

**REYNOLDS
ORDINANCE NO. 072496**

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

BE IT ORDAINED BY THE TOWN BOARD 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 Zone Map, identified as OFFICIAL ZONING MAP, TOWN OF FISHERS, INDIANA, dated March 15, 1995, which accompanies and is part of the Zoning Ordinances of the Town of Fishers, Indiana, as amended, is hereby changed as follows:

That the zoning classification of the following described real estate is hereby designated as PD and commonly referred as the Reynolds PD.

(insert legal description here)

SECTION 2. LAND USE

All uses described in Section 151.075 and Section 151.077 of Ordinance No. 110380, C-3 Commercial District and I-1, Industrial District shall be permitted in this PD District.

SECTION 3. DEVELOPMENT STANDARDS

(A) MINIMUM BUILDING SETBACKS

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

- others
- (1) Front yard setback: 100.0 feet on Major thoroughfares and 60.0 feet on all others
 - (2) Side yard setback: 10.0 feet or 15.0 feet when adjacent to Residential
 - (3) Rear Yard setback: 10.0 feet or 50.0 feet when adjacent to Residential

(B) MAXIMUM STRUCTURE HEIGHT

Maximum height of all buildings and structures shall not exceed 35.0 feet.

(C) MAXIMUM LOT COVERAGE

Maximum lot coverage for each lot may not exceed fifty percent (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.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 151.090.

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

(F) OTHER DEVELOPMENT STANDARDS

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 4. PURPOSE

This district is intended to allow flexible land use standards within this area to allow the existing businesses to grow which through the application of customary zoning regulations would not be possible. The Planned Development district allows the expansion of the existing businesses while at the same time create an area to allow new buildings to be erected on the site.

SECTION 5. PROCEDURE

The existing platted lots of record shall be considered the general development plan for this PD. Any change to the lots shall conform to Fishers Subdivision Control Ordinance Chapter 153.

(A) The approved Preliminary Development Plan shall be forwarded to the PD Committee consisting of: 1) a representative of the Town Council, 2) Planning Commission Chairman, and 3) Building Commissioner or Director of Development, which shall thereafter exercise continuing jurisdiction.

(B) In exercise of its continuing jurisdiction, the PD committee may modify the approved final detailed development plan in a manner consistent with the approved Preliminary Development Plan to allow for changed circumstances and conditions unforeseen at the time of original approval.

(C) The PD committee shall review any development following the review of the Technical Advisory Committee.

PASSED by the Town Board of the Town of Fishers, Indiana, on the 24th Day of July, 1996.

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

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

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

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

By: Timothy O. Lima

By: Deborah H. Heckart /s/
Deborah H. Heckart

By: Stuart F. Easley /s/
Stuart F. Easley

By: Scott A. Faultless /s/
Scott A. Faultless

ATTEST:

Linda Gaye Cordell /s/
Clerk-Treasurer

