



Unified Development Ordinance
(2021 Zoning Code Update)

A Guide to the proposed 2021 Unified Development Ordinance

May 28, 2021

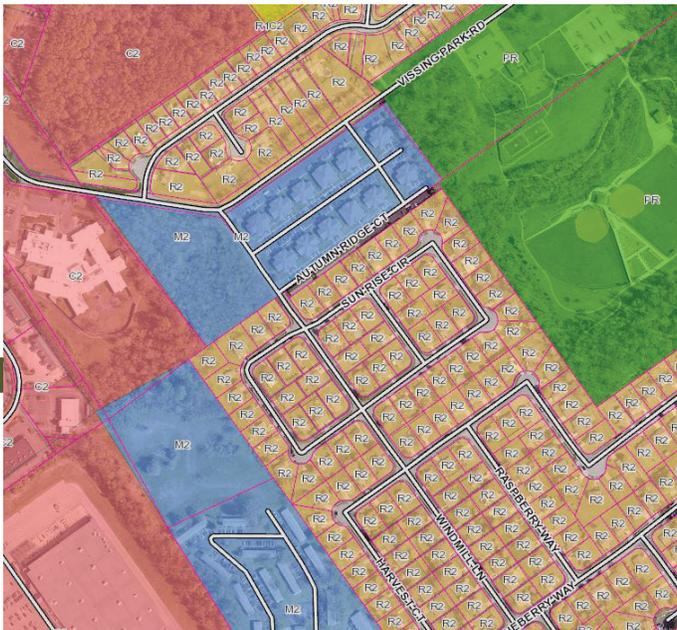


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Overview and Purpose

The City of Jeffersonville last updated its zoning code in 2001. Its subdivision control ordinance is even older (last updated in 1996). Much has changed in the 20+ years since these documents were drafted:

- Jeffersonville has experienced tremendous growth and revitalization,
- The City annexed 5,500 acres in 2008
- Development patterns have changed due to technology, economics, demographics and lifestyle changes, and
- The documents themselves have been amended on numerous occasions.

The City has therefore determined that it is time to revisit these documents and perform a thorough update of both documents. Rather than update each document individually, the City has decided to create one document that combines both elements in order to create one document that controls all development within the City: a Unified Development Ordinance (UDO).

The 2001 Zoning Code update was a complete overhaul of the previous ordinance, it changed the format, redefined zoning districts, added diagrams, and improved functionality overall. The document was so well written and user friendly, that it won an outstanding achievement award from the Indiana Chapter of the American Planning Association. Twenty years later this format still works incredibly well. Our goal in creating the UDO is to keep the basic framework of the original document, add in the subdivision control regulations and update the code based on the changes in development patterns over the last 20 years. The document will give more flexibility for redeveloping aging commercial corridors and creating new subdivisions, ensure quality construction in our Downtown and preserve the character of our existing neighborhood.



What is a UDO?

A Unified Development Ordinance (UDO) is a combination of zoning controls, subdivision regulations and other pertinent development regulations in one unified document that controls all development within the City.

What Does this Mean for Me?

This is an important question, and one that is somewhat difficult to answer. For most residents of the City (especially those living in the middle of an established subdivision), the new changes will have very little, if any, impact. For those with homes abutting commercial development or vacant land the changes could bring some changes in future development patterns, but overall, the Planning Department has strived to keep the provisions that protect home owners from future development as best we can.

For owners of commercial and industrial properties, we feel the code gives more flexibility in how to develop/redevelop your property (especially where it abuts other commercial and industrial uses). We have also built in more flexibility for the development of new residential subdivisions on large parcels within the City.

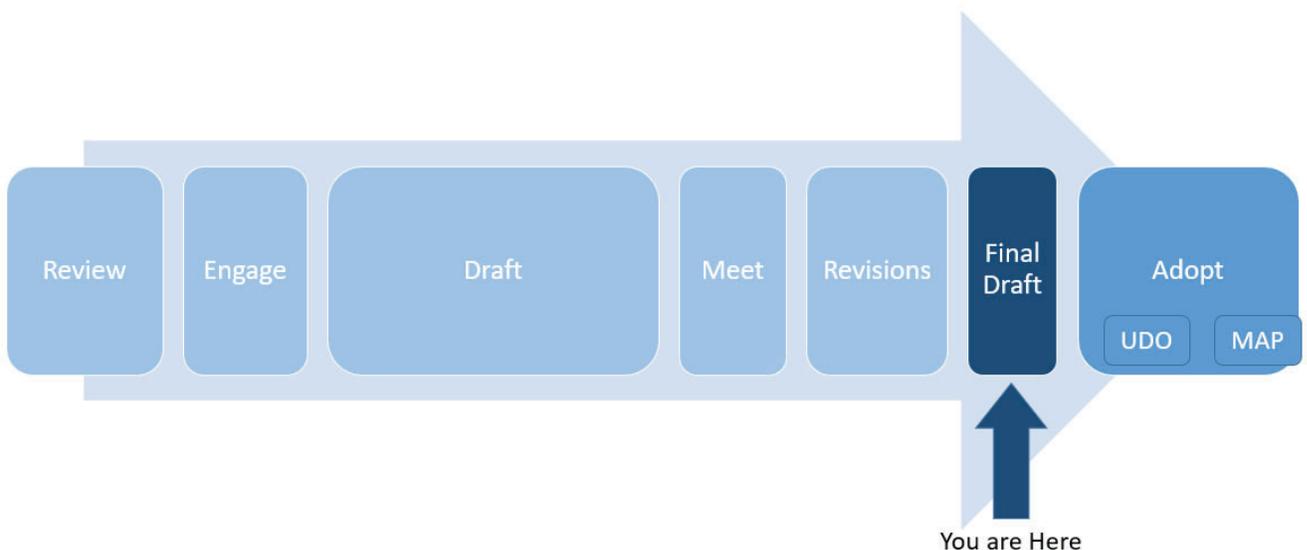


Process and Timeline

Process and Timeline

Official work on this UDO started in the summer of 2020 with special presentations to both the City Council and the Plan Commission. Planning Staff began the update process with a thorough review of the document and previous case load by the Plan Commission and Board of Zoning Appeals. We noted common issues we see on a regular basis and where modifications were most needed. We also analysed a few recent UDO's created from around the State of Indiana to see how other communities' documents compared to ours.

From there we began engaging with City Staff, Elected Officials, members of the development, design and engineering professions, other important civic officers, and the general public to determine what other changes and modifications might be needed. We also asked about what items in the ordinance are working and shouldn't be changed. We gathered information through special focus groups and a 10 question survey to the public. We reported these findings to the Plan Commission and the City Council and began working on the Draft.



Following posting of the draft UDO, Planning Staff met with the Plan Commission, many of the stakeholders we met with earlier in the process, and members of the public (through three virtual meetings) to talk about the Draft and get feedback. We also hired a third-party consultant to review the document and provide comments.

In addition We're currently posting the draft document along with this "booklet" that outlines the specific changes. This booklet provides an overview of the changes in a format that is easier to comprehend - without necessarily having to read the entire draft document. We plan to have some further conversations with those we met with earlier in the year as well as members of the general public (in some Covid-19 sensitive manner). From there we will make any needed changes to the document and move forward with the adoption process.

Document Comparison

In creating the Unified Development Ordinance, we started with the basic framework of the existing zoning ordinance and looked at ways to shift and reorganize the component parts to make a more streamlined document that includes the Subdivision Control Ordinance as well as the Official Fee Schedule. The graphic on the next page shows a comparison of the existing codes and how we're bringing them together in one document. Many of the existing articles are transferred directly into the UDO, while others are being combined or split into component parts. The resulting document should look and function just like the old ordinances, even though their components have been rearranged slightly.

Some changes of note:

- Article 1 "Basic Provisions" and Article 11 "Administration" from the existing zoning code have been combined in the new UDO.
- The two-page layouts for all zone districts (now in Articles 3 & 4) and the general zoning district information (now in Article 2) have been combined into one article.
- Article 7 was split in two. Article 7 now focuses on standards that are generally applicable to all zone districts (e.g. parking, landscaping, signs, etc.), while Article 8 focuses on standards that are use-specific (e.g. gas station standards, home occupation standards, etc.).
- Article 9, Development Plans, was split three ways as its various content was directly applicable to other parts of the ordinance. For example, many of the overlay district standards were in Article 9 and they made much more sense grouped with the language and material in the article on Overlay Districts.

For clarity sake, there are a few smaller moves, not pictured here. One such example is the "height standards" found in Article 7 of the existing ordinance. The existing height standards were more of an overall "definition" rather than specific district based standards. We felt that moving the information to Article 3 where we had other "definitions" for District Development Standards made logical sense.

With the revised layout we feel the new UDO is actually a bit more streamlined than the existing zoning code, even though we've added in an entirely new section - namely the subdivision control ordinance.

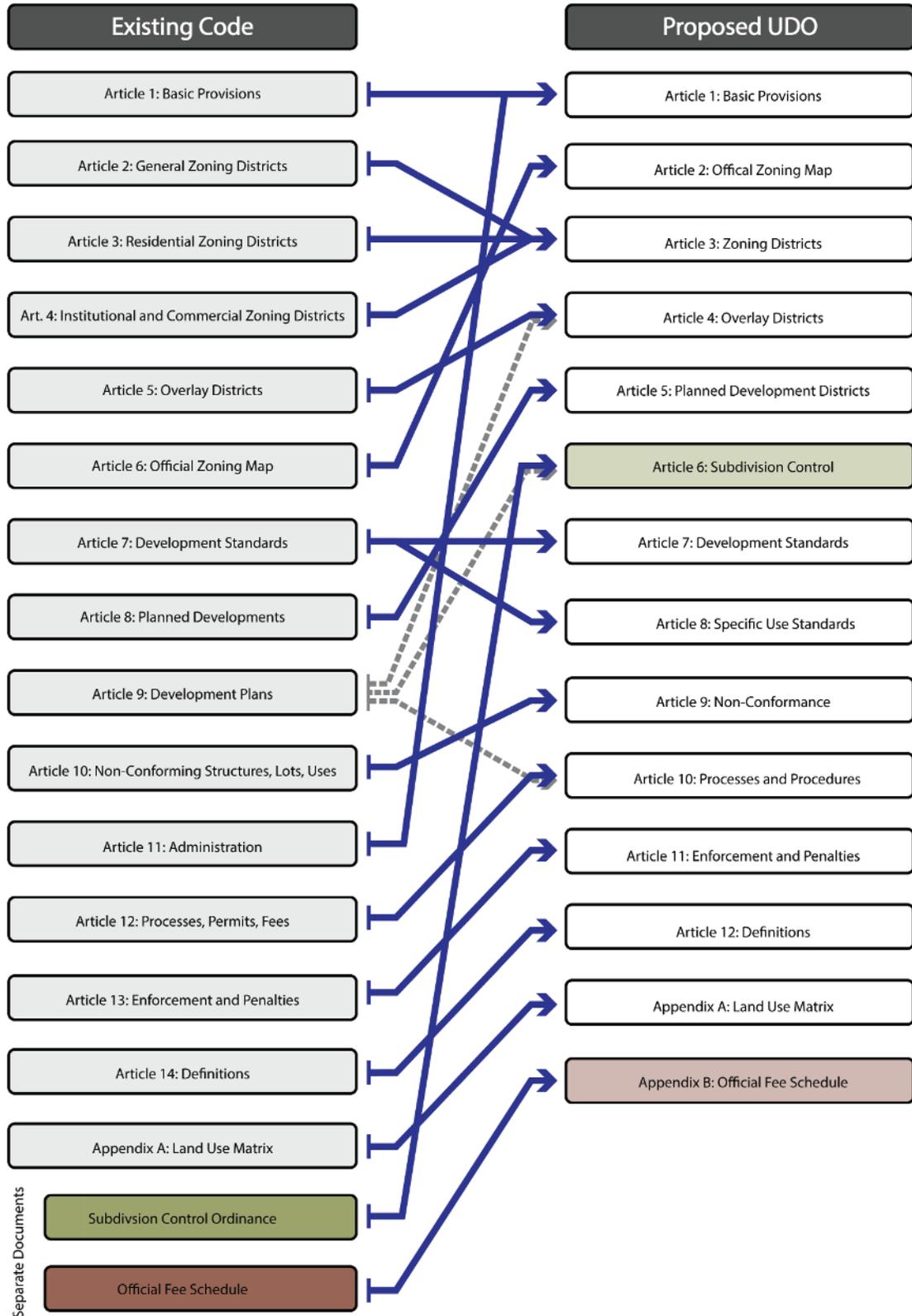
What is "Subdivision Control?"



Subdivision Control is the set of rules and regulations that guides the division of property. This includes small divisions (such as dividing a lot in two) but also large divisions that create entire neighborhoods, or large commercial developments or industrial parks. The Subdivision Control Ordinance portion of the UDO contains rules about street design, lot layout, fire hydrant locations, street lights, drainage, and (new to this update) provision of the communal postal boxes now being required by the US Postal Service in new residential subdivisions.

Document Comparison

Graphic Comparison: Existing Code vs. Proposed UDO



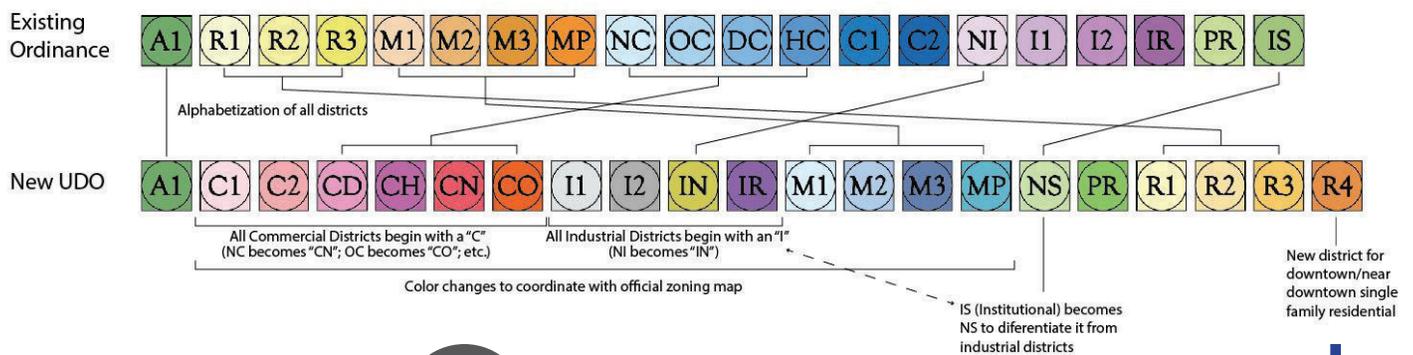
Separate Documents

Document Comparison

Zone Districts - Before and After

Another overarching change in the new UDO is a slight reworking of the zone district naming system. In the existing code each district is given a two digit code (e.g. C1, DC, R1, IS, etc.) and a colored icon. These districts are grouped in the document by general classification (commercial, industrial, residential, etc.) but are not alphabetized making some of them a bit hard to find. To make things easier, staff decided to change a few of the zone district names for the sake of allowing us to alphabetize all the zone districts within the document and (while doing so) keep general classifications like “commercial” and “industrial” grouped together. For example: OC (Office Commercial) in the old code would not be next to C1 or C2 (other commercial districts) if alphabetized. By changing OC to CO, we can now alphabetize them and keep all the commercial districts grouped together.

In order to better coordinate with the official zone map, we’ve also updated the color scheme so that the icons within the UDO now match the colors found on the zoning map. The chart below shows the changes.



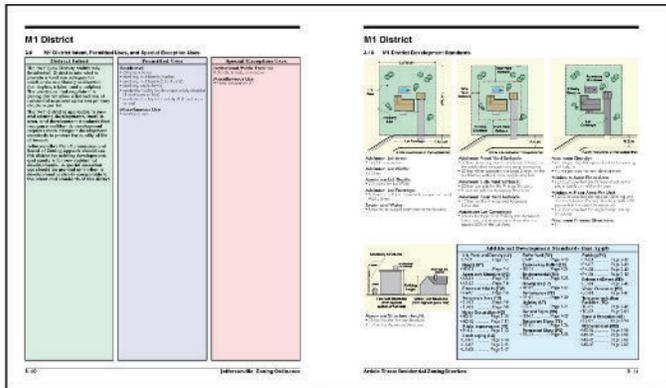
Why R4?

In the existing zoning code R3 is designated “Old City Residential,” and is intended to guide residential development in the more historic parts of town. Over the years, however, this zone district has crept into other parts of the city via rezoning. In order to build in some additional allowances for Downtown properties without impacting suburban ones, we felt we needed to create a new “Old-City” zone district. R3 properties in the Downtown area will be changed to R4 with adoption of a revised zoning map as part of this process.

Two-Page Layout

One of the defining features of the existing zoning code is the “two-page layout” for each zone district found in Articles 3 & 4. The two page layout describes the intent, allowed uses, and the primary development standards for each zone district. This layout presents all the primary information in one easy to use place and even contains graphics to help folks understand the standards presented. The new UDO retains this feature, but modifies it slightly in order to add additional clarifications and modifications to the standards. The changes can be seen in the diagram on the following page.

Document Comparison



Typical two page layout from existing zoning code

Page 1 = District Intent and Use tables
Page 2 = District Development Standards

Lorem ipsum

Added typical Zoning District Icon used in other sections of the document

M1 District (Multi-family: Small-Scale)

3.23 M1 District Intent, Permitted Uses, and Special Exception Uses

District Intent

The M1 (Multi-Family Small-Scale) District is intended to provide a land use category for small-scale multi-family residential development. Such developments should consist of no more than four dwelling units in a single building on an individual lot.

The M1 district is applicable to new and existing developments. The zone district may be used for a single, isolated lot, but it may also be used to create larger developments comprised of similarly sized lots.

Where small isolated projects occur (e.g. a new duplex in an existing residential neighborhood) the Plan Commission should strive to ensure that development is generally compatible with the surrounding properties.

Where M1 subdivisions are created, Jeffersonville's Plan Commission and Board of Zoning Appeals should exercise greater caution in order to protect the quality of life of adjacent property owners.

Permitted Uses

- child care/day care (owner occupied)
- dwelling multi-family - duplex
- dwelling multi-family - 3 to 4 units
- dwelling single-family
- residential clubhouse/community room¹
- residential facility for developmentally disabled/mentally ill (4 bedrooms or less)
- senior living/retirement community

Miscellaneous Uses

- home occupation #1

Special Exception Uses

Communications/Utilities

- telecommunications facility (other than microcellular)

Institutional/Public Facilities

- church, temple, or mosque

Residential Uses

- bed and breakfast
- co-housing community
- dwelling multi-family - 0-6 units

Miscellaneous Uses

- home occupation #2

Additional Notes:

- Only where a multiple-lot M1 subdivision is created.
- Shall only be granted for a single stand alone property (e.g. a large home in the downtown converted into smaller units)

M1 District (Multifamily: Small-Scale)

3.24 M1 District Development Standards

Lot Dimensions

Minimum Lot Area:

- 5,000 sq. ft. (stand alone property)
- 7,500 sq. ft. (in multi-lot development)

Minimum Lot Width:

- 30 feet. (stand alone property)
- 50 feet. (in multi-lot development)

Minimum Lot Frontage:

- 30 feet. (stand alone property)
- 40 feet. (in multi-lot development)

Setbacks

Minimum Front Yard Setback:

- 30 ft. when adjacent to an arterial
- 20 ft. when adj. to a local street or average setback whichever is less.

Minimum Side Yard Setback:

- 5 ft. for the Primary Structure²
- 2 ft. for an Accessory Structure²

Minimum Rear Yard Setback:

- 15 ft. for the Primary Structure²
- 2 ft. for an Accessory Structure²

Other Requirements

Maximum Lot Coverage:

- 65% of the lot area

Minimum Main Floor Area:

- 1,000 sq. ft. (stand alone property)
- 1,500 sq. ft. (in multi-lot development)

Minimum Floor Area Per Unit:

- 400 sq. ft. (stand alone property)
- 1,000 sq. ft. (in multi-lot development)

Maximum Primary Structures:

- 1 primary structure

Maximum no. of Dwelling Units:

- 4 dwelling units (5 with special exception)

Height

Maximum Structure Height:

- Primary Structure: 35 feet
- Accessory Structure: 18 feet
- Maximum Stories: 2 stories³

Miscellaneous Notes:

- In multi-lot developments, side yard setbacks for primary structures shall be increased to 10ft.
- In multi-lot developments, side and rear yard setbacks for accessory structures shall be increased to 5ft.
- The minimum unit size in a stand-alone property that utilizes an existing structure in the downtown area may be reduced to 450 sq.ft.
- Buildings may utilize third floor, left or attic-like spaces under a pitched roof.

See Article 7 for additional Development Standards

Additional use-specific notes

Additional notes to add clarity and/or flexibility to these standards

Simplified reference to Articles 7 and 8 for additional standards. New tables placed at front of Articles 7 and 8 help reference standards that apply to each zone district.

Revised two page layout from UDO

General Changes By Use

Single Family Residential

One primary goal of the UDO is to ensure the preservation of the standards that regulate existing single family homes while allowing greater flexibility for new subdivisions. The following is a list of the primary changes to the code as it pertains to existing residential properties and new residential subdivisions.

Existing Residential Lots

- Creation of the R4 District for residential properties in the oldest parts of the City (see page 8).
- Reduced Minimum Lot sizes in R1, R2, and R3 by 10-15% to better reflect the actual lot sizes in many of these zones.
- Primary Structure Setbacks in R1 were increased back to 7' with allowances for properties on cul-de-sacs to be slightly closer at the front corner if necessary.
- Added language regarding Accessory Dwelling Units - also known as "mother-in-law suites," or "granny flats."
- Increased allowable sizes for accessory structures - with increased setbacks for large structures.

New Subdivisions

- Added lot-size flexibility for new residential subdivisions.
- Created incentives for subdivisions that preserve open space or create parks within the subdivision.
- Added public parks and private clubhouses as acceptable uses within residential subdivisions.



Why is "flexibility" so important?

Development is difficult. If it was easy, everyone would be doing it, right? Rigid standards work great if all your land is perfectly flat and perfectly rectangular, but that just isn't the case. In the real world, there are oddly-shaped parcels, slopes, watercourses, utility lines, and a number of other obstacles that developers must work around. When rigid standards run up against unusual terrain or other infrastructure, developers must apply for "variances". Adding flexibility in to some of the dimensional standards allows well-designed development to occur without having to go through the variance process. It can also lead to preservation of natural landscapes and the creation of public open spaces.

General Changes By Use

Multi-Family Residential

Looking back over our records, every new multi-family residential development in the last 5 years has needed a parking and/or density variance from our code. In cases where every project needs a variance, its a good indicator that our code needs to be adjusted. Here are the primary adjustments that we've made to multi-family housing in the UDO:

- Eliminated the Maximum Density standard (see below). The differences between M1, M2, & M3 will be defined by number of buildings and/or number of units in the development (in other words, project scale rather than density).
- Overhauled the amenity standards and made them mandatory for M2 as well as M3 developments.
- Allowed multi-family residential as an permitted use in C2 zones and a special exception use in C1 zones in order to create options for revitalization of commercial corridors.
- Built in more flexibility on parking requirements (see page 17).



Why eliminate the Density standards?

Most regulation deals with the scale and intensity of development and somehow over the years "Density," the number of dwelling units per acre, has been equated with scale and intensity. The problem is that density is not necessarily related to scale at all. Case in point: The small 1920's bungalow-style apartment building in Claysburg (above left) has 23 units on half an acre. As such, its density is 46 dwelling units per acre. The large, 12-building complex shown on the right covers 15 acres, but its density is only 17 dwelling units per acre. The scale is big, but the density is small in comparison to the neighborhood-scale apartment building in Claysburg.

By putting maximum caps on density, we make it easier for large sprawling apartment projects to occur, and harder for compact, neighborhood-scale projects to happen. It also means wasting space. If the apartment complex on 15 acres was designed in a similar manner to the Claysburg apartment building, it could house almost three times as many people and it would have a much higher assessed value (which would generate significantly more tax revenue).

By eliminating the Maximum Density standard, Staff feels we have the opportunity to get better designed, more compact development. Ultimately other standards on height, parking, amenities and landscaping and such will ensure that developments do not get over-crowded.

General Changes by Use

Commercial

There have probably been more changes in the commercial development sector over the last 20 years than any other use type in the code. Gone are indoor shopping malls, restaurants are trending smaller and/or changing formats, and many big box stores are now threatened by online commerce. Developers who used to create large shopping centers and hold on to all the property, are now more frequently dividing them up and selling to individual businesses/tenants. Meanwhile, there has been a renewed interest in dining and shopping locally at small shops in Downtown. The list of changes goes on and on.

In order to ensure that our code is adaptable to these changing dynamics, we've made a number of changes to the standards that govern commercial development in Jeffersonville. These include:

General Changes

- Added standards for outdoor seating.
- Expanded options for residential housing in commercial districts - to encourage redevelopment in and a broader mix of uses.
- Simplified the list of commercial uses by grouping some similar uses together.

Changes to Urban Commercial Districts (CD and CN)

- Eliminated the Quartermaster Summit Overlay District and replaced it with a broader Downtown Design Overlay District that gives us more control over the site, building, and landscape design of buildings in the Downtown core.
- Eliminated parking minimums for small-scale developments (under 10,000 square feet) in these districts. This allows small infill developments in the downtown to determine how much parking they feel they need to provide, not what might be dictated in a more suburban environment.
- Halved the parking requirements for large buildings (over 10,000 square feet).

Changes to Suburban Commercial Districts (C1, C2, CH and CO)

- Better defined the intent of the CO district - to provide places for professional offices in otherwise residential areas along busy streets (e.g. Allison/Holmans Lane, 8th St. etc.).
- Reduced setbacks and eliminated required buffers between commercial developments.
- Refined the parking location requirements to allow more flexibility in parking location.
- Provided more flexibility on parking requirements. Specifically we created "recommended parking minimums" and allowed developments a range of acceptable parking counts above and below the recommended number.



General Changes By Use

Other Districts



The following are general changes made to other zone districts

Agriculture (A1)

- No significant changes.

All Industrial Districts (I1, I2, IN and IR)

- Increased allowable entrance and drive widths.
- Increased lighting heights.
- Allowed storage containers to be used as accessory structures.
- Created flexibility with parking similar to suburban commercial.



Industrial: River Ridge (IR)

- Eliminated the use table for IR. Instead noting that all uses approved by the River Ridge Development Authority (RRDA) are approved for use in IR .
- Eliminated City landscape review. The RRDA has stringent landscape guidelines that are often in conflict with ours. We've noted that if the RRDA approves the landscaping plan, so will we.



Institutional (NS)

- Abbreviation change from IS to NS.
- Relaxation of some development standards such as setbacks and lot coverage for NS zoned properties in the Downtown and Downtown-adjacent neighborhoods.
- Created flexibility with parking similar to suburban commercial.



Parks and Recreation (PR)

- Relaxation of some development standards such as setbacks and lot coverage for PR zoned properties in the Downtown and Downtown-adjacent neighborhoods.
- Created flexibility with parking similar to suburban commercial.



Specific Changes

This last section discusses some of the more specific changes within the document by Article. We aim to provide a broad overview here. There are numerous small revisions throughout the document including the correction of spelling, grammar, and numerical errors, clarifying confusing language, formatting changes, etc. that are not necessarily spelled out here. Also, for the sake of brevity, we have not included every specific detail of the changes made.

Article 1: Basic Provisions

- Updated language and dates as necessary for the new ordinance.
- Added a couple of general provisions formerly in Article 2.
- Added all information previously contained in Article 11 “Administration.” This primarily includes the summary of powers of City Council, Plan Commission and the Board of Zoning Appeals.
- Modified responsibilities of Plan Commission and Board of Zoning Appeals to meet State Statutes. Responsibilities as follows; modifications in red.

Plan Commission

- Adoption/modification of UDO and Comp. Plan
- Rezoning / Planned Unit Developments
- Plats & Subdivisions - **including all modifications to standards**
- Development Plans - **only upon request of the Applicant or Planning Director**

Board of Zoning Appeals

- Use Variances
- Special Exceptions
- Development Standards Variances (**All standards except those related to plats and subdivisions**)
- Administrative Appeals

Article 2: Zoning Map (previously Article 6)

- No significant changes made.

Article 3: Zone Districts

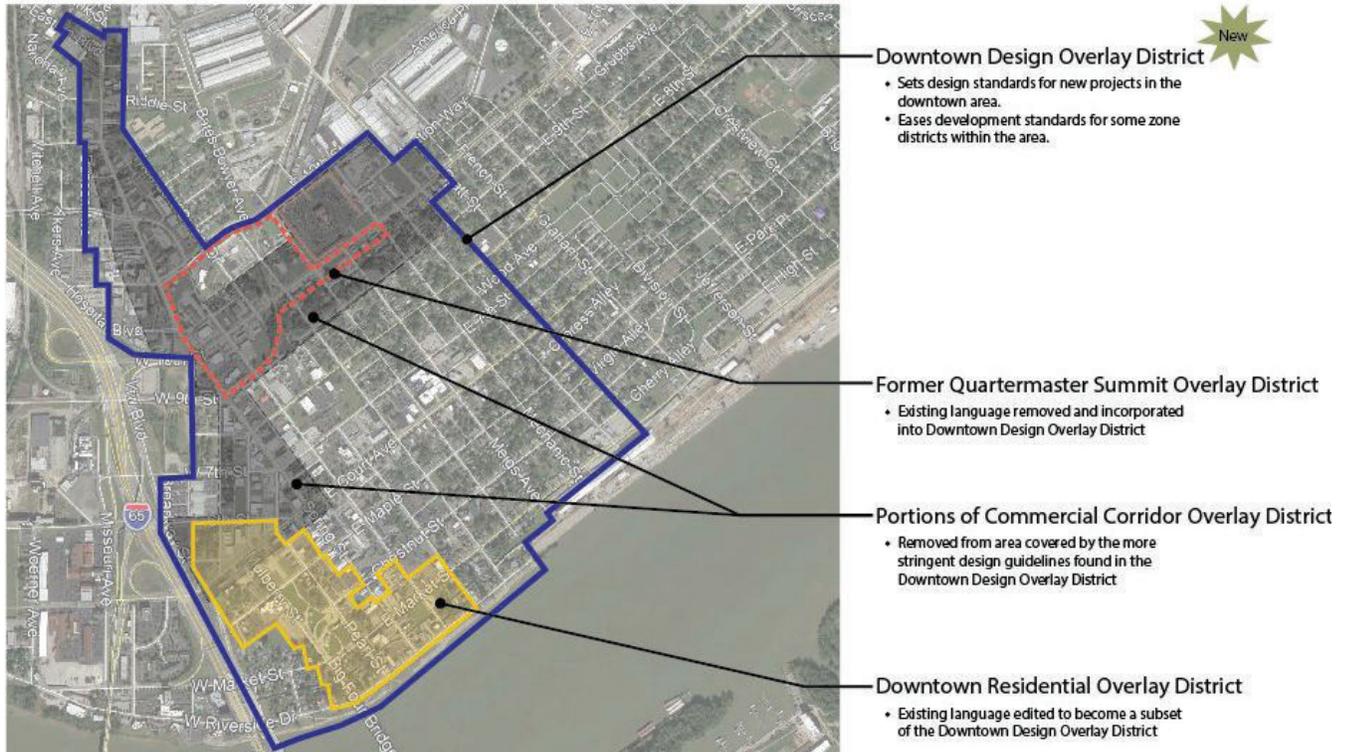
- This article combines information formerly in Articles 2, 3 & 4.
- Alphabetized all zone districts and updated descriptions as needed.
- Added additional definition information for the District Development Standards listed.
- Added a general provision on the requirement for water and sewer hookups - previously on the two-page layouts.
- Slightly modified the two-page layouts (see page 8-9).
- Modified use tables and Development Standards tables as discussed on pages 10-13.

Article 4: Overlay Districts

- This article is a combination of information formerly found in Articles 5 and 9.
- Reorganized the Article to combine all overlay district information in one place and alphabetized all overlay districts for ease of reference.
- Reformatted all overlay districts to create consistency between each district and added general maps to each district.
- Added language regarding the Jeffersonville Historic District to this Article.

Specific Changes

New Downtown Design Overlay District



Article 4: Overlay Districts (continued)

- Created a Downtown Design Overlay District (DDOD) that gives us more control over the site, building, and landscape design of buildings in the Downtown core and the Spring Street Corridor in Claysburg (see above). The standards in this district do not apply to Single Family homes within the District. The design language for this district is based largely on Greenwood Indiana's design code.
- Removed the Quartermaster Summit Overlay District (as its now contained within the DDOD).
- Removed design language from the Downtown Res. Overlay District (now contained in the DDOD).
- Removed portions of the Commercial Corridor Overlay District now located in the DDOD so we do not have overlapping standards.
- Revised the boundaries of the Commercial Corridor Overlay District to 1) be more parcel specific, 2) include some additional commercial areas in Jeff (such as the 8th and Middle area) and 3) exclude Hamburg Pike between the DDOD and Charlestown New Albany Road, which is mostly residential, institutional, or industrial rather than commercial.
- Modified the Commercial Corridor Overlay District standards for entrances and drives, building materials and sidewalks. Also removed language requiring pitched roofs.
- Slightly modified the boundaries of the Utica Pike Overlay District (UPOD) to include some parcels we felt were missing from the overlay.
- Clarified a number of items in the UPOD including exempting single family homes from fees associated with development plans, and clarifying language regarding tree preservation and scenic views.

Specific Changes

Article 5: Planned Developments (previously Article 8)

- Staff overhauled the language in this section as the language was rather cumbersome, and ultimately not well implemented within the City over the last two decades. The new language is a hybrid of the Planned Development Standards found in the UDO's for Greenwood and Richmond, Indiana.

Article 6: Subdivision Control

- Most of this article is from the 1996 Subdivision Control ordinance and its subsequent revisions. Bits of the new article come from Articles 7 and 9 of the existing Zoning Code.
- Revised definitions of Major vs. Minor plats. Minor plats may now include up to 4 parcels, as long as there is no new roadway or land dedicated to the City for other utilities. This is a fairly standard practice in several of the communities we've researched for this project.
- Clarified subdivisions/plats that are exempt from plan commission review - e.g. transferring a portion of one parcel to an adjoining parcel, dedicating a portion of a property for city infrastructure, etc.
- Added procedural information on both major and minor plats - including requirements for submittal.
- Updated standards for subdivision layout, easements, street lights, street design, fire hydrants, etc. with guidance from the City Engineers, Drainage, Wastewater and the Fire Department.
- Added and modified language regarding the creation of "conservation subdivisions" (formerly in Article 9). The new language should make it easier for developers to set aside parks and open space in new subdivisions in exchange for smaller lots elsewhere on site.

Article 7: Development Standards

- This article contains a large portion of the information formerly in Article 7.
- Alphabetized all sub-articles for ease of reference.
- Added a table at the beginning of the Article, showing which standards in this section apply to which zone districts - a similar table was formerly found in the two page layout for each zone district.
- Modified size standards for accessory structures in residential districts. Added notes about mechanical equipment (e.g. generators) in all other districts.
- Completely overhauled the amenity standards for Multi-family residential. Rather than requiring specific amenities, the new language creates a "point system" for the provision of amenities. New developments will need to earn a certain number of amenity points based on the number of units. These can be earned by providing any combination of the amenities listed in this section. Previously this only applied to M3 properties. We have now required this for M2 properties as well.



What's a Conservation Subdivision?

A Conservation Subdivision is a new residential (or mostly residential) community that sets aside a certain percentage of natural open space or parkland in exchange for smaller lots and more compact development elsewhere on the site. Conservation subdivisions can help preserve existing forests, floodplains, ponds, or other natural or historic features on the property. Ellingsworth Commons is a good example of a Conservation Subdivision in Jeffersonville, setting aside nearly 40 acres of parks and open spaces when complete.

Specific Changes

Article 7: Development Standards (continued)

- Increased allowable entrance drive widths and site lighting heights in industrial districts.
- Grouped “Floodplain Standards” in with other “Environmental Standards” and modified them to be consistent with the most current policy (City and State) regarding floodplains.
- Modified fence/wall standards to include language regarding retaining walls and allow greater flexibility at corner lots.
- Created allowances for accessory structures in the front yards of riverfront properties
- Added the Fee In-lieu of Landscape ordinance language to the landscape code in this article.
- Added notes about species diversity in landscape plans.
- Exempted projects in River Ridge from landscape review (as discussed on page 13).
- Noted that Buffer Yard trees may count toward some of the required minimum plantings on site. Previously they were added on top of the required trees, leading to over-planting and/or needless waiver requests.
- Added Outdoor Seating Standards - we get questions on this from time to time, but have not had any rules about it.
- Modified parking requirements for M2 & M3 properties to allow for a bit more flexibility. Allows developer to choose between the current standard (1.5 spaces per unit) or an option to provide parking by unit type (1 space per studio or 1 bedroom unit and 1.75 spaces per unit with more than one bedroom). Senior housing/assisted living facilities may reduce parking requirements to .66 spaces per unit.
- Modified parking requirements for increased flexibility in commercial, industrial, and institutional zone districts as noted on page 12.
- Excepted properties on Riverview Drive (upriver from Duffy’s Landing) from RV standards. Due to regular flooding issues we have generally allowed RV’s to be parked here so long as they can be moved in the event of a flood.
- Clarified language and changed some rather outdated standards regarding electronic signage. The changes match Clarksville’s sign ordinance.
- Allowed marquee-type signs to project slightly above the roof line of a building.
- Allowed slightly larger signs for apartment complexes, and additional signage for community spaces within residential subdivisions and apartment complexes (e.g. clubhouse, community park, etc.).
- Clarified language and slightly increased allowable signage for NS and PR zoned properties.
- Excepted monument signs for large multi-tenant commercial buildings from counting towards the maximum allotted building signage, and increased allowable height to 10 feet (previously 8).
- Removed permitting requirements for Temporary Signs - as almost no businesses in the City ever apply for temporary signs, and we do not have capacity to enforce the permitting rules. The rules about type, size, and location remain.
- Added language about provision of sidewalks at in-fill development in older neighborhoods.

Specific Changes

Article 8: Special Use Standards

- The information in this Article was previously in Article 7. The reason for this separation was discussed on page 14 in Article 1.
- Alphabetized all sub-articles in this chapter for ease of reference as we did in Article 7.
- Added special standards for accessible dwelling units (these are based on Greenwood, IN)
- Combined the three types of auto sales businesses into two (as two types were identical) as follows: Auto Sales with limited services and Auto Sales with full showrooms and/or services. This change from 3 to 2 types was updated in the use tables in Article 3 and in the Use Matrix in Appendix A.
- Cleaned up a bit of language regarding sales of fireworks.
- Completely revised the Telecommunication/Wireless Facility Standards to comply with twenty years of change in the telecommunications industry and the regulation thereof. We have based this text off another recently drafted ordinance and text given to us by a professional code consultant working in Indiana.
- Added the language regarding substance abuse treatment from 2020-OR--41 as recently amended.

Article 9: Nonconformance (previously Article 10)

- Added clearer definitions between Illegal nonconforming and legal nonconforming structures.
- Added burden of proof language for legal nonconforming structures.
- Modified language regarding damaged structures, to conform with Indiana SB 100 passed in 2020
- Added thresholds, which if met, trigger compliance with the code.

Article 10: Processes and Procedures (previously Article 12)

- Outlined all actions that require an application
- Revised notification language as follows: Notification will be given to all adjacent properties and all properties within 660 feet (1/8 mile) of the property boundary line. (This is a simpler process for staff and consistent with many other communities in Indiana.)
- Added a "sunset provision" - If no work has commenced after 3 years, a new permit will be required.
- Added some additional language regarding installation of landscaping for certificates of occupancy
- Added language regarding our Certificate of Zoning Compliance for new businesses (2016-OR-88)
- Better defined which projects must apply for Development Plan Approval and clarified a number of the requirements/procedures involved in the development plan approval process.
- Revised the list of projects that require an improvement location permit.
- Added the Mobile vendor/transient merchant language from (2014-OR-26) most recently amended this past November (2020-OR-57).
- Noted that processes and procedures for planned development districts are in Article 5.
- Noted that all processes and procedures for plats (major and minor) are in Article 6.

Specific Changes

Article 10: Processes and Procedures (cont.)

- Clarified some language about sign permitting.
- Clarified some language about applying for a special exception.
- Completely overhauled language about permitting telecommunications and wireless facilities to comply with twenty years of change in the telecommunications industry and the regulation thereof. Like the information presented in Article 8, this language is pulled together from a number of other recently drafted codes in the state.
- Added language stating requests for Development Standards Variances, Use Variances, and Zoning Amendments require public notice per Indiana code.

Article 11: Enforcement and Penalties (previously Article 13)

- Modified the fines and penalties for notice of violation and created separate fees based on type of use.

Article 12: Definitions (previously Article 14)

- Added and modified definitions as needed throughout this Article.

Appendix A: Land Use Matrix

- Modified as needed per changes in Article 3.

Appendix B: Schedule of Fees

- Added this fee schedule - previously not in this document - No changes made to any of the fees.
- Added Landscape In-lieu fees to the fee schedule.



The Department of Planning and Zoning hopes that this overview has been helpful in understanding the changes being proposed in our endeavor to create a new Uniform Development Ordinance for the City of Jeffersonville. We realize that this may seem like a lot of changes, but we feel that the overall impacts of these changes will not be as big as they seem.



Please note that this may not be the final document, and we will make revisions and such as necessary based on the comments and concerns we receive from the community at the public hearings required for approval.

If you have any further questions, please do not hesitate to reach out to our office.



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