

ORDINANCE NO. 081319C

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. 121410, 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 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 July 16, 2019, 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, are hereby amended as described in Exhibit A, attached hereto.

This ordinance was introduced and filed on the 13th day of August, 2019. 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 13th day of August, 2019 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. This Ordinance becomes effective immediately.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:


Thomas R. Strayer


Thomas R. Strayer


Larry J. Longman

Larry J. Longman


Bryan T. Burney

Bryan T. Burney



Brandon D. Williams

Brandon D. Williams



Barry A. Wood

Barry A. Wood

ATTEST:



Cathy Gardner, Clerk-Treasurer

This instrument was prepared by Gregg Morelock, Attorney at Law.

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

Primary Use	Land Use Matrix															
	Zoning District															
	R1	R2	R3	R4	R5	MF1	MF2	CN/TC	CO	CR	IL	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	S				
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		
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	P	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	P	P	P	S	S		
Collection Point, Recycling								S	S	P	P	P	S	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							
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			

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			
Dry Cleaning &/or Laundry, Retail					S	S	S	P	P	P	P	P		S	
Dwelling, Fraternity or Sorority						S	S				P		P		
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			S	
Emergency Services Facility or Station	S	S	S	S	S	S	S	S	P	P	P	P	P	S	
Farmer's Market, Permanent (enclosed only)						S	S	P	P	P			S	S	
Financial Institution, Bank or Credit Union						S	S	P	P	P	P	P	S	S	
Financial Institution, Payday Loan								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	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		
Government Facility (excluding Penal and Correctional Institutions)	S	S	S	S	S	S	S	S	P	P	P	S	P	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		
Gymnastics Center								S		P	P	P	S		
Health or Day Spa (excluding sexually oriented businesses)						S	S	S	P	P	P			S	
Home Improvement, Retail (e.g. Hardware Store or Garden Shop)								S		P	P	P			
Hotel (excluding Extended Stay Hotels)									S	P	S			S	
Hotel, Extended Stay									S	S	S				
Ice Cream Shop, Retail					S	S	S	P	P	P	S		P	S	
Jewelry Store						S	S	P	P	P				S	
Junkyard/salvage yard															
Library	S	S	S	S	S	S	S	S	P	P			P	S	
Liquor Store								S	S	P				S	
Lumber Yard											S	P			
Mail Order Store								S	S	P	P				
Mall, Shopping										P					
Manufacturing, Light											P	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	
Miniature Golf Course (stand-alone)										P			S		
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	
Music Store						S	S	S		P	P			S	
Nature Center	S	S	S	S	S	S	S	S	S	S			P		
Nature Reserve or Preserve (including Wildlife Sanctuaries)													P		
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	P	P	P				S	
Nursing Home							S	S		S	P		P		
Park	P	P	P	P	P	P	P	P	P	P	P		P	S	
Parking Facility as a Primary Use (public or private)					S	S	S	S	S	S	S	S	S	S	
Penal or Correctional Institution													S	S	
Pharmacy, Stand-alone						S	S	S	S	P	P			S	
Philanthropic Institution or Facility								S	S	S	S		S		
Post Office with on-site storage of delivery vehicles									S	S	P	P	S		
Post Office without on-site storage of delivery vehicles						S	S	S	P	P	P	P	P	S	
Print Shop or Copy Center, Commercial or Industrial										S	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	P	S	S	S	
Recreation Facility, Indoor								S		P	P		P		
Recreation Facility, Outdoor										S	S	S	S		

Land Use Matrix															
Primary Use	Zoning District														
	R1	R2	R3	R4	R5	MF1	MF2	CN/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	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	
Utility Facility	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			