

ORDINANCE NO. 2025/04

AN ORDINANCE AMENDING THE ZONING CODE OF GREENFIELD, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, UNDER AUTHORITY OF THE INDIANA ADVISORY PLANNING LAW, I.C. 536-7-4, AND ALL ACTS AMENDATORY OR SUPPLEMENTAL THERETO.

SECTION I.

That Section 155.006 ZONE MAP of the Greenfield UDO, Chapter 155 of the CODE OF ORDINANCES OF GREENFIELD, INDIANA, is amended as follows:

The Zone Map referred to in Section 155.006, known as the ZONE MAP, GREENFIELD, INDIANA-2020, as amended, and referred to as the “Official Zone Map” is hereby amended by reclassifying the following described area to the “PUD” Planned Unit Development District:

Legal Description

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

Commencing at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence South 89 degrees 02 minutes 37 seconds East along the south line thereof 199.90 feet to the POINT OF BEGINNING; thence North 01 degree 41 minutes 56 seconds East 471.53 feet; thence North 88 degrees 18 minutes 04 seconds West 159.88 feet; thence North 01 degree 41 minutes 56 seconds East 72.13 feet; thence North 01 degree 44 minutes 09 seconds West 55.48 feet; North 88 degrees 15 minutes 51 seconds East 160.20 feet; thence North 01 degree 16 minutes 03 seconds West 812.76 feet; thence South 87 degrees 20 minutes 38 seconds West 173.86 feet; thence North 02 degrees 39 minutes 22 seconds West 115.03 feet; thence North 87 degrees 20 minutes 38 seconds East 161.59 feet; thence North 03 degrees 29 minutes 58 seconds West 117.36 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 757.69 feet; thence South 01 degree 05 minutes 37 seconds East 1711.78 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 761.08 feet to the POINT OF BEGINNING, containing 29.57 acres, more or less.

The above-described real estate shall be developed in accordance with the terms, conditions and statements of The Villas at Hawk’s Tail Planned Unit Development Statement attached hereto as Exhibit 1, and by reference the Planned Unit Development Statement are incorporated herein.

Exhibit “1”
Planned Unit Development Statement

The Villas at Hawk's Tail Planned Unit Development Statement

Development Standards

SECTION I. STATEMENT OF PURPOSE AND INTENT:

A. The Villas at Hawk's Tail is a planned, residential golf course community comprised of a mixture of visually appealing and high-quality paired villa units (attached dwelling units) and single family homes (detached dwelling units) (the "Development"). The primary goals of the development are to: (1) provide Greenfield and Hancock County residents an opportunity to live close to Hawk's Tail Golf Course (the "Course"), city amenities, and the Pennsy Trail in a well-manicured, purpose-built community; and (2) ensure the Course remains financially viable by maximizing development potential through lot sizes and mixtures and requiring Course membership for all residents of the Development, as detailed further herein. The proposed development standards are intended to carry out the design goals of this planned community. They are written to ensure a unified, quality development and continuity in design.

B. The following principles will be used in guiding development of the planned community that can respond to changing market conditions. The Villas at Hawk's Tail PUD shall:

1. Simplify the consideration and review of development proposals by providing for the thoughtful and concurrent review of land use, public improvements, and site design considerations;
2. Ensure the Course is utilized and monetarily supported through required memberships;
3. Offer residents of the City of Greenfield a unique, active living opportunity that incorporates close proximity to both Hawk's Tail Golf Course and the Pennsy Trail
4. Ensure that a variety of residential developments are being promoted within the City of Greenfield, including those that promote Course membership, active recreation, and low maintenance obligations for all owners within the Development;
5. Allow for a more creative approach in land and building site planning to utilize existing features and infrastructure to benefit a larger number of residents than would be possible under the existing zoning designations;
6. Encourage an efficient, aesthetic, and desirable use of existing topography, open space, and/or common area; and
7. Promote variety in the physical development pattern of the community through a new, lifestyle-focused community with direct ties to the Course.

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SECTION II. AUTHORITY

These standards shall apply to all property contained within the Development, as described herein. These regulations and requirements shall become part of the Planned Unit Development Ordinance and shall provide the governing standards for review, approval, and modification of all land use and development activities occurring within the Development. The provisions of these Standards shall prevail and govern construction of the Development, superseding any existing zoning ordinance. The zoning ordinances and regulations of the RM - Residential Moderate Density District of the Unified Development Ordinance effective at the time of Ordinance shall apply if the provisions of these Standards do not address a specific subject. For convenience, a full copy of the RM standards is attached as Exhibit “2” to this Ordinance.

SECTION III. SITE LOCATION

The Villas at Hawk’s Tail is a proposed residential development of approximately Twenty-Nine point Five Seven (29.57) acres located approximately at the southeast corner of South Morristown Pike and the Pennsy Trail, approximately a tenth of a mile south of US 40.

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SECTION IV. LAND USE & DEVELOPMENT STANDARDS

TABLE 1. DEVELOPMENT SUMMARY

Acreage	29.57 Acres
Estimated Number of Units	116 single family and two-family (paired villas) Lots with one (1) dwelling unit per lot
Density	3.92/Units per Acre
Common Area	252,737 sqft (5.8 Acres)
Underlying Zoning	RM - Residential Moderate Density District

TABLE 2. LAND USE CATEGORIES

Use	Maximum Number of Lots	Land Area	Building Designations on Plat
Residential Building Lot	116	29.57 acres	<p>Numbered Lots</p> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">SITE DATA</p> <p>FLEX AREA ATTACHED AND DETACHED SINGLE FAMILY = 76 (96' x 130') AREA = 20.11 ACRES DENSITY = 3.78 DU/AC</p> <p>DETACHED SINGLE FAMILY = 26 (48' x 130') AREA = 6.70 ACRES DENSITY = 3.88 DU/AC</p> <p>ATTACHED SINGLE FAMILY VILLAS SINGLE FAMILY = 14 (96' x 130') AREA = 2.76 ACRES DENSITY = 5.07 DU/AC</p> </div>

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GENERAL DESCRIPTION

The proposed Development, named The Villas at Hawk's Tail, is golf course community consisting of a mixture of housing types being constructed adjacent to the Course. The Development will be governed by a strict set of Covenants, Conditions, and Restrictions, which include provisions to ensure that the subdivision and infrastructure are properly maintained and manicured, rental restrictions, and building standards, among other things.

The Development features a mix of passive and active open spaces, including tree-lined streets, a path that runs along the retention pond and connects directly to the Pennsy Trail, and dedicated recreation areas. The layout of the Development contributes to a more aesthetically pleasing community with a secluded, park-like environment, while still providing direct access to walking and biking trails, the Course and its amenities, all just a short walk or bike ride to Riley Park or downtown Greenfield. This close proximity to the City and the direct connections to trails and the Course allows for a slight decrease in some lots sizes while ensuring that residents have plenty of space to engage and relax. The efficient lot layout of the Development maximizes use of the area without expanding urban sprawl or achieving the desired density through construction of apartment or multi-family units. Lifestyle images and monument signage examples are included at the end of this Section.

HOUSING TYPES & MAINTENANCE

The Development will include a mixture of paired villas, (attached dwelling units) and single-family homes, (detached dwelling units) Each paired villa will be an attached residential dwelling that shares a common wall, with the property line dividing the lots on the common wall. Single-family homes will include a variety of designs that are both visually appealing and low-maintenance. The Development will be fully maintained – all landscaping and exterior maintenance will be included in HOA fees. The Development will be protected by Covenants, Conditions, and Restrictions that impose a mandatory homeowners' association that provides mowing, snow plowing/pushing services for driveways and sidewalks, and landscaping maintenance. The inclusion of these services will make Development ideal for retirees, busy young professionals, or anyone else that would rather focus on being active and outside of their home, rather than spending time maintaining it.

The Development will utilize higher architectural standards than the required standards by not permitting the use of vinyl siding and by requiring larger soffit overhangs and window trims. In addition, many plans include garage windows and unique architectural features that ensure the Development is an attractive place to live. To the extent possible, dwelling setbacks will be staggered on adjacent lots and floor plans will be varied to discourage streetscape monotony. There will be a maximum variation on staggering between lots to avoid extreme differences – each adjacent dwelling will be no more than ten feet (10') difference from the front property line of an adjacent dwelling (i.e. if the dwelling on lot 1 is 35' from the front property line, the dwelling on lot 2 shall be built within the range of 25'- 45' from the front property line). Renderings of proposed single-family homes and paired villas are included at the end of this Section.

GOLF COURSE INTEGRATION

The Development is being constructed to help support the Course and ensure it continues to be an integral part of Greenfield and Hancock County. At least one occupant and/or owner of each dwelling within the Development will be required to be either a social or full member of the Course. The membership dues will be used to support the ongoing operation and maintenance of the Course and collections of dues shall be continuously enforced through all necessary steps, including legal action. By efficiently designing the lot layout of the Development, the number of residents that will be able to enjoy and support the Course can be maximized with a slight reduction to the overall size of a typical RM lot. As the Course continues to evolve and modernize, members of the Course will have access to its benefits and amenities, and increased membership numbers allows the owners of the Course to continue to invest and improve the Course and facilities with assurances that it will be utilized and funded. The Development will encourage residents to actively utilize the Course facilities through the connecting trails, golf cart drivability throughout the Development, and targeted efforts to encourage existing players at the Course to move to the Development.

DEVELOPMENT MAKEUP

The Development includes sections that are committed to be developed as paired villas and sections that are committed to be developed as single-family homes. Single-family homes will be constructed immediately adjacent to the Course and paired villas will be constructed along the Course access drive. Remaining sections will be developed in conjunction with demand from residents. It is the intention that all sections be developed with a consistent housing type – i.e. there should not be a mix of single-family homes and paired villas on immediately adjacent lots that are not separated by a street or recreation space. An illustration showing the proposed and potential housing types for each section of the Development is included at the end of this Section.

COMMUNITY BENEFITS

Communities with access to amenities that are not required to be maintained by the homeowner increase home values (i.e., tax base) and currently Greenfield does not have any purpose-built communities that compare to the Development regarding access to recreational space and trail access. As the number of golf courses continues to dwindle, the ability to play a well-maintained local course is attractive to potential residents looking to relocate – the Development will be unique as one of the newest, purpose-built golf course communities. The Development preserves the entirety of the Course, allowing over 100 acres of open and park space to be brought into Greenfield corporate limits.

The Course is currently utilized by the local schools for golf teams, numerous businesses and charities for annual outings, and its facilities are home to a growing number of board and corporate meetings. The Community benefits of having the Course far exceed those obvious to most that do not frequently play golf, but we believe the Development will highlight a true gem in Greenfield

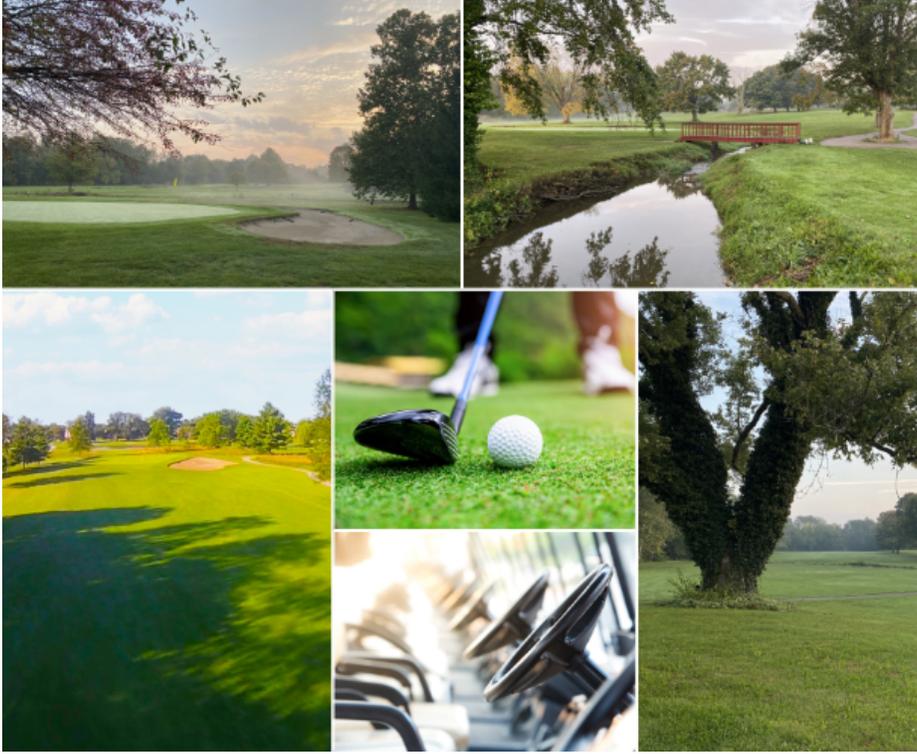
and offer a gathering place for many residents that wouldn't consider themselves golfers in the traditional sense.

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Lifestyle Images and Monument Signage







Housing Examples







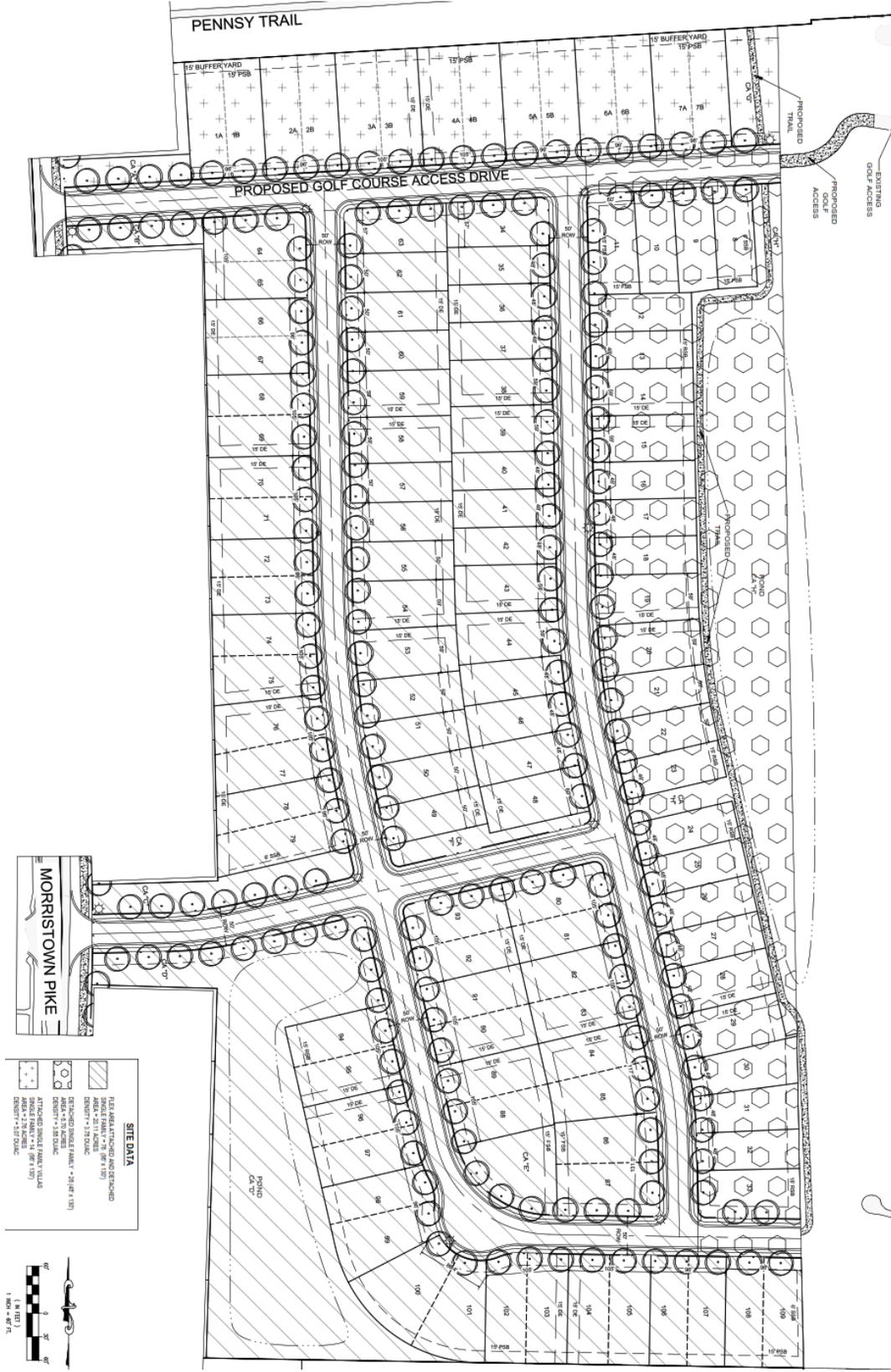


Paired Villas



Paired Villas

Housing Types



SITE DATA

	FILE AREA ATTACHED AND DETACHED
	SHOULDER PAVEMENT - 7' (R/F 11/17)
	CONCRETE DRIVEWAY
	CONCRETE DRIVEWAY
	ASPH/FLY ASHES
	DENSITY = 1.50 DUAL
	ATTACHED SINGLE FAMILY UNITS
	AREA = 2.76 ACRES (R/F 11/17)
	DENSITY = 2.00 DUAL



TABLE 3. RESIDENTIAL DEVELOPMENT STANDARDS

Item	Requirement
Minimum Front Building Setback	15'
Minimum Perimeter Setback	15' along the north and south edges of the property
Minimum Distance between Buildings	12'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	15'
Minimum Rear Yard Clearance from Back of Primary Building to an Easement	15'
Maximum Building Height	35'
Lot Coverage	Lot coverage shall not exceed sixty-five percent (65%) of the lot area for paired villa lots and shall not exceed sixty percent (60%) for single family lots.
Required Open Space	Minimum twenty-five percent (25%) usable lot open space shall be provided (includes patios, decks, pools, and other recreational facilities not under roof)
Minimum Lot Width	48' paired villas 48' single family
Minimum Lot Depth	120'
Minimum Lot Area (sqft)	5,500'
Maximum Variation of Dwelling setback from Front Property Line on Adjacent Lots	10'
Minimum Parking Requirements	Each lot shall include at least one (1) paved, off-street parking that allows for a minimum 20' parking space outside of the right-of-way that does not fully block garage access.
Garages and Driveways	Each house shall have an attached garage that accommodates no fewer than two (2) cars. All driveways shall be hard-surface.
Streets and sidewalks	All sidewalks will be five (5) feet wide. The public multi-use path along Morristown Pike shall be 10 feet wide. Internal multiuse paths will be eight (8) feet wide. Non-dedicated paths will be maintained by the HOA. Petitioner will cooperate with City to construct a sidewalk connecting to Morristown Pike and connect a recreational trail to the Pennsy Trail in order to enhance pedestrian connectivity.
Exterior Colors	Bold and neutral color palettes shall be permitted on home exteriors. A mixed palette on a single

	building should be carefully selected so that all colors are harmonious with each other.
Exterior Materials	<p>Exterior cladding: Permitted materials shall include the following:</p> <ul style="list-style-type: none"> a. Brick or brick veneer b. Stone/cultured stone or stone veneer⁴ c. Wood lap siding, composite siding and cedar shake siding (painted or stained) d. Stucco- per industry standards- light to medium textures e. Fiber cement lap or panel siding
Entry Monumentation	<p>Entry monuments will be located at the newly-created entrance from Morristown Pike and at the current golf course access drive.</p> <p>Maximum sign area per sign – sixty (60) square feet.</p> <p>Maximum sign height- Monument: Eight (8) feet in sign height on a thirty-six (36) inch or shorter base.</p>

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TABLE 4. ARCHITECTURAL STANDARD MODIFICATIONS

All Standards in Section 155.101 of the Zoning Ordinance; DESIGN STANDARDS FOR SINGLE-UNIT/MULTI-UNIT DWELLINGS shall be met with the following exceptions; however, the developer reserves the right to file for modifications with Planning Commission from Design Standards, per Section 155.105:

Ordinance Standard to be Modified	Modified Language
<p>§155.101 3(B) – Overhang Requirements</p>	<p>All residences shall have, at minimum, overhangs of at least nine (9) inches, or soffits, over all exterior walls.</p> <p>Proposed Language: All residences shall have, at minimum, overhangs of at least twelve (12) inches, or soffits, over all exterior walls.</p> <p>Rationale: More stringent standards will result in a more aesthetically pleasing end product.</p>
<p>§155.101 4(B)- Minimum Window Trim</p>	<p>Windows shall have a minimum nominal one by four inch wood or vinyl surround...</p> <p>Proposed Language: Windows shall have a minimum nominal one by six inch wood or vinyl surround...</p> <p>Rationale: More stringent standards will result in a more aesthetically pleasing end product.</p>
<p>§155.101 5(A) -- Garage Façade</p>	<p>If the total width of all garage door openings is 50 percent or less of the total width of the façade, the garages may be front-loading.</p> <p>Proposed Language: If the total width of all garage door openings is 65 percent or less of the total width of the façade, the garages may be front-loading. A maximum of ten percent (10%) of lots in the Development may have garage door width totaling greater than fifty percent (50%) of the total width of the façade and shall not be located adjacent to, or across the street from each other.</p> <p>Rationale: Additional flexibility is necessary to provide large enough garage access to meet the desired floorplans.</p>

SECTION IV. STATEMENT OF COMMITMENTS:

Open Space, Landscaping, and Screening Commitments

1. Open Space

- a. The open space shall be in conformance with the final development plan. All common open space shall be owned and maintained by the HOA.
- b. Recreational Trails will be connected to existing trail infrastructure.
- c. Active Recreation areas will be developed with community input, but will include a dog park to ensure residents have a safe and secure place to care for their pets and amenities to support and encourage use of the recreational paths.
- d. Ponds will be maintained by the HOA and any retention required for the Development not entirely on the Development site will have easements allowing for access and maintenance, for no less than twenty (20) feet from the top of the bank on all detention or retention areas.

2. Landscaping

- a. Landscaping will be installed along interior streets.
- b. Landscaping shall be provided in accordance with the applicable sections of the Unified Development Ordinance and the Greenfield Code of Ordinances. Landscaping species shall be consistent with the Unified Development Ordinance and the Greenfield Code of Ordinances, but the right to substitute based on material availability is reserved. A final landscaping plan and any modifications shall be approved by the appropriate parties.
- c. All landscaping shall be consistent with what is shown on the final development plan. Any substitutions due to plant availability must be similar in material and size. All common area landscaping shall be owned and maintained by the HOA.
- d. Street trees to be installed in yard (in lieu of tree lawn) to avoid utility conflicts if necessary. Developer shall use commercially reasonable efforts to relocated trees in the common areas if there are utility conflicts.
- e. Effort shall be made to preserve existing trees along adjacent to the development.

- f. A twenty (20) foot landscape buffer with evergreen and deciduous trees shall be placed along the southern boundary, outside of any easements.
 - g. All lots shall provide a landscape package consisting of foundation plantings and at least one (1) lawn tree.
- 3. Fencing
 - a. Fencing for lots that share a boundary with the golf course shall be wrought iron only.
- 4. Pedestrian Connections
 - a. Pedestrian pathways will be installed within the community as noted on the Final PUD plan.
 - b. Pedestrian pathways will be maintained by the HOA.
- 5. Shared Drives
 - a. A maximum of 50% of dwellings may have connected driveways. A connected driveway is a driveway that is connected to the driveway of an adjacent unit and utilizes a single curb cut. An example can be seen on the elevation on the top left of page 14.
- 6. Membership Requirements
 - a. At least one (1) occupant of each residence will be required to be a member of Hawk's Tail Golf Course.
- 7. Additional Commitments
 - a. Variable front yard setbacks shall be provided on all streets.
 - b. All house plans shall be submitted and architecturally approved by the Plan Commission, which approval shall not be unreasonably withheld.
 - c. Except for dwellings owned by Petitioner or a related entity, no dwelling shall be rented within two (2) years after the initial or any subsequent sale of the dwelling in question.
 - d. Petitioner will provide a Traffic Impact Study based upon the proposed Development prior to final Development Plan Approval.
 - e. Short term rentals (AirBnB, VRBO, etc.) shall be prohibited within the Development.

- f. No dwelling shall be leased for a period of less than twelve (12) months unless in the case of a hardship, as determined by the HOA Board.
- g. No more than twenty percent (20%) of the total number of dwellings to be constructed within the Development shall be rented out at any one time.

SECTION V. ORDER AND ESTIMATED TIME OF DEVELOPMENT

The Villas at Hawk's Tail is planned to begin construction in 2025, pending final approvals. It is anticipated that The Villas at Hawk's Tail shall be completed in phases that align with sections of the Development.

Exhibit "2"
RM Development Standards Attachment

155.016 RM – RESIDENTIAL MODERATE DENSITY

1. Purpose and Intent

The “RM” Residential Moderate Density District is intended to regulate all land in the city platted for medium scale suburban residential development. The existing development pattern in the RM is traditional suburban subdivisions and multi-family developments. The desired development pattern in the RM is to accommodate a mix of traditional single-family residential developments and multi-unit developments, with some variations in sizes and styles to meet diverse market desires. Ideal developments should create welcoming neighborhood settings with excellent road and pedestrian connectivity to adjacent developments, perimeter trails, open space, and neighborhoods for all ages. This District is intended to promote a range of housing types and densities that create diverse combinations of neighborhoods. The permitted range of densities for this district shall be as follows:

Development Type	Density Range
One- and Two-Unit	One or less to five (<1-5) dwelling units per acre
Multi-Unit Single Story	Three to ten (3 -10) dwelling units per acre
Multi-Unit Two (2) Story	Five to fourteen (5 -14) dwelling units per acre
Multi-Unit Three (3) Story or More	Twelve to twenty (12-20) dwelling units per acre

2. Permitted and Conditional Uses

See Table 155.007 for uses permitted by district. Some uses may require Development Plan Approval. Other uses similar to those allowed in this district may be considered by the Board of Zoning Appeals as a Conditional Use application provided that the Board finds that the requested use is consistent with the spirit and intent of this ordinance and the Comprehensive Plan.

3. Building Placement and Dimensional Standards

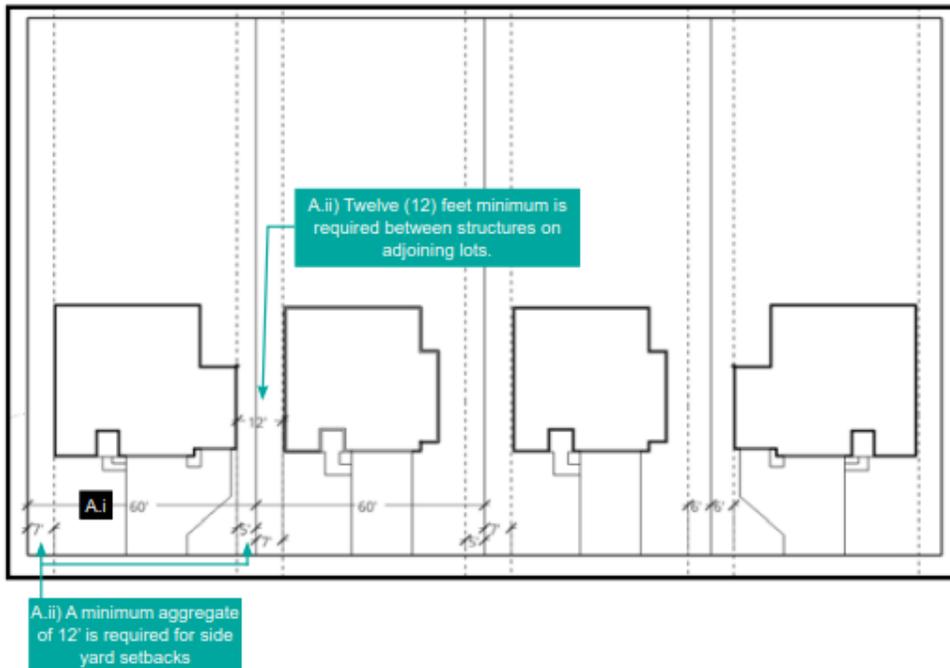
Structures in the RM shall be developed in accordance with the following standards per the individual development tables and contain uses allowed in the district per 155.007. **Table A** applies to Residential Single and Two-Unit Structures, and **Table B** applies to all other structures within the RM District:

A. Residential Single- and Two-Unit Development Standards	
Dimension	Standard
i. Lot Standards	Lot Width: Sixty (60) feet minimum single family; ninety (90) feet two-family Lot Area: Seven thousand (7,000) square feet minimum
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front Lot Line: Twenty five (25) feet minimum Side Lot Line: Twelve (12) feet (lot aggregate) with five (5) feet minimum per side; Twelve (12) feet minimum distance required between structures on adjoining lots Rear Lot Line: Twenty (20) feet minimum plus any distance dedicated to a rear easement
iii. Principal Building Height	Thirty five (35) feet maximum
iv. Lot Coverage/Required Open Space	Lot coverage shall not exceed forty five percent (45%) of the lot area. Minimum twenty five percent (25%) usable lot open space shall be provided (Includes patios, decks, pools and other recreational facilities not under roof.).
v. Accessory Building Location	Rear yard or side yard, such that the accessory building shall be located behind the any front façade of the primary structure or other façade facing a street <i>*Accessory buildings must be located outside of any easements</i>

vi. Accessory Building Setbacks	Side Lot Line: Five (5) feet* minimum, or the distance of any side easement on the property, whichever is greater Rear Lot Line: Ten (10) feet* minimum, or the distance of any rear easement on the property, whichever is greater <i>*Accessory Dwelling Units shall follow the setbacks of the primary structure.</i>
vii. Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less
viii. Accessory Building Size	One thousand (1000) total square feet in size for all accessory structures on a single property, or no more than eighty percent (80%) of the main floor area of the primary structure, whichever is less
ix. Parking Location	Garages may be side, rear, or front-loading

B. Multi-Unit Residential and All Other Structures and Development Types

Dimension	Standard
i. Lot Standards	Lot Width: N/A Lot Area: N/A
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front: Twenty five (25) feet minimum Side: Fifteen (15) feet minimum, twenty five (25) feet if abutting the RL District Rear: Fifteen (15) feet minimum, twenty five (25) if abutting the RL District
iii. Multi-Unit dwellings interior setbacks	Between structures: Dwelling unit with window, thirty (30) feet minimum from adjacent structure. Setbacks between structures twenty (20) minimum feet. <i>* See 155.103, 7, A & B</i>
iv. Principal Building Height	Forty five (45) feet maximum
v. Lot Coverage/Required Open Space	Lot coverage shall not exceed sixty five percent (65%) of the lot area. Minimum fifteen percent (15%) usable open space shall be provided (excluding impervious surfaces). Drainage ponds, play areas, common areas, and the like may apply toward this provision.
vi. Accessory Building Location/Setbacks	Shall be located in rear yard only. Shall follow that of B.ii <i>*Accessory buildings must be located outside of any easements</i>
vii. Accessory Building Height	Twenty (20) feet maximum height, or subordinate in height to the primary structure, whichever is less
viii. Parking Location	Not more than twenty percent (20%) of parking shall be located in any front yard of any development in the RM District. Parking areas shall be screened and buffered in accordance with the Landscaping Section 155.063 .



4. Additional Standards

The following table contains additional major sections that are common references needed across districts. This list is not meant to be considered an exhaustive list, and other sections may apply to individual properties or projects.

Common Sections of Pertinent Reference	
155.050 Accessory Structures and Uses	155.069 Intersection Site Visibility
155.052 Wireless Facilities	155.083 Development Plan Approval
155.063 Landscaping & Buffering	155.093 Variances
155.064 Fences, Appurtenant Structures, & Screening	155.094 Conditional Uses
155.065 Signs	155.101 Design Standards for One- & Two-Unit Structures
155.066 Parking and Loading, Off-Street	155.102 Design Standards for Residential Accessory Structures
155.067 Driveways	155.103 Design Standards for Multi-Unit Dwellings
155.068 Access, Frontage, and Sidewalks	155.105 Modifications from Design Standards

SECTION II.

This Ordinance shall be in full force and effect from and after its passage as provided by law.

SECTION III.

Introduced and filed on the ____ day of _____, 2025. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8. On the ____ day of _____, 2025, a motion to approve the above on second reading was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8. Upon a motion to approve the above on third reading was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this ____ day of _____, 2025 by the Common Council of the City of Greenfield, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA

Voting Affirmative

Voting Opposed

John Jester

John Jester

Amy Kirkpatrick

Amy Kirkpatrick

Jeff Lowder

Jeff Lowder

Thomas Moore

Thomas Moore

Joyce Plisinski

Joyce Plisinski

Dan Riley

Dan Riley

Anthony Scott

Anthony Scott

ATTEST:

Lori Elmore, Clerk-Treasurer

Presented by me to the Mayor this _____ day of _____, 2025.

Lori Elmore, Clerk-Treasurer

Approved by me this _____ day of _____, 2025.

Guy Titus, Mayor, City of Greenfield

This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, 6 West South Street, Greenfield, IN 46140.

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 H. Morelock.