refer to the plat along with a detailed statement of the question to the Technical Review Committee for a finding.

(E) Final Approval of a Secondary Plat not Acceptance of Dedications

Final approval of a plat by the Plan Commission shall not be construed as an acceptance by the public of the offer of dedication of any street improvement, way, place, structure, utility improvements, or open space improvement, within the areas shown upon the plat unless the acceptance is endorsed by the Town Council upon the original tracing of the secondary plat.

Insert:

Section 3.06 Plan Commission Procedure

The Plan Commission shall, upon the filing of an application for secondary plat approval, review the secondary plat along with the accompanying data, hear the report of the Technical Review Committee, and determine whether or not the secondary plat meets all minimum requirements and standards of this Ordinance and of all other applicable ordinances of the Town of McCordsville. The Plan Commission shall then take one of the following actions on the secondary plat within thirty days after its submission or a mutually agreed upon extension.

(A) Approval

The Plan Commission shall authorize the Plan Commission Officers to sign the secondary plat ~~for record~~ only after the Administrative Officer it has determined that the secondary plat meets the minimum requirements of this Ordinance and all applicable ordinances in the Town. Upon final approval of the secondary plat, indicated by signature of the Officers, the Officers shall direct the Administrative Officer to post the Secondary Plat to a Town Council agenda following receipt of all items indicated in Section 3.07.

(B) Conditional Approval

If the Plan Commission determines that upon the satisfactory completion of one or more specified conditions consistent with the requirements, standards, and specifications of this Ordinance, the secondary plat would comply with the terms of this Ordinance, the Plan Commission may give conditional approval to the plat. Conditional approval of a secondary plat may include a construction agreement which is acceptable to the Plan Commission and would permit the subdivider to proceed with the installation of improvements prior to recording. Written notice of the conditional approval shall constitute formal authorization to the subdivider to construct and install all or a part of the required improvements, subject to inspection and acceptance procedures required by this Ordinance. The subdivider shall furnish sufficient evidence

to the Plan Commission of the satisfactory completion of the conditions before the plat will be deemed "final approval for record." Upon final approval of the secondary plat, the Plan Commission shall indicate upon each copy that it has been approved. One copy shall be returned to the subdivider, along with the written statement indicating the action taken by the Plan Commission. A written copy of the conditions shall accompany each copy of the approved secondary plat.

(C) Disapproval

Should the Plan Commission decide to disapprove the plat, written notice of the action, together with reasons therefore, shall be transmitted to the subdivider. The action shall also be entered on the official records of the Plan Commission, provided that nothing contained therein shall prejudice the subdivider's ability to make reapplication for secondary plat approval according to the terms of this Ordinance.

(D) Continue

Should the Plan Commission have a question regarding a specific technical aspect of the plat which had not previously been studied by the Technical Review Committee, the Plan Commission may refer to the plat along with a detailed statement of the question to the Technical Review Committee for a finding.

(E) Final Approval of a Secondary Plat not Acceptance of Dedications

Final approval of a plat by the Plan Commission shall not be construed as an acceptance by the public of the offer of dedication of any street improvement, way, place, structure, utility improvements, or open space improvement, within the areas shown upon the plat unless the acceptance is endorsed by the Town Council upon the original tracing of the secondary plat.

Delete:

Section 3.07 Recording a Final Plat

After the Plan Commission has granted final approval of the plat for record, the officers shall affix their signatures to the original tracing, and the subdivider shall record the plat with the County Recorder within one year. If not recorded within this time, the approval shall be null and void, unless further extended by the Plan Commission upon written request of the subdivider, filed with the Plan Commission 60 days prior to the expiration of the approval and by payment of a filing fee established by the Plan Commission. The subdivider shall pay the recording fee, and file with the Plan Commission four prints of the approved secondary plat, including restrictive covenants, as recorded. One reproducible print of the secondary plat, as recorded, shall be filed and retained in the office of the Town Engineer. Until the prints have been so filed, no Improvement Location Permit, occupancy permit, or other permits shall be issued for any lot shown upon the plat.

Insert:

Section 3.07 Recording a Final Plat

After the Plan Commission officers have affixed their signatures to the original tracing, and the subdivider has completed the required improvements and installation, provided financial guarantees as required by Town Ordinances, and met all other requirements of this Ordinance, the Administrative Officer shall place the Secondary Plat on the next Town Council agenda for acceptance of dedication. Following acceptance of dedication the subdivider shall record the plat with the County Recorder within one year. If not recorded within this time, the approval shall be null and void, unless further extended by the Plan Commission upon written request of the subdivider, filed with the Plan

Commission 60 days prior to the expiration of the approval and by payment of a filing fee established by the Plan Commission. The subdivider shall pay the recording fee, and file with the Plan Commission four prints of the approved secondary plat, including restrictive covenants, as recorded. One reproducible print of the secondary plat, as recorded, shall be filed and retained in the office of the Planning and Building Department. Until the prints have been so filed, no Improvement Location Permit, occupancy permit, or other permits shall be issued for any lot shown upon the plat.

Section 3.04 Financial Guarantees

Delete: (A)(5): Provide that for a period of not less than 60 months after the installations and improvements have been completed or are accepted for public maintenance by the McCordsville Town Council, the applicant will, at his or her own expense, make all repairs to the improvements and installations or the foundations thereof, which may become necessary by reason of improper workmanship or materials; and

Insert: (A)(5): Provide that for a period of not less than 36 months for incidentals and erosion control, and a period of not less than 60 months for all other dedicated infrastructure after the installations and improvements have been completed or are accepted for public maintenance by the McCordsville Town Council, the applicant will, at his or her own expense, make all repairs to the improvements and installations or the foundations thereof, which may become necessary by reason of improper workmanship or materials; and

Delete: (B)(4): Be valid and effective until the improvements are installed to the satisfaction of the McCordsville Town Council, at which time all required maintenance bond(s) shall be posted for a period of not less than 60 months.

Insert: (B)(4): Be valid and effective until the improvements are installed to the satisfaction of the McCordsville Town Council, at which time all required maintenance bond(s) shall be posted.

Appendix A: Official Schedule of Uses

Land Use Matrix															
Primary Use	Zoning District														
	R1	R2	R3	R4	R5	MF1	MF2	CN/TC	CO	CR	I1	I2	P	OT	
Agriculture	S														
Agricultural Industry, CFO or CAFO															
Agricultural, Crop Production (including tree farms)	S	S	S	S	S	S	S	S	S	S	P	P			
Agricultural, Farm Implement Sales or Service										P	P	P			
Agricultural, Grain Processing or Milling															
Agricultural, Grazing or Pasture Land	S	S	S	S	S	S	S	S	S	S	S	S			
Airport													S		
Amphitheater										S			S	S	
Animal Shelter										S	S	S			
Animal, Clinic or Hospital (small animals) with outdoor Kennels								S		P	P	P			
Animal, Clinic or Hospital (small animals) without outdoor Kennels								S		P	P	P			
Animal, Grooming	S	S						P		P	P	P		S	
Animal, Kennel, Indoor (including doggy daycare)										S	S	S			
Animal, Kennel, Outdoor (including doggy daycare)												S			
Animal, Pet Store								S		P				S	
Animal, Riding Stables	S										S	S			
Animal, Veterinary, Large-animal										S	P	P			
Antique Shop						S	S	S		P				S	
Apparel and Accessories						S	S	P		P				S	
Apparel, Alterations/Tailoring						S	S	P		P	P			S	
Appliance Repair								S		P	P	S		S	
Appliance Store								S		P				S	
Arcade								S		S	S			S	
Assisted Living Facility			S	S	S	S	S	S	S	S					
Auditorium										S				S	
Automotive Parts Store (without on-site repair services)										P	P	P			
Automotive, Car Wash								S		P	P				
Automotive, Major Service (e.g. Body Shop)										S	P	P			
Automotive, Minor Service (e.g. Oil Changes and Tires & Detailing)										P	P	P			
Automotive, Recreational Vehicle Sales or Service										S	S	P			
Automotive, Rental (automobiles only)										S	P	P			
Automotive, Sales or Lease										S	P	P		S	
Automotive, Storage (does not include Rental Establishments)											S	S			
Automotive, Truck or Bus Rental, Sales or Service											S	S			
Bakery, Commercial										P	P	P			
Bakery, Retail					S	S	S	P	P	P				S	
Banquet Hall								S		P				S	
Bar or Tavern								S	S	S	S			S	
Barber or Beauty Shop					S	S	S	P	S	P				S	
Bed & Breakfast Establishment	S	S	S	S	S	S	S	P						S	
Bicycle Sales, Rental or Service					S	S	S	P	S	P	S	S		S	
Billiard Hall								S		S	S			S	
Boat or Boat Trailer Sales or Service										S	P	S			
Boat Storage, Outdoor											S	P			
Book Store (including stationary)					S	S	S	P	P	P			S	S	
Bottled Gas Storage or Distribution												S			
Bottling, Beverages (alcoholic or non-alcoholic)											S	P			
Bowling Alley								S		P	S				
Brewery, Industrial Brewery or Distillery												S			
Brewery, Micro-Brewery								S	S	P	S			S	
Camp, Public or Private (excluding RV campgrounds)								S	S	S	P				
Catering Facility								S	S	S	P			S	
Child Care Center					S	S	S	P	S	P	S		S	S	
Club or Lodge, Private or Public								S	S	S	S		S	S	
Coffee Shop				S	S	S	S	P	P	P	P			S	
Collection Center, Recycling												S			
Collection Point, Donations (excluding retail establishments with drop-off centers)								S	S	S	P	P	P	S	
Collection Point, Recycling								S	S	S	P	P	P	S	
Community Center	S	S	S	S	S	S	S	S	S	P			P	S	
Confectionery, Commercial (e.g. candy factory)								S		S	S	P		S	
Confectionery, Retail (e.g. candy shop)					S	S	S	P	S	P				S	
Conference Center								S	P	P	P	S	P	S	
Construction, Flooring Store										P	P	P		S	
Construction, Paint or Wall Covering Store										P	P	P		S	
Contractor, Commercial										S	S	P			
Continuum of Care Facility						S	S	S	S	S					
Convenience Store, with Gasoline Service or Sales								S	S	P	S	P			
Convenience Store, without Gasoline Service or Sales					S	S	S	S	P	P	S			S	
Data Processing Center									P	P	P	P			
Daycare	S	S	S	S	S	S	S	S	S	P			P	S	
Department or Discount Store, 10,000 sq. ft. or greater (gross floor area) Small Scale								P	S	P	S	S		S	
Department or Discount Store, Medium Scale								P	S	P	S			S	
Department or Discount Store, less than 10,000 sq. ft. (gross floor area) Large Scale									S	P	S				
Distribution Center, Enclosed (excluding Bottled Gas)											S	P			
Distribution Center, Unenclosed (excluding Bottled Gas)												S			
Driving Range (with or without miniature golf course)										S	P		S		

Appendix A: Official Schedule of Uses

Primary Use	Land Use Matrix																Zoning District									
	R1	R2	R3	R4	R5	MF1	MF2	CN/TC	CO	CR	I1	I2	P	OT												
Dry Cleaning &/or Laundry, Commercial or Industrial						S	S	P	P	S	S	P		S											S	
Dry Cleaning &/or Laundry, Retail						S	S			P	P		P												S	
Dwelling, Fraternity or Sorority																									S	
Dwelling, Multi-family				S	S	P	P																		S	
Dwelling, Second Floor/Upper Level(s)					S	P	P	P	P	P															S	
Dwelling, Secondary Suite	S	S	S	S	S	S	S	S																	S	
Dwelling, Single-family	P	P	P	P	P	S	S																		P	
Dwelling, Student Housing					S	S	S					P								P					S	
Dwelling, Two-family			S	S	S	P	P	S																	S	
Electronics Store (excluding Department or Discount Stores)						S	S	P	P	P	P	P													S	
Emergency Services Facility or Station	S	S	S	S	S	S	S	S	P	P	P	P	P	S	S										S	
Farmer's Market, Permanent (enclosed only)						S	S	P	P	P	P			S	S										S	
Financial Institution, Bank or Credit Union						S	S	P	P	P	P	P	P	S	S										S	
Financial Institution, Payday Loan								S	S	S	S	S													S	
Fire Arm/Gun Sales													S													
Fire Arm Range													S													
Fireworks Sales, Permanent																										
Fitness Center					S	S	S	S	P	P	P	P													S	
Florist, Retail					S	S	S	P	P																S	
Florist, Wholesaler											S	P	P													
Gallery, Art or Photo (excluding tattoo or piercing parlors)					S	S	S	P	P	P															S	
Gas Station								S	S	P	S	P														
Golf Course (with or without driving range, may include country club)	S	S	S	S	S	S	S	S						P											S	
Government Facility (excluding Penal and Correctional Institutions)	S	S	S	S	S	S	S	S	P	P	P	P	S	P	S										S	
Greenhouse, Commercial											S	P	P													
Grocery Store or Supermarket (stand-alone)						S	S	S	S	P	P														S	
Group Home	S	S	S	S	S	S	S	S						P											S	
Gymnastics Center								S		P	P	P	P												S	
Health or Day Spa (excluding sexually oriented businesses)						S	S	S	P	P	P	P													S	
Home Improvement, Retail (e.g. Hardware Store or Garden Shop)								S		P	P	P														
Hotel (excluding Extended Stay Hotels)									S	S	P	S													S	
Hotel, Extended Stay										S	S	S														
Ice Cream Shop, Retail					S	S	S	P	P	P	S			P	S										S	
Jewelry Store						S	S	P	P	P															S	
Junkyard/salvage yard	S	S	S	S	S	S	S	S	P	P				P	S										S	
Library								S	S	P															S	
Liquor Store											S	P														
Lumber Yard											S	P														
Mail Order Store								S	S	P	P															
Mall, Shopping										P																
Manufacturing, Light											S	P														
Manufacturing, Medium											S	P														
Medical Hospital, Center or Complex 10,000 sq ft or greater (gross floor area)									S	P	S			P												
Medical or Dental Clinic less than 10,000 sq ft (gross floor area)						S	S	P	P	P	S			P	S										S	
Miniature Golf Course (stand-alone)											P															
Mining or excavation																										
Mobile Home Park (including Mobile Home Sales Offices)							S																			
Monument Sales (excluding Manufacturing)													S													
Mortuary or Funeral Home (with or without cemetery)											S	S	S													
Motel											S	S	S													
Museum								S		P	P			P	S										S	
Music Store						S	S	S		P	P															
Nature Center	S	S	S	S	S	S	S	S	S	S				P												
Nature Reserve or Preserve (including Wildlife Sanctuaries)																										
Newspaper or Magazine Stand					S	S	S	P	P	P	S														S	
Night Club (excluding sexually oriented businesses)											S	S														
Novelty, Gift, Souvenir Store (excluding sexually oriented businesses)						S	S			S	P			P											S	
Nursing Home																										
Park	P	P	P	P	P	P	P	P	P	P	P	P		P	S										S	
Parking Facility as a Primary Use (public or private)					S	S	S	S	S	S	S	S	S	S	S										S	
Penal or Correctional Institution						S	S	S	S	P	P			S	S										S	
Pharmacy, Stand-alone								S	S	S	S			S												
Philanthropic Institution or Facility								S	S	S	S			S												
Post Office with on-site storage of delivery vehicles								S	S	P	P	P	P	P	P										S	
Post Office without on-site storage of delivery vehicles						S	S	S	P	P	P	P	P	P	P										S	
Print Shop or Copy Center, Commercial or Industrial											S	P	P	P	P											
Print Shop or Copy Center, Retail					S	S	S	P	P	P	P	P													S	
Printing/Publishing Facility											S	P	P													
Professional Office						S	S	S	P	P	S														S	
Radio or TV Station								S	S	S	S	S	S	S	S										S	
Recreation Facility, Indoor											S	S	S													
Recreation Facility, Outdoor											S	S	S	S												

Appendix A: Official Schedule of Uses

Land Use Matrix																
Primary Use	Zoning District															
	R1	R2	R3	R4	R5	MF1	MF2	CW/TC	CO	CR	I1	I2	P	OT		
Recreational Vehicle Sales or Service											S	S				
Recreational Vehicle Storage, Outdoor											S	P				
Religious Place of Worship	S	S	S	S	S	S	S	S	P	P	P	S	P	S		
Research & Development Facility (including Laboratories)									S		S	S				
Residential/Institutional Facility for the Developmentally Disabled or Mentally Ill							S							S		
Restaurant, Drive-In								S	S	P	S					
Restaurant, Eat-in					S	S	S	S	S	P	P			S	S	
Retail, Small Scale									P	S	P	S	S		S	
Retail, Medium Scale									P	S	P	S			S	
Retail, Large Scale										S	P	S				
Retirement Facility					S	S	S	S	S	S				S		
School, Commercial, Trade or Business									S	S	P	P	P	S		
School, K-12 and including pre-school	S	S	S	S	S	S	S	S		S			P			
School, Nursery	S	S	S	S	S	S	S	P	S	P				S	S	
School, University or College					S	S	S	S	S	S	P			P		
Self-Storage or Mini-warehouse										S	S	P				
Sexually Oriented Business												S				
Shipping Service, Retail						S	S	S	P	P	P	P			S	
Studio, Art/Artist (excluding Tattoo Parlors and Sexually Oriented Businesses)	S	S	S	S	S	S	S	P		P					S	
Studio, Performing Arts (e.g. Dance, Aerobics, and Pilates)					S	S	S	P	P	P	P		P	S		
Tanning Salon								S		P	P					
Tattoo and/or Piercing Parlor												S				
Telecommunications Facility/Tower										S	S	S				
Theater, Indoor								S		P	P		S	S		
Theater, Outdoor (i.e. drive-in)											S			S		
Tobacco Store										S	S	S				
Transit Station				S	S	S	S	S	S	S	S	S	S	S	S	
Utility Facility	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	
Vineyard or Orchard	S	S	S	S	S	S	S	S	S	S	P	P				
Warehousing, Enclosed											S	P				
Warehousing, Petroleum Products or other hazardous materials													S			
Warehousing, Unenclosed													S			
Winery	S	S						S		P	S	S			S	

Sign Standards Matrix							
Standard	Zoning District					P	TC, OT
	R1, R2, R3, R4, R5	MF1, MF2	CN	CO	CR		
Permitted Sign Types							
Wall Sign			P	P	P	P	P
Awning Sign			P	P	P	P	P
Projecting Sign			P	P	P	P	P
Window Sign			P	P	P	P	P
Ground Sign	P	P	P	P	P	P	P
Unified Center Sign			P	P	P	P	P
Changeable Copy			P	P	P	P	P
Electronic Message Board					P		
Fuel Station LED Price			P	P	P	P	
Time & Temperature				P	P	P	P
General Sign Standards							
Wall Sign Area			1.5 SF per lineal foot of building or tenant frontage				
Max. Wall Sign Area			100 SF	200 SF	200 SF	200 SF	200 SF
Aggregate Sign Area		32 SF	200 SF	300 SF	300 SF	300 SF	300 SF
Projecting Sign Area			24 SF	24 SF	24 SF	24 SF	24 SF
Ground Sign Area	32 SF	32 SF	36 SF	36 SF	36 SF	36 SF	36 SF
Ground Sign Height	6'	6'	6'	6'	6'	6'	6'
Unified Center Sign Area			For sites greater than 5 acres but less than 20 acres - 100 SF For sites 20 acres or greater - 150 SF				
Unified Center Sign Height			For sites greater than 5 acres but less than 20 acres - 10' For sites 20 acres or greater - 16'				
EMB Size					24 SF		24 SF
Max. Window Sign Area			10% of window	10% of window	10% of window	10% of window	10% of window
Fuel Station LED Price			Counts against permitted sign area				
Changeable Copy Area			50% of sign area	50% of sign area	50% of sign area	50% of sign area	50% of sign area