

ORDINANCE NO. 071222A



**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 October 20, 2020, 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.

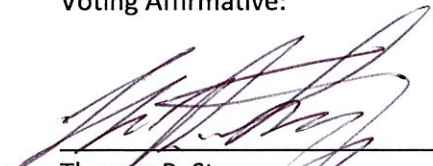
This ordinance was introduced and filed on the 12<sup>th</sup> day of July, 2022. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of 5 in favor 0 opposed pursuant to I.C. 36-5-2-9.8.

This ordinance was duly ordained and passed on this 9<sup>th</sup> day of August, 2022 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:

  
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Thomas R. Strayer

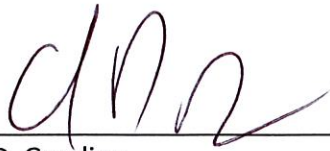
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Thomas R. Strayer

  
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Larry J. Longman

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Gregory J. Brewer

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Gregory J. Brewer



Chad D. Gooding

Chad D. Gooding



Branden D. Williams

Branden D. Williams

ATTEST:



Staci A. Starcher, 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

**§ 5.04 MT. COMFORT ROAD AND BROADWAY CORRIDOR OVERLAY (MCR-OL)**

The visibility and accessibility of the land within the Mt. Comfort Road (CR 600W) and Broadway corridor is unique and therefore command the highest standards of development to stimulate substantial capital investments, encourage efficient land use, promote coordinated development, permit innovative site designs, establish development standards, and preserve the integrity of the corridor.

*(A) Purpose and Intent.*

(1) The purpose of this section is to establish an overlay district to address the unique characteristics of the properties adjacent to Mt. Comfort Road and Broadway. The Corridor has unique development pressures and aesthetic characteristics that require the establishment of additional development standards and land use management to meet the goals of the Comprehensive Plan and fulfill the purpose of this chapter.

(2) The intent of the Mt. Comfort Corridor Overlay District (MCR-OL) is to require development that is aesthetically consistent, responsive to development pressures, creates complimentary land uses, and is proportional to the area's traffic management issues. Additionally, the desire is for the overlay to be adopted by all jurisdictions along Mt. Comfort Road to create consistency.

*(B) Boundaries and exemptions.* The MCR-OL shall apply to all development sites, buildings, structures, plantings, signs, street hardware, and any other improvements that are visible to the public and affect the physical development of land within the Mt. Comfort Corridor as shown on the official zoning map or as measured 1 mile from the centerline of the corridor street, as generally depicted on Exhibit A. All agricultural uses shall be exempt from the requirements of this overlay district.

*(C) Uses.* All uses permitted in the underlying district(s) are permitted in the MCR-OL, unless otherwise prohibited or restricted in Exhibit C. All uses that are special exceptions in the underlying district(s) are special exceptions in the MCR-OL, unless otherwise noted in Exhibit C. All uses prohibited in the underlying district(s) are prohibited in the MCR-OL, unless otherwise noted in Exhibit C. Exhibit C is not a replacement for the Schedule of Uses in the Zoning Ordinance, it is in addition to.

*(D) Development standards.* All-development within the boundaries of the MCR-OL shall comply this section. The visibility and accessibility of the land within the corridors is unique and therefore commands the highest standards of development which stimulate substantial capital investments, encourage efficient land use, promote coordinated development, permit innovative site designs, establish development standards, and preserve the integrity of the roadways within the corridors.

(1) *Vehicular access.* The corridor streets which function as primary thoroughfares must have reasonable restrictions as to the number and location of access points within the overlay zone. Access shall be approved by the town, County Highway Engineer or INDOT depending on jurisdiction. To provide safe and sufficient traffic movement to and from adjacent

lands:

(a) Frontage roads, access roads, and distributors roads may have to be constructed.

(b) Shared access shall be coordinated with contiguous lots and designed to preserve the aesthetic streetscape and reduce the amount of conflicting vehicular turning movements. Furthermore, internal roads shall be required to be stubbed to adjacent property owners with reciprocal ingress/egress easements as detailed herein, unless otherwise Approved by the Plan Commission.

(c) New access points onto the primary thoroughfares in the corridors shall be coordinated with existing access points and approved by the authority having jurisdiction. Furthermore, all road cuts on Mt. Comfort Road shall comply with the Town of McCordsville' s Access Management Plan and/or be otherwise approved by the Town Council.

(d) *Access to undeveloped sites.* Stub streets shall be built in all cases as determined by the Zoning Administrator.

(2) *Site layout.* Development plans shall include the full development of the site. Ownership patterns may limit the degree to which this can be shown. Plans should indicate phasing and be prepared in accordance with the requirements of Zoning Ordinance.

(a) Industrial Land Uses shall comply with the following:

1. Site layout shall consider the relationship between all buildings on site.
2. Internal drive aisles that connect multiple lots shall minimize points of access for safe vehicular circulation.
3. No industrial building 100,000 square feet or larger shall be located closer to the right-of-way line, as denoted in the Thoroughfare Plan, of Mt. Comfort Road than one hundred (100) feet or a distance equal to eight (8) times greater than the height of the building, whichever is greater.

(b) Commercial and Institutional Land Uses shall comply with the following:

1. Site layout shall consider the relationship between all buildings on site.
2. Pedestrian connectivity between uses shall be shown.
3. The amount of off-street parking located between the street and the front facade of the building shall not exceed 80% of the total parking requirement.
4. Internal drive aisles that connect multiple lots shall minimize points of access for safe vehicular circulation.
5. The orientation and access for out-lots shall be considered and shown on the plan.

(c) Residential Land Uses shall comply with the following:

1. Subdivisions shall be designed to reduce the impact of roadway noise

on individual lots or dwelling units. Examples may include but are not limited to fences, sound walls, enhanced landscaping with berms, and/or increased setbacks.

(4) *Architectural standards.* The following architectural standards shall apply to all development in the MCR-OL. These standards are in addition to any architectural design standards imposed by the underlining zoning district. In the event that one or more of the following architectural standards conflicts with another standard of the underlining zoning district, the standard that imposes the highest or strictest regulation shall govern.

(a) **Industrial Land Uses** shall comply with the following:

1. *Front Facade.* The facade is any wall that fronts on a public or private street. If the structure fronts onto more than two streets, all walls that face a street shall be treated as a front facade.
2. *Recesses/projections.* Wall recesses/projections that are at least 12 inches for every 200 feet of front facade. The projection shall extend for at least 20% of the length.
3. *Entry features.* Entryway features are only required at the primary Entrance(s) to the structure. For any building adjacent to Mt. Comfort Road, at least one such primary entrance must be located on the front façade facing Mt. Comfort Rd. All primary entrances, regardless of location or façade, shall include the following design elements:
  - i. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
  - ii. Enhanced exterior lighting such as wall sconces, building mounted accent lights, or decorative pedestal lights;
  - iii. Sidelights and/or transoms; and
  - iv. Recesses/projections in addition to those required by above by subsection 4(a)(2)
  - v. At least three (3) of the following features:
    - a. Raised corniced parapets over the door
    - b. Peaked roof forms having an average slope greater than or equal to a minimum 5/12 pitch;
    - c. Arches;
    - d. Prominent three-dimensional entryway feature, such as a glass-encased entrance or other similar architectural design element, projecting from the plane of the main exterior walls by a minimum of eight feet and raised above the adjoining parapet wall/roof by a minimum of three feet;

- e. Canopies or porticos;
  - f. Overhangs or awnings;
  - g. Arcades;
  - h. Columns; and
  - i. Other features as approved by the Architectural Review Committee (ARC).
4. *Fenestration.* All front facade walls shall have windows, display windows, faux windows, or decorative windows. Portions of the building front façade adjacent to an office use, within an otherwise industrial building, shall have a minimum of 40% of that portion of the façade featuring fenestration. Additionally, warehouse and all other industrial use portions of the front façade shall feature fenestration at a regular interval in order to break up the massing of the building façade and provide natural light into the building.
5. *Detail features.* Building facades shall include a minimum of two (2) exterior colors and all pre-cast concrete must include embedded reveals on all elevations at uniform intervals to create visual interest and reduce the massing of the wall plane. Front facades shall be required to add an additional exterior color.
6. *Exterior materials.* The use of smooth-faced and split-face concrete block and standing seam metal panels shall be prohibited. The ARC shall approve or deny the use of all composite and alternative materials that replicate the appearance and durability of those listed below. All facade wall exterior building materials shall be high quality, and shall be limited to any combination of the following:
- i. Brick or stone (CMU prohibited);
  - ii. Glass (reflective glass shall be limited to a maximum of 50% of the area of any facade wall on which glass is used);
  - iii. Structural (pre-cast or tilt-up) concrete panels with proper form-liners creating banding, horizontal and/or vertical interest (structural wall panels with brick inlays would also be permitted);
  - iv. Architectural precast concrete with multiple colors, aggregate mixes, textures and/or surface finish treatments;
  - v. Composite architectural metal wall panel systems with concealed fastening systems (as an accent material only, covering no more than 20% of exterior facade) and composed of aluminum, stainless steel, copper, or steel (all must be properly coated for corrosion resistance and durability); and

- vi. E.I.F.S when used in conjunction with brick or stone. E.I.F.S shall be further limited to be no closer to grade than three (3) feet. EIFS Surfaces shall be scored with proper break lines creating banding, horizontal and/or vertical visual interest or have mineral additives to provide the look of a natural stone, stucco, brick or metallic aggregate matrix like seen within an architectural precast panel.
7. *Exterior colors.* Exterior facade wall colors shall be low reflectance and subtle tones. The use of high intensity, primary, metallic, black or fluorescent colors shall be prohibited. Earthen tones are encouraged. Building trim and accent areas may feature brighter colors or primary colors. Such building trim and accent areas shall not exceed 10% of any single exterior wall area excluding all windows, doors, and glass construction materials. Color combinations shall be harmonious.
8. *Roof design.* All roofs or parapets should vary three-dimensionally to add visual interest to the building. All roofs shall comply with the following:
- i. All rooftop mechanical equipment, such as HVAC units, shall be screened from the view of all streets (public and private) by parapets, dormers, or other screens on properties within the corridor overlay. The material of all such screens shall be consistent with the exterior materials used on the facade of the structure. All roof-top equipment screens shall be constructed so that the equipment screen fully obscures the view of the equipment from all points of abutting property lines and all points of the farthest right-of-way line of any adjacent public or private street. The line of site measurements shall be taken at a height of 8' from grade along the applicable property line or right-of-way line. The Town may require multiple line of site exhibits depending upon existing or proposed conditions, including but not limited to distance from equipment and changes in grade. Mechanical and utility equipment not shown on plans (due to unknown location or other reasons) or mechanicals added that were not originally planned for do not remove the developer's responsibility to comply with these standards.
  - ii. Sloped roofs shall not exceed an average height equal to that of the supporting walls.
  - iii. Sloped roofs shall have overhanging eaves that extend a minimum of twelve (12) inches past the supporting walls. Sloped roofs shall either be of high quality architectural standing seam metal, tile, slate, or dimensional shingles.

9. *Trash Receptacles.* Trash receptacles shall be enclosed with a solid enclosure that is of the same materials as the primary structure, is a minimum of one foot taller than the receptacle and contains an opaque gate. Furthermore, the enclosure shall be softened with shrub and/or tree plantings around its perimeter.

**(b) Commercial and Institutional Land Uses shall comply with the following:**

1. *Front Facade.* The facade is any wall that fronts on a public or private street. If the structure fronts onto more than two streets, all walls that face a street shall be treated as a front facade.
2. *Recesses/projections.*
  - i. If the length of any elevation is greater than fifty (50) feet it shall have incorporated into the wall plane at least one (1) projection or recess of at least three (3) feet in depth and extending a width of at least 20% of the length of such elevation.
  - ii. If the length of any elevation is greater than one hundred (100) feet it shall have incorporated into the wall plane at least two (2) projections or recesses of at least three (3) feet in depth and extending a width of at least 20% of the length of such elevation.
  - iii. If the length of any elevation is greater than one hundred and fifty (150) feet it shall have incorporated into the wall plane at least three (3) projections or recesses of at least five (5) feet in depth and extending a width of at least 20% of the length of such elevation.
  - iv. If the length of any elevation is greater than two hundred and fifty (250) feet it shall have incorporated into the wall plane at least four (4) projection or recess of at least five (5) feet in depth and extending a width of at least 20% of the length of such elevation.
  - v. Parapets on flat roofs shall feature articulation that coincides with the wall plane articulation.
  - vi. For the purpose of administering and enforcing this requirement, an awning shall not constitute a façade projection. The ARC may approve wall plan recesses and projection designs that do not meet the above noted minimums; however, under no circumstance shall the ARC approve a wall plane design that does not include any projections or recesses, unless the wall plane(s) are less than 50 feet in length.
3. *Entry features.* Entryway features are only required at the primary entrance(s) to the structure and shall include at least three of the following design elements:



- i. Raised corniced parapets over the door, peaked roof forms having an average slope greater than or equal to a minimum 5/12 pitch, arches, or architectural details such as tile work and moldings that are integrated into the building structure and design;
  - ii. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
  - iii. Enhanced exterior lighting such as wall sconces, building mounted accent lights, or decorative pedestal lights;
  - iv. Prominent three-dimensional entryway feature, such as a clock tower or other similar architectural design element, projecting from the plane of the main exterior walls by a minimum of eight feet and raised above the adjoining parapet wall/roof by a minimum of three feet; and
  - v. Pilasters projecting from the plane of the wall by a minimum of eight inches and/or architectural or decorative columns to create visual breaks and interest in the facade walls.
  - vi. Other feature(s) as approved by the ARC.
4. *Display windows.* All front facades and facades along pedestrian walkways (except for office and institutional uses) shall have windows, display windows, faux windows, or decorative windows for no less than 60% of the facade's horizontal length. Office and institutional uses shall feature display windows, faux windows, or decorative windows for no less than 30% of the facade's horizontal length along all pedestrian walkways and front facades.
5. *Entrances.* All facades that abut a street, public or private, shall feature at least one customer entrance.
6. *Detail features.* Front facades shall incorporate no less than five (5) of the elements listed below. All other facades shall incorporate at least three (3) elements listed below:
- i. Change in color
  - ii. Projection/recess
  - iii. Columns with trim or accent materials
  - iv. Change in finished material depths
  - v. Change in material
  - vi. Building overhangs (as an architectural feature, not a standard overhang)
  - vii. Materials such as false windows or fenestration with architectural accents
  - viii. Transom windows
  - ix. Pilasters the height of the building (example: a 2-story building would have pilasters 2 stories high)
  - x. Recessed entry bay
  - xi. 2-story projecting bay
  - xii. Dentils

- xiii. Columns/Piers
- xiv. Canopies/awnings
- xv. Decorative cornice
- xvi.
- xvii. Down lit lighting featuring architectural elements
- xviii. Arches
- xix. Brackets/modillions/corbels
- xx. Hoodmolds
- xxi. Quoins
- xxii. Pediments
- xxiii. Other features as approved by the ARC

Exceptions may be granted by the ARC for rear elevations which are not visible to adjacent properties, private streets, and/or public rights-of-way.

7. *Exterior materials.* A minimum of two (2) exterior materials (excluding glass) is required on all front facades. The use of smooth-faced concrete block, untextured smooth-faced tilt-up panels, and standing seam metal panels shall be prohibited on all facades. The ARC shall approve or deny the use of all composite and alternative materials that replicate the appearance and durability of those listed below. All buildings shall feature a minimum of 50% brick or stone (not CMU) on all elevations. All façade wall exterior building materials shall be high quality, and shall be limited to any combination of the follow

- i. Architectural metal (as an accent material only, covering no more than 20% of exterior facade);
- ii. Glass;
- iii. Brick;
- iv. Stone (CMU is not considered stone for this purpose);
- v. Split-face CMU (as an accent material only, covering no more than 20% of the exterior façade);
- vi. Stucco;
- vii. E.I.F.S; and
- viii. Fiber cement board.

7. *Exterior colors.* Exterior facade wall colors shall be low reflectance and subtle tones. The use of high intensity, primary, metallic, black or fluorescent colors shall be prohibited. Building trim and accent areas may feature brighter colors or primary colors. Such building trim and accent areas shall not exceed 10% of any single exterior wall area excluding all windows, doors, and glass construction materials.

8. *Roof design.* All roofs or parapets should vary three-dimensionally to add visual interest to the building and shall include architectural detailing, cornices, moldings, trims, variations in brick coursing, and other similar

detailing. All roofs shall comply with the following:

- i. All rooftop mechanical equipment, such as HVAC units, shall be screened from the view of all streets (public and private) by parapets, dormers, or other screens on properties within the corridor overlay. The material of all such screens shall be consistent with the exterior materials used on the facade of the structure. All roof-top equipment screens shall be constructed so that the equipment screen fully obscures the view of the equipment from all points of abutting property lines and all points of the farthest right-of-way line of any adjacent public or private street. The line of site measurements shall be taken at a height of 8' from grade along the applicable property line or right-of-way line. The Town may require multiple line of site exhibits depending upon existing or proposed conditions, including but not limited to distance from equipment and changes in grade. Mechanical and utility equipment not shown on plans (due to unknown location or other reasons) or mechanicals added that were not originally planned for do not remove the developer's responsibility to comply with these standards.
  - ii. Sloped roofs shall not exceed an average height equal to that of the supporting walls.
  - iii. Sloped roofs shall have overhanging eaves that extend a minimum of twelve (12) inches past the supporting walls.
  - iv. Sloped roofs shall either be of architectural standing seam metal, tile, slate, concrete or clay tiles, or dimensional shingles.
8. *Trash Receptacles.* Trash receptacles shall be enclosed with a solid enclosure that is of the same materials as the primary structure, is a minimum of one foot taller than the receptacle and contains an opaque gate. Furthermore, the enclosure shall be softened with shrub and/or tree plantings around its perimeter.

9. *Special Requirements:*

- i. Fuel stations are permitted when allowed by the underlining zoning district, so long as they include a convenience store and the fuel canopy features a three-dimensional cornice or a pitched roof and brick wrap on the canopy columns. Additionally, fuel pumps are not located closer to Mt. Comfort Road and/or Broadway than the convenience store. The fuel pump location restriction does not apply south of the centerline of CR 300N and north of the centerline of CR 200N.
- ii. Drive-thrus are permitted when allowed by the underlining zoning district so long as the drive-thru window is not visible from Mt. Comfort Road. Additionally, all menu boards and pre-

sale boards associated with any drive-thru shall be digital and feature a masonry base matching the brick or stone on the primary structure.

**(c) Residential Land Uses shall comply with the following:**

1. *Multi-family*. Any multi-family structures shall comply with the following requirements. Multi-family structures shall include any residential building with 3 or more units.
  - i. Feature brick or stone on at least 50% of any façade visible from a street or adjacent property. Other elevations must feature at least a brick or stone wainscot.
  - ii. Any multi-family structure shall feature a minimum of two gables and two points of wall articulation of at least two feet in depth and ten feet in width on any façade that faces Mt. Comfort Road.
  - iii. All facades shall feature architectural detailing, horizontal/vertical off-sets, windows, window details and other features in order to add character and architectural interest.
  - iv. Siding shall be limited to brick, stone (CMU not permitted), wood, fiber cement, stucco, and E.I.F.S. The ARC may consider other accent materials such as matching approved materials in scale and decorative pre-cast panels. Vinyl is prohibited.
  - v. The minimum roof slope on pitched primary roofs shall be 6:12. Gables shall have a minimum of 8:12. Ancillary roofs may be permitted to be less by the ARC. Additionally, the ARC may approve exceptions to the primary roof pitch for structures with a historical architectural style that lends itself to a shallower roof pitch.
  - vi. The minimum roof overhang shall be twelve inches.
  - vii. Pitched roofs shall be covered with the highest industry standard roofing materials, and limited to natural clay tiles, slate, concrete tiles (with natural color and texture), or three-dimensional asphalt/fiberglass shingles with at least a 30-year warranty. Synthetic or recycled materials that simulate tile, stone, shake, or slate may be approved by the ARC. Metal roofing as an accent material may be allowed by the ARC.
  - viii. Pitched roofs shall not exceed an average height equal to that of 1.5 times the height of the supporting walls. Exceptions may be granted by the ARC for architectural styles that lend themselves to a greater roof height.
  - ix. Flat roofs shall feature parapets of varying heights. The articulation of the parapet shall coincide with the articulation of the wall plane. No parapet shall exceed 1/3 of the height of the

- supporting wall, unless it is necessary to screen RTUs.
- x. Parapets shall include a three-dimensional cornice.
  - xi. All structure shall incorporate wall and roof articulation to reduce the apparent scale. Elements shall as balconies, porches, arcades, dormers, cross gables, secondary hipped or gabled roofs can be used to achieve this appearance.
  - xii. All structures shall incorporate a minimum of four of the following features on any frontage elevation, and side and rear elevations shall contain at least one architectural feature:
    - a. Front porch greater than eight feet by four feet (see also Section 6.04(A)(4)(f) for column specifications)
    - b. Reverse gables;
    - c. Covered front stoops/steps;
    - d. All garage doors include windows;
    - e. Decorative embellishments, consistent the architectural style of the building, on all garage doors;
    - f. Transom and/or side-lights windows on all exterior doors;
    - g. Veranda;
    - h. Two or more roof planes;
    - i. Brick or stone on 100% of the elevation, exclusive of openings;
    - j. Two or more dormers;
    - k. At least four feet of relief at one or more points along the elevation;
    - l. Sunroom, screened-in porch, or balcony; or
    - m. Overhangs or soffits of at least 15 inches over all exterior walls
  - xiii. Trash receptacles shall be enclosed with a solid enclosure that is of the same materials as the primary structure, is a minimum of one foot taller than the receptacle and contains an opaque gate. Furthermore, the enclosure shall be softened with shrub and/or tree plantings around its perimeter.
  - xiv. All mechanical equipment shall be screened from view. For ground or wall mounted units this can be achieved with fencing or walls, combined with landscaping. Roof-top units (RTU) shall be screened by parapets, other portions of the roof, or other screens. The material of such screening shall be consistent with the exterior materials used on the façade of the primary building, unless otherwise approved by the ARC. All RTU screens shall be constructed so that the equipment screen fully obscures the view of the equipment from all points of abutting property lines and all points of the farthest right-of-way line of any adjacent public or private street. The line of site measurements shall be taken at a height of 8' from grade along the applicable property line or right-of-way line. The Town may require multiple line of site exhibits depending upon existing or proposed conditions,

including but not limited to distance from equipment and changes in grade. Mechanical and utility equipment not shown on plans (due to unknown location or other reasons) or mechanicals added that were not originally planned for do not remove the developer's responsibility to comply with these standards.

2. *Single-family or Duplex.* All single-family or duplex residential structure whose rear-yard abuts Mt. Comfort Road or is only separated from Mt. Comfort Road by common area shall feature a gable, at least one point of wall articulation of at least four feet in depth and ten feet in width, and at least a brick or stone (not CMU) wainscot wrap.

(5) *Pedestrian circulation and public spaces.* The following provisions are intended to maximize the safety of the site for vehicles and pedestrians and shall apply to all new facilities unless otherwise noted.

- (a) *Internal Pedestrian facilities.* A continuous, delineated pedestrian pathway network no less than six feet wide, that continues from the perimeter public sidewalk or path to the principal customer entrance of all principal buildings on the site shall be provided. Additionally, concrete sidewalks along building facades shall be required as noted below:

1. Commercial and Institutional Uses under 40,000 square feet, excluding retail: Sidewalks, no less than six feet wide, must be provided along the full length of the building along any facade that features a customer entrance.
2. All Retail uses, and Commercial/Institutional uses over 40,000 square feet: Sidewalks, along a front façade or adjacent to public parking, shall be a minimum of 12 feet in width and shall incorporate landscape areas covering a minimum of 40% of the walkway area. The landscape areas shall include benches or similar seating areas, and be planted with flowers, trees, and shrubs for a minimum of 50% of their area. The remainder may be planted with grass or other similar groundcover materials.
3. Industrial: Sidewalks, no less than six feet wide, must be provided along the full length of the building along any facade that features a customer or employee entrance.

- (b) *Perimeter Pedestrian Facilities.* All development shall construct sidewalks/multi-use paths along public roadways as detailed below:

1. Multi-use paths along both sides of Mt. Comfort Road shall be placed in the public rights-of-way. Paths shall be constructed of asphalt, unless otherwise directed by the local authority having jurisdiction, and be a minimum of 10' wide.
2. All other arterial and collector roadways shall feature a multi-use

path or sidewalk as required by the McCordsville Zoning Ordinance, Subdivision Ordinance, Bicycle & Pedestrian Master Plan, and/or the County Trail Plan.

3. All local roadways shall feature a sidewalk as required by the McCordsville Zoning and Subdivision Ordinances.

(c) *Crosswalks.* Pedestrian walkways crossing a drive aisle, parking lot, or other non-public right-of-way driving surface, shall be distinguished from driving surfaces through the use of special pavers, bricks, or stamped and colored concrete or asphalt. Pedestrian crossings of any collector or arterial street located within public rights-of-way shall feature the piano key crosswalk striping, consistent with the Manual on Uniform Traffic Control Devices (MUTCD).

(d) *Connector Sidewalks.* All internal walkways connecting the public path/sidewalk system to building façade sidewalk must feature landscaping for no less than 50% of their length. Internal walkways, on commercial or retail sites featuring 40,000 SF or greater shall also feature benches, and decorative lighting/lighted bollards (no more than ten feet in height).

(e) *Public spaces.* Each commercial or institutional lot of at least 5 acres must contribute to the enhancement of the community and its public spaces by providing at least one of the following amenities and each lot of 10 acres or more must provide at least two of the following amenities.

1. A landscaped patio/outdoor seating area or plaza that is a minimum of 2,000 square feet in area.
2. A water feature (excluding any required detention/retention ponds)
3. Detention/retention ponds (in a location that makes it visible and creates a focal point) with added decorative elements, such as but not limited to pedestrian connections, viewing/seating areas, lighting, fountains, etc. Additional safety elements may be required.
4. A clock or bell tower or other vertical element (either as a freestanding structure or in conjunction with the primary entrance features).
5. Public art or sculpture.
6. A mini/pocket park, consisting of at least 12,000 SF, including open greenspace, seating areas, lighting, landscaping, and other park elements.
7. An enhanced trail head when site is adjacent to a regional trail network as determined by the Director of Planning.

Each industrial lot of at least 10 acres must contribute to the enhancement of the community by providing at least one of the following on-site amenities:

8. A landscaped patio/outdoor seating area or plaza that is a minimum of 1,000 square feet;
9. Create a trail head when site is adjacent to a regional trail network as determined by the Director of Planning;
10. Significant additional buffering/landscaping along a perimeter roadway or to screen a lesser intensity land use. This should include one of the following:
  - a. Minimum 8-foot-tall mound with a mix of fencing and landscaping above.
  - b. A mix of fencing and landscaping to provide a dense screen. If fencing is selected along a roadway, the fencing shall be comprised of brick, stone (CMU shall not visible), and/or wrought-iron style.
  - c. Ponds located near the roadway containing a water feature and additional landscaping to create a parklike atmosphere and/or create more separation

(6) *Outdoor storage, service and loading areas.* Areas for outdoor storage, truck parking, trash collection/compaction, loading and unloading, or other such ancillary uses to a primary use shall not be visible from abutting streets (public or private), nor adjacent to non-industrial zoned properties. Regardless of location, all outdoor storage and trash collection/compaction areas shall be screened with a solid enclosure constructed of materials matching those on the primary structure. If landscaping is not already present around the periphery of the enclosure, then landscaping must be incorporated along the outside of the enclosure. Landscaping shall consist of shrubs, ornamental grasses, and trees to create a landscape screen covering at least 50% of the linear perimeter of the enclosure. Regardless of location all truck parking, loading and unloading areas, and the like shall be screened with landscaping, and must otherwise comply with the applicable land use regulations of the Zoning Ordinance

(7) *Loading Bays/Docks:* Loading bays/docks and auto service bays shall be prohibited from directly facing Mt. Comfort Road, Broadway, and/or any adjacent (or across the street) residentially zoned property. Loading bays/docks and auto service bays on other facades that are visible from Mt. Comfort, Broadway, and/or any adjacent (or across the street) to residentially zoned property shall have their visibility reduced by landscaping and screening walls such that at least 50% of the façade is screened by perennial or evergreen vegetation and/or supplemented by walls constructed of materials matching those on the primary structure.

(8) *Permanent outdoor display and sales.*

1. Merchandise may be stored or displayed for sale to customers only in areas immediately adjacent to the primary structure on each property. The storage of outdoor merchandise for sale elsewhere on



the property shall be prohibited. The permitted area shall be:

- i. Enclosed by a brick or stone (not CUM) wall, matching the materials of the primary structure, that is at least two-feet taller than the material being displayed, and
- ii. Topped by wrought iron style fencing.
- iii. No merchandise other than trees shall be visible above the wall or fencing.

(9) *Shopping cart storage.* Shopping carts may be stored outside each entrance to the building provided there are no more than two cart storage areas (on each side of the entryway) and no single cart storage area exceeds 20 feet in length. The cart storage areas shall be screened with building materials substantially similar to the building facade.

(10) *Shopping Cart Corrals in Parking Lots:* Any retail user equal to or greater than 80,000 square feet, who wishes to utilize shopping cart corrals in the parking lot, shall meet the following standards:

1. Corrals shall be powder-coated black;
2. Corrals shall be mounted to the pavement; and
3. All corrals in the same development shall match in their appearance.

(11) *Landscaping standards.*

1. A minimum of a fifty (50) foot wide perimeter landscape area shall be installed adjacent to Mt. Comfort Road for all development. Where mounds are required they shall be undulating. All perimeter landscaping shall meet the following minimum requirements:
  - a. Residential Uses: this area shall feature mounding at least four (4) feet in height. This standard shall not apply in the McCordsville Town Center area, generally defined as north of the centerline of CR 700N and south of the centerline of CR 800N. Landscaping plantings shall be planted at a rate of eight (8) trees and six (6) shrubs per 100 lineal feet.
  - b. Commercial & Institutional Uses: this area shall feature trees planted fifty (50) feet on-center, in addition to any perimeter parking lot or other plantings required by the underlining zoning district. Alternate designs for these tree plantings may be approved by the Plan Commission.
  - c. Industrial Uses: this area shall feature mounding at least three (3) feet in height. Landscaping plantings shall be planted at a rate of five (5) trees and ten (10) shrubs per 100 lineal feet.

(12) *Tree Preservation.* All mature wooded areas shall be preserved unless otherwise approved by the Plan Commission.

(13) *Lighting.*

1. Free-standing site lighting shall be fully shielded, and the light element fully recessed into the light fixture housing.
2. All site lighting, for a development, shall be a consistent style and shall be required to be black.
3. No free-standing site light fixture shall be taller than thirty (30) feet from grade.
4. Development along Mt. Comfort Road and Broadway shall be required to install street lighting consistent with the following requirements:
  - i. Street lighting height shall be between 30' and 36' from grade to highest point.
  - ii. All poles, fixtures, and components shall be black.
  - iii. All light fixtures shall be LED.
  - iv. All lighting shall feature a mast-arm
  - v. All lighting shall be generally consistent with Exhibit D.
  - vi. All lighting along Mt. Comfort Road between CR 750N and CR 800N and on W Broadway between CR 750N and SR 234 may utilize a shorter pole without a mast arm to provide for the pedestrian scale of the McCordsville Town Center, as determined by the Zoning Administrator.

(15) *Fencing.* All fence materials shall be limited to brick, stone (not CMU), wrought iron style, vinyl-coated chain-link (single-family residential zoning only), and wood. Composite or other materials may be permitted by the Director of Planning so long as the material's appearance is consistent/complimentary with a permitted material and/or the materials on the primary structure. Furthermore, bare chain-link fencing is prohibited within the overlay, and vinyl coated chain-link, bar-wire, razor-wire, and the like is prohibited from being visible from Mt. Comfort Road.

(16) *Street Signage.*

1. All street signs on Mt. Comfort Road, including intersecting streets shall utilize a background color as determined by the Town Council. The Town reserves the right to require the Town logo to be added to such signs.
2. Key intersections, identified below, shall have illuminated street name cabinet signs with , and as generally shown on Exhibit B.
  - i. Mt. Comfort Road & W. Broadway (US 36)
  - ii. Mt. Comfort Road & Main Street
  - iii. W. Broadway & Meijer
  - iv. W Broadway & Civic Drive

(17) *Intersection Street Signal Installations.* Any new street signal installations at the key intersections, as noted above, shall utilize black powder coated posts, arms brackets, and signal heads, as generally shown in Exhibit E.

(18) *Process/Procedures*

1. *Development Plan.* Development Plan Review is required for all new development.
2. *Technical/Staff Review.* Planning staff from all jurisdictions on the corridor that adopt this overlay ordinance shall be invited to attend the Town's Technical Advisory Committee review for that project.
3. *Coordinated Plan Review.* At any point throughout the development approval process the reviewing jurisdiction may invite planners from the other Corridor jurisdictions to be a part of the review process and provide non-binding comments.

(19) *Applicability.* This overlay applies to all new construction. This overlay also applies to all existing structures where new additions increase the size of the building by a cumulative 35%. The overlay also applies to increases or decreases in parking by 35%. This shall not apply to any Planned-Unit Development that were approved prior to the adoption of this Ordinance.

Exhibit A

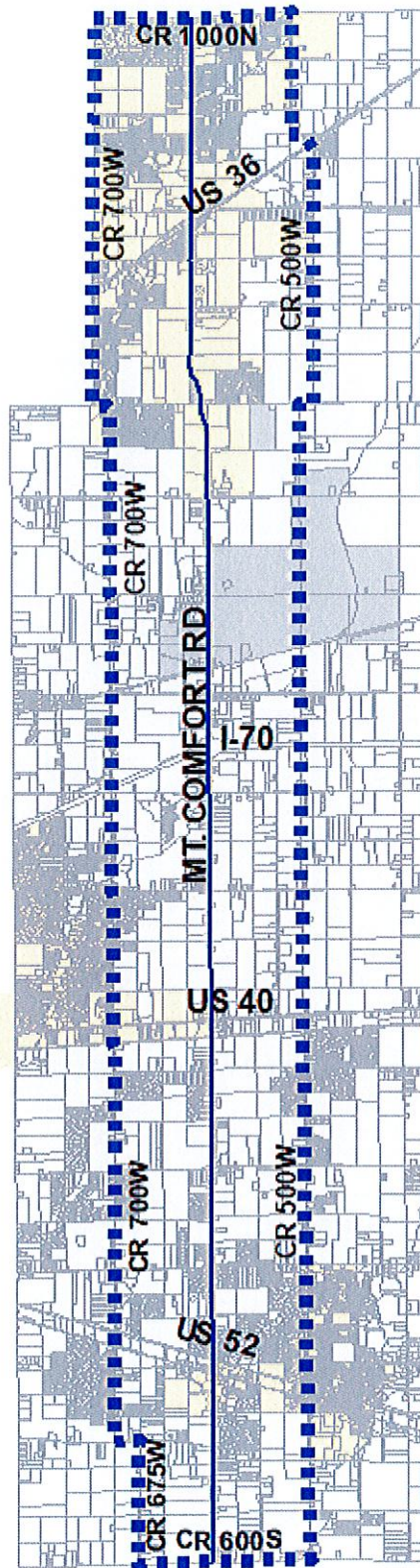
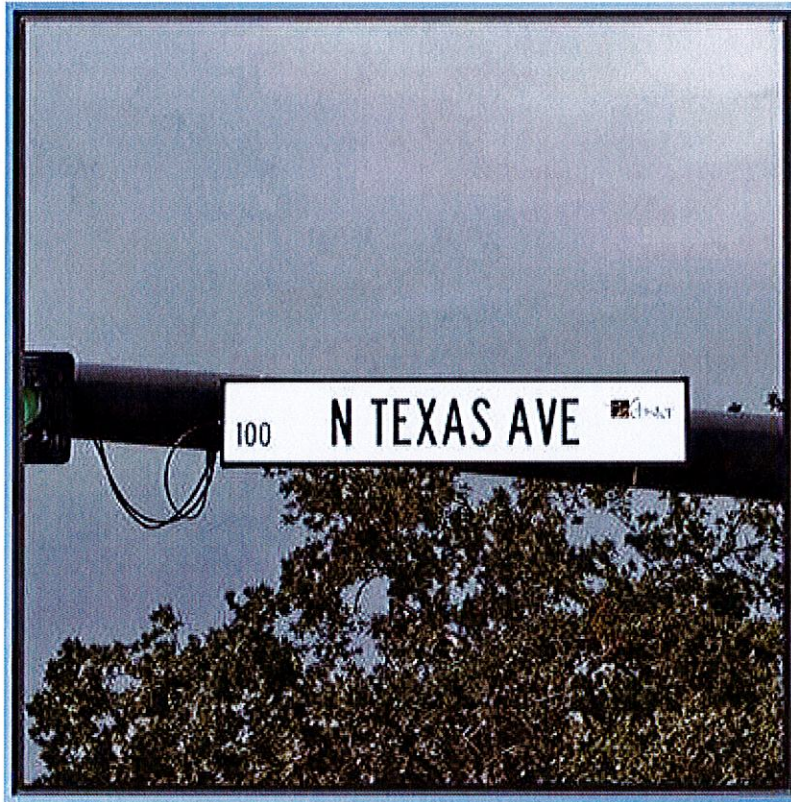


Exhibit B



### Exhibit C - Land Use Restrictions

<u>Land Use</u>	<u>Prohibited w/in Overlay</u>	<u>Special Exception w/in Overlay</u>	<u>Prohibited w/in 1,000' of Mt. Comfort Centerline</u>	<u>Prohibited w/in 1,000' of Broadway Centerline</u>
<i>Junkyard/Salvage Yard</i>	X			
<i>Agricultural, Farm Implement Sales or Service</i>	X			
<i>Auto Parts Store</i>		X	X	
<i>Auto, Car Wash</i>		X		
<i>Auto, Minor Service</i>		X	X	
<i>Auto, Major Service</i>		X	X	X
<i>Auto, Sales or Lease</i>		X	X	
<i>Auto, rental</i>		X	X	X
<i>Auto, storage</i>	X			
<i>RV Sales, Service, Lease, Rental, or Storage</i>	X			
<i>Truck or Bus, Rental, Sales, Service, Lease, Rental, or Storage</i>	X			
<i>Boat or Boat Trailer, Rental, Sales, Lease, or Service</i>	X			
<i>Boat or Boat Trailer, Outdoor Storage</i>	X			
<i>Collection Point, Recycling</i>		X		
<i>Post Office w/ On-site storage of delivery vehicles</i>		X		
<i>Contractor, Commercial</i>		X		
<i>Dry Cleaning &amp;/or Laundry, commercial or industrial</i>		X		
<i>Lumberyard</i>	X			

<i>Self-storage or mini-warehouse</i>		X	X	
<i>Distribution Center, Unenclosed</i>	X			
<i>Hotel, Extended Stay</i>	X			
<i>Motel</i>	X			
<i>Parking Facility (as a Primary Use)*</i>	X			
<i>Warehousing, Unenclosed</i>	X			
<i>Utility Facility</i>		X		

\*A municipally owned and/or operated multi-story parking structure shall be permitted by right within the Overlay.





Exhibit E

