

**LOMA COURT  
ORDINANCE NO. 090298C**

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF FISHERS, INDIANA - 1980

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA - 1980. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FISHERS, INDIANA, THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES - 1980, ORDINANCE NO. 110380, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. DECLARATION

That the text of the Zoning Code of the Town of Fishers, Indiana, Ordinance No. 110380, and the Official Zoning Map, Town of Fishers, Indiana, dated November 3, 1980, which accompanies and is part of the Zoning Code of the Town of Fishers, Indiana, as amended, are hereby amended as follows:

That the Zoning Classification of the following described real estate is hereby zoned as PUD-C also to be further defined as Loma PUD-C.

SEE "EXHIBIT A" ATTACHED HERETO

SECTION 2. LAND USE

All uses described in Section 151.073 and Section 151.077 of Ordinance No. 110380, C-1 Commercial District and I-1, Industrial District shall be permitted in this PD District. In addition, all permitted uses are allowed to sell, display, promote their products or services which are incidental and accessory to the permitted use. **Retail operations shall not exceed 7500 square feet per location.**

SECTION 3. NON-CONFORMING USES

Any uses which are lawfully in existence at the time of adoption of this PD Ordinance are considered to be legal, non-conforming uses and shall be permitted to continue there legal, non-conforming activity notwithstanding Section 151.035, Nonconforming Uses and Buildings.

The outdoor storage shall be considered a permitted use, provided adequate landscaping and/or screening are provided as determined by the Department of Development.

SECTION 4. DEVELOPMENT STANDARDS

(A) MINIMUM BUILDING SETBACKS

The following minimum building setback lines apply to any/all structures erected upon the premises:

- (1) Front yard setback 50.0 on Hague Road and 40.0 feet on Loma Court. Corner lots shall be considered to have two front yards for the purposes of this Ordinance.
- (2) Side yard setback 10.0 feet, when adjacent to residential the setback shall be increased to 15.0 feet.
- (3) Rear yard setback 10.0 feet

(B) MAXIMUM STRUCTURE HEIGHT

1. Maximum height of all primary buildings and structures shall not exceed 35.0 feet.
2. Maximum height of all accessory buildings and structures shall not exceed 25.0 feet.

(C) MAXIMUM LOT COVERAGE

Maximum lot coverage for each lot may not exceed 50% of the gross area of the lot.

(D) REQUIRED LANDSCAPING AND SCREENING

1. Front yards shall be landscaped in an open pattern of grass and shrubbery, trees and/or hedges to provide a partial screening of the use.
2. Parking lots within the front yard shall be permitted provided that a 15.0 foot landscape strip be provided and comply with Section 158.093 of the Fishers Zoning Ordinance.
3. A 5.0' landscape strip shall be provided along side and rear lot lines and comply with Section 158.093 of the Fishers Zoning Ordinance.

(E) PARKING AND LOADING REQUIREMENTS

1. Off-street parking facilities shall be provided in accordance with the Town of Fishers Zoning Ordinance Section 151.091.
2. Off-street loading shall be provided in accordance with the Town of Fishers Zoning Ordinance Section 151.091.

(F) SIGNAGE

1. Other development standards not specifically defined by this PD ordinance shall be determined by the Town of Fishers Zoning Ordinance No. 110380 adopted on 11/3/80 and any amendments thereafter.

SECTION 5. PROCEDURES

The adoption of this ordinance and the subsequent consideration of any detailed and final development Plan shall be consistent and pursuant to the provisions of the Planned Unit Development process as set forth in Section 151.072 Planned Unit Development District.

SECTION 6. APPROVAL

This ordinance shall be in full force and effect from and after its passage by the Town Council. All provisions or parts thereof in conflict herewith are hereby repealed.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 19th day of May, 1999.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

AYE  
BY: \_\_\_\_\_

NAY

Walter F. Kelly,  
President

Timothy O. Lima /s/

Timothy O. Lima,  
Vice President

Stuart F. Easley /s/

Stuart F. Easley,  
Member

Scott A. Faultless /s/

Scott A. Faultless,  
Member

Roy G. Holland /s/

Roy G. Holland,  
Member

Eileen N. Pritchard /s/

Eileen N. Pritchard,  
Member

\_\_\_\_\_

James P. Roederer,  
Member

ATTEST: Linda Gaye Cordell /s/  
Clerk-Treasurer, Town of Fishers, Indiana

**EXHIBIT "A"**

A part of the Northwest Quarter of Section 12, Township 17 North, Range 4 East, Delaware Township, Hamilton County, Indiana, more particularly described as follows:

Lots 1, 2, 4 and 5 of Loma Court Industrial Park

ALSO

Lots 15, 16 and 17 of Loma Court Industrial Park

ALSO

A part of the Northwest Quarter of Section 12, Township 17 North Range 4 East, Delaware Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of Section 12; thence South on and along the West line of said Section approximately 1840 feet to a point on said West line also THE POINT OF BEGINNING OF THIS DESCRIPTION; thence East on and along a line parallel with the North line of said Section 40 feet to a point being the Southwest corner of Loma Court Industrial Park II; thence east on and along the south line of said Industrial Park 634.27 feet to a point being the Southeast corner of Lot 3 of said Industrial Park; thence Southerly on and along a line parallel with the West line of said section; thence south on and along a line parallel with the West line of said Section 350 feet to a point on the West right-of-way line of the Norfolk and Western Railway; thence Southwesterly on and along said

railway right-of-way line to the Northeast corner of Lot 1 of Loma Court Industrial Park; thence West on and along the north line of said Lot 1 634.36 feet to the northwest corner of said Lot 1; thence west to a point on the West line of Section 12; thence north on and along said West Line 350 feet TO THE POINT OF BEGINNING, containing 5.42 acres, more or less.

ALSO:

The established right-of-way on either side of the centerline of Hague Road also being the common line between Section 11 and Section 12, Township 17 North Range 4 East from point of intersection of said centerline and the westerly right-of-way line of the Norfolk and Western Railroad extending northerly approximately 2700 feet to a point at the northwest corner of the Loma Industrial Park II Subdivision.



Ord. # 0902 98C

