ORDINANCE NO. _____19

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 <u>favorable</u> 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 ____ day of _____, 2019. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of __ in favor __ opposed pursuant to I.C. 36-5-2-9.8.

This ordinance was duly ordained and passed on this _____ day of _____, 2019 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of __ in favor and __ 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

Branden D. Williams

Branden 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

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Care Center			S	S	S	Р	S	Р	S		S	S
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Land Use Matrix														
Primary Use	R1	R2	R3	R4	DE			Distri см/тс		CR	11	12	Р	07
۔ Dry Cleaning &/or Laundry, Commercial or Industrial	RI	-RZ	-K3	-R4	К5	IVIF1	IVIF2	eny ru	-00	CR S	I1 S	12 P	P	ОТ
Dry Cleaning &/or Laundry, Retail					S	S	S	Р	Р	P	P	P		S
Dwelling, Fraternity or Sorority						S	S				Р		Р	
Dwelling, Multi-family				S	S	Ρ	Р							S
Dwelling, Second Floor/Upper Level(s)	6	6	6	6	S	P	P	P	Р	Р				S
Dwelling, Secondary Suite Dwelling, Single-family	S P	S P	S P	S P	S P	S S	S S	S						S P
Dwelling, Student Housing	P	Р	Р	Р	P S	S	S				Р		Р	P S
Dwelling, Two-family			S	S	S	P	P	S						S
Electronics Store (excluding Department or Discount Stores)						S	S	Р	Р	Р	Р			S
Emergency Services Facility or Station	S	S	S	S	S	S	S	S	Р	Р	Р	Р	Р	S
Farmer's Market, Permanent (enclosed only)						S	S	Р	Р	Р			S	S
Financial Institution, Bank or Credit Union						S	S	Р	Р	Р	Р	Р	S	S
Financial Institution, Payday Loan								S	S	S	S	S		┣──
Fire Arm/Gun Sales Fire Arm Range	-											S S		├──
Fireworks Sales, Permanent												3		<u> </u>
Fitness Center					S	S	S	S	Р	Р	Р	Р		S
Florist, Retail					S	S	S	Р	Р	Р				S
Florist, Wholesaler										S	Р	Р		
Gallery, Art or Photo (excluding tattoo or piercing parlors)					S	S	S	Р	Р	Р				S
Gas Station								S	S	Ρ	S	Ρ		
Golf Course (with or without driving range, may include country club)	S	S	S	S	S	S	S	S					Р	┣───
Government Facility (excluding Penal and Correctional Institutions)	S	S	S	S	S	S	S	S	Р	P	P	S	Р	S
Greenhouse, Commercial Grocery Store or Supermarket (stand-alone)	_	<u> </u>	<u> </u>			S	S	S	S	S P	P P	Р	-	S
Grocery Store or Supermarket (stand-alone) Group Home	S	S	S	S	S	S	S	S	3	Р	Р		Р	5
Group Home Gymnastics Center	5	5	5	5	5	5	5	S		Р	Р	Р	S	
Health or Day Spa (excluding sexually oriented businesses)						S	S	S	Р	P	P		5	S
Home Improvement, Retail (e.g. Hardware Store or Garden Shop)						-	-	S		Р	Р	Р		
Hotel (excluding Extended Stay Hotels)								S	S	Р	S			S
Hotel, Extended Stay									S	S	S			
Ice Cream Shop, Retail					S	S	S	Ρ	Р	Р	S		Р	S
JewelryStore						S	S	Р	Р	Р				S
Junkyard/salvage yard	s	S	S	S	S	S	S	S	Р	Р			Р	S
Library Liquor Store	5	3	3	3	3	3	3	S	P S	P			Р	S
Lumber Yard								5	3		S	Р		
Mail Order Store								S	S	Р	Р			
Mall, Shopping										Р				
Manufacturing, Light											Р	Р		
Manufacturing, Medium											S	Р		
Medical Hospital, Center or Complex 10,000 sq ft or greater (gross floor area)									S	Р	S		Р	<u> </u>
Medical or Dental Clinic less than 10,000 sq ft (gross floor area)						S	S	Ρ	Р	Р	S		P	S
Miniature Golf Course (stand-alone) Mining or excavation										Р			S	<u> </u>
Mobile Home Park (including Mobile Home Sales Offices)							S							<u> </u>
Monument Sales (excluding Monufacturing)							5					S		
Mortuary or Funeral Home (with or without cemetery)										S	S	-	S	
Motel										S	S	S		
Museum								S		Р	Р		Р	S
Music Store						S	S	S		Р	Р			S
Nature Center	S	S	S	S	S	S	S	S	S	S			P	<u> </u>
Nature Reserve or Preserve (including Wildlife Sanctuaries) Newspaper or Magazine Stand	-				c	<u> </u>	6	Р	Р	Р	c		Р	-
Night Club (excluding sexually oriented businesses)					S	S	S	٢	Р	P S	S S			S
		1				S	S	Р	Р	P	,			S
Novelty, Gift, Souvenir Store (excluding sexually oriented businesses)								1 1	<u> </u>		-		Р	-
Novelty, Gift, Souvenir Store (excluding sexually oriented businesses) Nursing Home						S	S			S	Р			,
Novelty, Gift, Souvenir Store (excluding sexually oriented businesses) Nursing Home Park	P	P	Р	Р	Р		S P	Р	Р	S P	P		Р	S
NursingHome	P	Р	Р	Р	P S	S		P S	P S			S	P S	S S
Nursing Home Park	P	P	P	Р		S P	Р			Р	Р	S S		
Nursing Home Park Parking Facility as a Primary Use (public or private) Penal or Correctional Institution Pharmacy, Stand-alone	P	P	P	P		S P	Р	S S	S S	P S P	P S P	_	S S	
Nursing Home Park Parking Facility as a Primary Use (public or private) Penal or Correctional Institution Pharmacy, Stand-alone Philanthropic Institution or Facility	P	P	P	P		S P S	P S	S	S S S	P S P S	P S P S	S	S S S	S
Nursing Home Park Parking Facility as a Primary Use (public or private) Penal or Correctional Institution Pharmacy, Stand-alone Philanthropic Institution or Facility Post Office with on-site storage of delivery vehicles	P	P	P	P		S P S S	P S S	S S S	S S S S	P S P S S	P S P S P	S P	S S S S	S S
Nursing Home Park Parking Facility as a Primary Use (public or private) Penal or Correctional Institution Pharmacy, Stand-alone Philanthropic Institution or Facility Post Office with on-site storage of delivery vehicles Post Office without on-site storage of delivery vehicles	P	P	P	P		S P S	P S	S S	S S S	P S P S S P	P S P S P	S P P	S S S	S
Nursing Home Park Parking Facility as a Primary Use (public or private) Penal or Correctional Institution Pharmacy, Stand-alone Philanthropic Institution or Facility Post Office with on-site storage of delivery vehicles Post Office without on-site storage of delivery vehicles Print Shop or Copy Center, Commercial or Industrial	P	P	P	P	S	S P S S S	P S S S	S S S S	S S S P	P S P S S P S	P S P S P P	S P P P	S S S S	S S S
Nursing Home Park Parking Facility as a Primary Use (public or private) Penal or Correctional Institution Pharmacy, Stand-alone Philanthropic Institution or Facility Post Office with on-site storage of delivery vehicles Post Office without on-site storage of delivery vehicles Print Shop or Copy Center, Commercial or Industrial Print Shop or Copy Center, Retail	P P	P	P	P		S P S S	P S S	S S S	S S S S	P S S S P S S P	P S P S P P P	S P P P P	S S S S	S S
Nursing Home Park Parking Facility as a Primary Use (public or private) Penal or Correctional Institution Pharmacy, Stand-alone Philanthropic Institution or Facility Post Office with on-site storage of delivery vehicles Post Office without on-site storage of delivery vehicles Print Shop or Copy Center, Commercial or Industrial Print Shop or Copy Center, Retail Printing/Publishing Facility	P 	P	P	P	S	S P S S S S	P S S S S	S S S S P P	S S S P P	P S P S S P S	P S P S P P P P P	S P P P	S S S S	S S S
Nursing Home Park Parking Facility as a Primary Use (public or private) Penal or Correctional Institution Pharmacy, Stand-alone Philanthropic Institution or Facility Post Office with on-site storage of delivery vehicles Post Office without on-site storage of delivery vehicles Print Shop or Copy Center, Commercial or Industrial Print Shop or Copy Center, Retail	P 	P	P	P	S	S P S S S	P S S S	S S S S	S S S P	P S S S P S P S S	P S P S P P P	S P P P P	S S S S	S S S
Nursing Home Park Parking Facility as a Primary Use (public or private) Penal or Correctional Institution Pharmacy, Stand-alone Philanthropic Institution or Facility Post Office with on-site storage of delivery vehicles Post Office without on-site storage of delivery vehicles Post Office without on-site storage of delivery vehicles Print Shop or Copy Center, Commercial or Industrial Print Shop or Copy Center, Retail Printing/Publishing Facility Professional Office	P 	P	P	P	S	S P S S S S	P S S S S	S S S S P P S	S S S P P P	P S S S P S S P S S P	P S P P P P P S	S P P P P P	S S S P	S S S S

Land Use Matr	rix													
Primary Use								Distri						
	R1	R2	R3	R4	R5	MF1	MF2	CN/TC	со	CR	11	12	Р	ОТ
Recreational Vehicle Sales or Service						-					S	S		
Recreational Vehicle Storage, Outdoor						-					S	Р		
Religious Place of Worship	S	S	S	S	S	S	S	S	Р	Р	Р	S	Р	S
Research & Development Facility (including Laboratories)									S		S	S		
Residential/institutional Facility for the Developmentally Disabled or Mentally III							S						S	
Restaurant, Drive-In								S	S	Р	S			
Restaurant, Eat-in					S	S	S	S	S	Р	Р		S	S
Retail, Small Scale								Р	S	Р	S	S		S
Retail, Medium Scale								Р	S	Р	S			S
Retail, Large Scale									S	Р	S			
Retirement Facility					S	S	S	S	S	S			S	
School, Commercial, Trade or Business									S	S	Р	Р	Р	S
School, K-12 and including pre-school	S	S	S	S	S	S	S	S		S			Р	
School, Nursery	S	S	S	S	S	S	S	Р	S	Р			S	S
School, University or College					S	S	S	S	S	S	Р		Р	
Self-Storage or Mini-warehouse										S	S	Р		
Sexually Oriented Business												S		
Shipping Service, Retail						S	S	S	Р	Р	Р	Р		S
Studio, Art/Artist (excluding Tattoo Parlors and Sexually Oriented Businesses)	S	S	S	S	S	S	S	Р		Р				S
Studio, Performing Arts (e.g. Dance, Aerobics, and Pilates)					S	S	S	Р	Р	Р	Р		Р	S
Tanning Salon								S		Р	Р			
Tattoo and/or Piercing Parlor												S		
Telecommunications Facility/Tower										S	S	S	S	
Theater, Indoor								S		Р	Р		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	Р	Р	S
Vineyard or Orchard	S	S	S	S	S	S	S	S	S	S	Р	Р		
Warehousing, Enclosed											S	Р		
Warehousing, Petroleum Products or other hazardous materials												S		
Warehousing, Unenclosed												S		
Winery	S	S	1					S	1	Р	S	S		S