

Rezone PD standards
-Summerfield-
Delaware Crossing

ORDINANCE NO. 051994

AN ORDINANCE AMENDING ORDINANCE NO. 090788B

WHEREAS, the Town Council of Fishers, Indiana, adopted Ordinance No. 090788B on the 7th day of September, 1988, ("Ordinance") designating the real estate described therein ("Real Estate") as a P. D. District, as further defined in the Ordinance.

WHEREAS, the Town Council of Fishers, Indiana has been requested to amend Ordinance No. 090788B.

NOW, THEREFORE, be it ordained by the Town Council of Fishers, Indiana that Ordinance No. 090788B is hereby amended as follows:

1. Paragraph C. of Section 2. Land Use shall be amended by the addition of the following:

5. a. The foregoing notwithstanding, the real estate legally described on attached Exhibit "A" shall be designated as single family and may be developed pursuant to the following development standards:

Minimum Lot Area	5,500 sq. ft.
Minimum Lot Width	55 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	6 feet
Minimum Rear Yard Setback	20 feet, except all lots that abut common areas along Delaware Parkway and 106th Street in which case the rear yard set back shall be 15 feet

Minimum living unit area, exclusive of basement, porches, garages, carports and accessory uses	1,200 sq. ft. single family 1,400 sq. ft. multi- level
Maximum Structure Height:	
Primary	35 feet
Accessory	25 feet
Maximum Lot Coverage	40%
Off Street Parking	
30 foot street	2 spaces
Maximum Number of Lots	123 or 3.48 units/acre. whichever is less

2. Paragraph A of Section 3 Developmental Standards shall be amended by the addition of the following:

5. a. The foregoing notwithstanding the real estate legally described on attached Exhibit "A" shall be designated as single family and may be developed pursuant to the following developmental standards:

Minimum Lot Area	5,500 sq. ft.
Minimum Lot Width	55 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	8 feet
Minimum Rear Yard Setback	20 feet, except all lots that abut common areas along Delaware Parkway and 106th Street in which case the rear yard set back shall be 15 feet
Minimum living unit area exclusive of basement, porches, garages, carports and accessory uses	1,200 sq. ft. single story 1,400 sq. ft. multi- level

Maximum Structure Height:	
Primary	35 feet
Accessory	25 feet
Maximum Lot Coverage	40%
Off Street Parking	
30 foot street	2 spaces
Maximum Number of Lots	123 or 3.48 units/acre whichever is less

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

ADOPTED by the Town Council of Fishers, Indiana this 20th day of June, 1994.

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

BY: Walter F. Kelly
R. G. Holland
Roy G. Holland

BY: James P. Koedinger
James P. Koedinger

BY: David Gingrich
David Gingrich

BY: Deborah Heckart
Deborah Heckart

ATTEST:
Linda Gaye Cordell
Linda Gaye Cordell, Clerk-Treasurer

Prepared by: Larry E. Cronkleton, President of Pines Development Corporation, 11105 Pendleton Pike, Indianapolis, Indiana 46236.