

ORDINANCE NO. 120193A

BE IT ORDAINED by the Town Council of Fishers, Indiana, that the Zoning Ordinances - 1980, a part of the Comprehensive Plan and Ordinances of Fishers, Indiana, 1980, ("Ordinance Number 110380), as amended, is hereby amended as follows:

SECTION 1. DECLARATION

That the Zone Map, identified as OFFICIAL ZONING MAP, TOWN OF FISHERS, INDIANA, dated November 3, 1980, which accompanies and is a part of the Zoning Ordinances of the Town of Fishers, Indiana, as amended, is hereby changed to designate the real estate described in Exhibit "A" hereto ("Real Estate") as a P.D. District as further defined in this Ordinance.

SECTION 2. LAND USE

2.1 Uses Permitted

The following uses shall be permitted in this P.D. District. All uses shall conform to the applicable Development Standards as set forth in subsection 2.2 of this Ordinance.

1. Attached Multi-Family Dwellings
Apartments
Townhouses
Condominiums
2. Single Family Dwellings (attached or detached)
3. Schools
4. Accessory Buildings
Garages and Carports (Attached or Detached)
Utility Building
Permanent Foundations - Self contained
5. Man-Made Lakes and Ponds: For both aesthetic and drainage purposes.
6. Such appurtenant features as walks, driveways, curbs, drainage installations, mailboxes, lamp posts, bird baths and structures of like nature.
7. The keeping of domestic pets, provided it is not for profit and not construed as a kennel, (Limit three (3) animals per dwelling unit).
8. Fences, walls and structural screens when they do not impede the view of street intersections.
9. Private recreational clubs or associations, including but not limited to, the following recreational activities:

Swimming	Tennis
Basketball	Parks
Playground	Bike and Walking Trails

2.2 Development Standards

A. Attached Multi-family Dwellings - Apartments - Townhouses - Condominiums.
(Multi-Family)

Living Unit Area
Exclusive of basements, porches, garages, carports and accessory uses.

Studio Unit	550 Square Feet
1 Bedroom Unit	650 Square Feet
1 Bedroom Unit with den	850 Square Feet
2 Bedroom Unit	900 Square Feet
3 Bedroom Unit	1100 Square Feet

The number of Multi-Family Units shall not exceed the product of 10 times the gross acreage of the part of the Real Estate developed for Multi-Family Use.

Maximum Structure Height:

Primary Building, Attached Multi-Family Dwellings: 35 feet but not to exceed 3 floors containing a dwelling unit or units.

Primary building, Detached Single-Family Cluster Dwelling: 35 feet but not to exceed 2 floors above grade level.

Accessory Building: 25 feet

Off-Street Parking: Two (2.0) spaces per living unit. All parking shall be located in designated parking areas. On street parking is not allowed on public streets.

Trash Stations: Approved central trash stations are allowed.

B. Single Family Dwellings

- (1) Minimum project area: 15 Acres
- (2) Minimum front yard: 25 feet on local streets, 30 feet on minor collectors, 40 feet on all others
- (3) Minimum rear yard: 25 feet
- (4) Minimum cluster separation: 15 feet
- (5) Maximum number of units in attached configuration: 4
- (6) Living unit area exclusive of basements, porches, garages, carports, and accessory uses: 1,300 square feet, single story; 1,600 square feet, multi-level

- (7) Maximum lot coverage: 35%
- (8) Maximum site coverage: 25%

Site coverage shall be the percentage of the total project area which is developed in the event that the project is developed with any single family detached homes, lot coverage shall be a standard which regulates the percentage of land which may be built upon within each lot.

- (9) Maximum structure height:
Primary: 35 feet
Accessory: 25 feet

- (10) Off-street parking:
26 foot street: 3 spaces
30 foot street: 2 spaces

(11) Garage requirement: All cluster dwelling units shall have attached garages of at least two car capacity for each unit and the garage shall be attached to the unit for which it is intended.

- (12) Maximum density: 4.00 units/acre

SECTION 3. MAXIMUM DENSITY

The provisions of this Ordinance notwithstanding, the maximum number of units and single family dwellings in the aggregate shall not exceed 498 living units/single family dwellings.

SECTION 4. FINAL DEVELOPMENT PLAN REVIEW

Prior to the development of the Real Estate for Multi-Family use a Final Detailed Site Plan shall be approved by the Fishers Planned Development Committee for the part of the Real Estate being developed for such use.

SECTION 5.

This Ordinance shall be in full force and effect from and after its passage.

ADOPTED BY THE Town Council of Fishers, Indiana, on the 15th day of December, 1993.

THE TOWN COUNCIL OF THE TOWN OF FISHERS, HAMILTON COUNTY, INDIANA

By: Walter F. Kelly /s/
Walter F. Kelly

By: Roy G. Holland /s/
Roy G. Holland

By: James P. Roederer /s/
James P. Roederer

By: David Gingrich /s/
David Gingrich

By: Deborah Heckart /s/
Deborah Heckart

ATTEST:

Linda Gaye Cordell /s/
Linda Gaye Cordell, Clerk-Treasurer

Prepared by: James J. Nelson, Nelson & Frankenberger
3021 E. 98th Street, Suite 220, Indianapolis, Indiana 46280

LAND DESCRIPTION

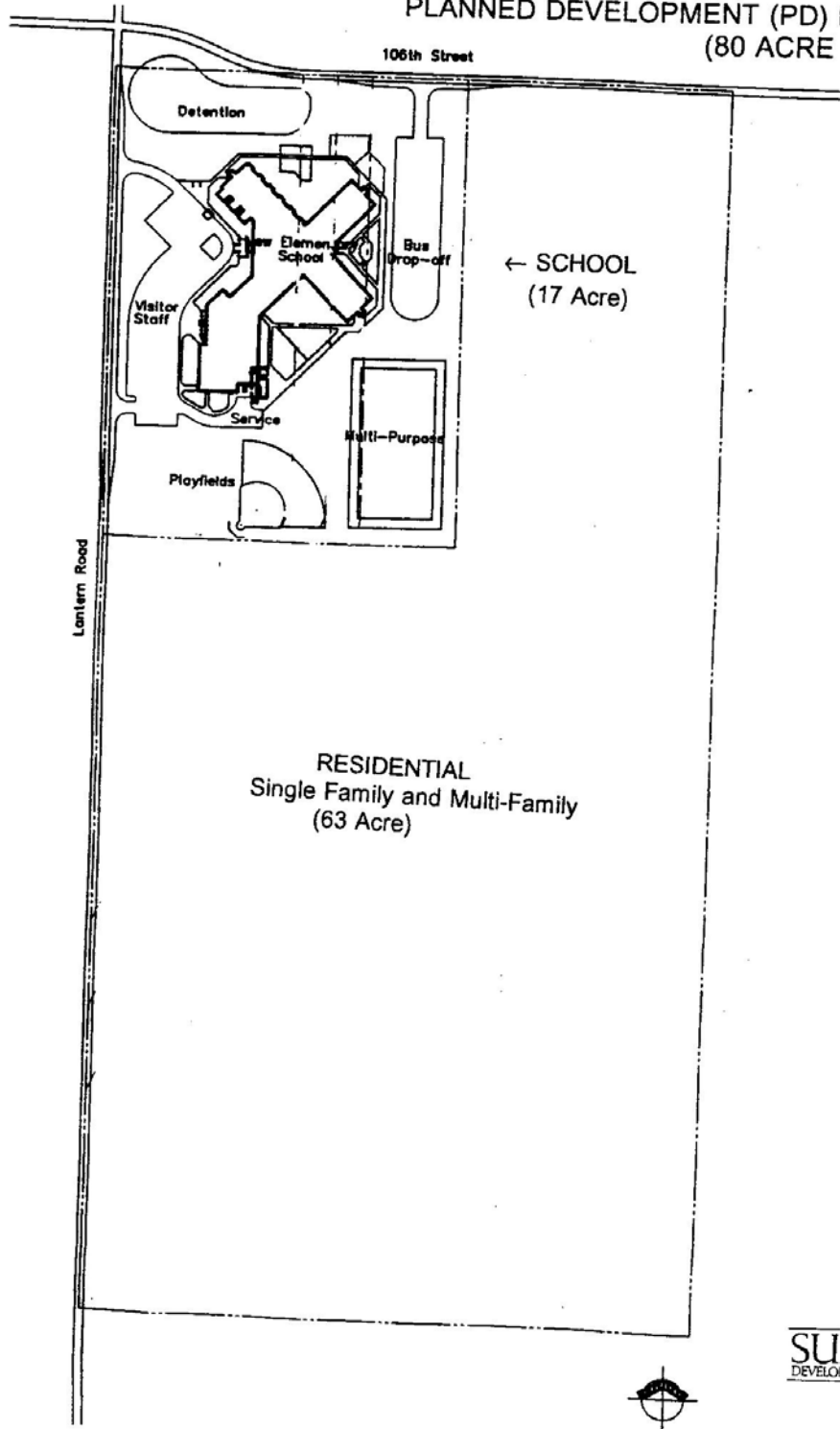
A parcel of land lying within the Northwest Quarter of Section 7, Township 17 North, Range 5 East, the Northeast Quarter and the Southeast Quarter of Section 12, Township 17 North, Range 4 East of the Second Principal Meridian, Delaware Township, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northwest corner of the Northwest Quarter of Section 7, Township 17 North, Range 5 East of the Second Principal Meridian, Delaware Township, Hamilton County, Indiana; thence South 89 degrees 06 minutes 27 seconds East (assumed bearing), 1309.15 feet on the North line of said Northwest Quarter to the Northeast corner of the West Half thereof; thence South 00 degrees 11 minutes 01 seconds West, 1330.46 feet on the East line of the West Half of said Northwest Quarter to the Southeast corner of the Northwest Quarter of said Northwest Quarter; thence South 89 degrees 00 minutes 46 seconds East, 16.00 feet on the Easterly prolongation of the South line of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 11 minutes 01 seconds West, 1330.48 feet parallel with the East line of the West Half of said Northwest Quarter to the South line of said Northwest Quarter; thence North 88 degrees 55 minutes 01 seconds West, 16.00 feet on the South line of said Northwest Quarter to the Southeast corner of the East Half thereof, thence continuing North 88 degrees 55 minutes 01 seconds West, 1296.97 feet on the South line of said Northwest Quarter to the Southwest corner thereof; thence North 88 degrees 55 minutes 01 seconds West, 16.50 feet on the Westerly prolongation of the South line of said Northwest Quarter to the West right-of-way line of Lantern Road; thence North 00 degrees 02 minutes 59 seconds West, 80.57 feet on the West right-of-way line of said Lantern Road to the South line of the Northeast Quarter of said Section 12; thence North 00 degrees 04 minutes 53 seconds West, 2576.15 feet on the West right-of-way line of Lantern Road to the intersection with the Westerly prolongation of the North line of the Northwest Quarter of said Section 7; thence South 89 degrees 06 minutes 27 seconds East, 16.50 feet on said Westerly prolongation to the POINT OF BEGINNING; Containing 81.02 acres of land, more or less.

Subject to the right-of-way for 106th Street and Lantern Road.

Subject to all legal easements and rights-of-way.

PLANNED DEVELOPMENT (PD) DISTRICT
(80 ACRE PARCEL)



CONCEPTUAL DEVELOPMENT PLAN