

**PD ZONING ORDINANCE FOR:**



**101 NOAH'S LANE, JEFFERSONVILLE, IN 47130**



Compassion  
Empowerment  
Partnership  
Hope



----- = PD AMENDMENT PROPOSAL AREA



EXISTING SITE ZONING = PD

### 3 - AREA CURRENT ZONING





4 - FAMILY ARK CAMPUS - SITE AERIAL AND DIMENSIONAL CONTEXT

## DISTRICT INTENT

To provide quality human service programs which promote positive change in the lives of women, children and families in our community. The use of Planned Development zoning classifications shall be encouraged when the use of such regulations promotes a harmonious variety of uses, and/or provides for an economy of shared services and facilities and fosters the creation of attractive, healthful, efficient and stable environments for living and working.

The Planned Developments regulations and procedures may apply to the further development of existing developed lands or to vacant lands. Further, they generally only apply to large tracts of land.

Planned Development regulations are intended to encourage innovations in land development techniques so that the growing demands of the community may be met with greater flexibility, variety of type, design and layout of sites.

## PERMITTED USES

### ZONE A (Primary Campus)

#### **Residential**

- Assisted living facility
- Residential facility for developmentally disabled (4 bedrooms or less)
- Residential facility for mentally ill (4 bedroom or less)
- Child Foster care

#### **Institutional / Public Facilities**

- Drug / alcohol rehab clinics
- Public park / recreation centers
- Child care institution (children home)

#### **Business : Recreation**

- Banquet hall
- Community center

#### **Business: Office / Professional**

- Medical / dental / therapy clinics
- Professional offices
- Service organization offices

#### **Miscellaneous**

- Accessory uses
- Parking areas

## PERMITTED USES

### ZONE B

#### **Residential**

- Dwelling, single family
- Dwelling, multifamily (duplex)
- Dwelling, multifamily (3 to 4 units)
- Dwelling, multifamily (5 to 8 units)
- Assisted living facility
- Child Foster care
- Child care home (owner occupied)

#### **Miscellaneous**

- Accessory uses
- Parking areas

### ZONE C

- Conservation area (No Build)
- Roadway access

## SPECIAL EXCEPTIONS

#### **Residential**

- Nursing home
- Retirement community

#### **Institutional / Public Facilities**

- Church, temple or mosque

#### **Communication / Utility**

- Telecommunication facility

#### **Miscellaneous**

- Home occupation #1

# PRIMARY CAMPUS – ZONE A

## INSTITUTIONAL AND BUSINESS DEVELOPMENT STANDARDS

### Sewer and Water:

- Requires municipal sewer and water

### Maximum Lot Coverage:

- Square foot of all primary and accessory structures and impervious surface cannot exceed 70% of the lot area

### Minimum Main Floor Area:

- 900 square feet for Primary Structures

### Maximum Building Area:

- 10,000 square feet for Primary Structures

### Maximum Structure Height:

- 35 feet for the Primary Structure
- 18 feet for Accessory Structures

## WHERE ADDITIONAL LOTS ARE CREATED THE FOLLOWING SHALL APPLY

### SINGLE RESIDENTIAL DEVELOPMENT STANDARDS

#### Minimum Lot Area:

- 7,500 square feet

#### Minimum Lot Width:

- 50 feet

#### Minimum Lot Frontage:

- 35 feet on a Public Street with access from said Public Street

#### Sewer and Water:

- Requires municipal water and sewer hookup

#### Maximum Structure Height:

- 35 feet for the Primary Structure
- 18 feet for Accessory Structures

#### Minimum Front Yard Setback:

- 30 feet when adjacent to an Arterial
- 25 feet when adjacent to a Local Street

#### Minimum Side Yard Setback:

- 6 feet per side for the Primary Structure
- 3 feet per side for Accessory Structures

#### Minimum Rear Yard Setback:

- 20 feet for the Primary Structure
- 3 feet for Accessory Structures

#### Maximum Lot Coverage:

- Square footage of all Primary and Accessory Structures, and impervious surface cannot exceed 45% of the Lot Area

#### Minimum Main Floor Area:

- 1,200 square feet for one story Primary Structures; or
- 900 square feet for the first floor of the Primary Structure, provided that the total Finished Floor Area is 1,200 square feet or more

### MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

#### Minimum Lot Area:

- 25,000 square feet

#### Minimum Lot Width:

- 100 feet

#### Maximum Lot Depth:

- 2.5 times the Lot Width

#### Minimum Lot Frontage:

- 50 feet on a Public Street with access from said Public Street

#### Sewer and Water:

- Requires municipal water and sewer hookup

#### Maximum Structure Height:

- 40 feet for the Primary Structure
- 18 feet for Accessory Structures

#### Maximum Stories:

- 2 Stories

#### Minimum Front Yard Setback:

- 35 feet when adjacent to an Arterial Street
- 30 feet when adjacent to a Local Street

#### Minimum Side Yard Setback:

- 30 feet per side for the Primary Structure
- 15 feet per side for Accessory Structures

#### Minimum Rear Yard Setback:

- 20 feet for the Primary and Accessory Structures

#### Maximum Lot Coverage:

- Square footage of all Primary and Accessory Structures, and impervious surface cannot exceed 55% of the Lot Area

#### Maximum Density:

- 8 units per acre

#### Minimum Main Floor Area:

- 1,200 square feet per Primary Structure for multifamily uses

#### Minimum Floor Area Per Unit:

- 850 square feet average per dwelling unit in each multiple-unit Primary Structure, with 500 square feet the absolute minimum

#### Maximum Primary Structures:

- 10

### Additional Development Standards that Apply

#### Lot, Yard, and Density (LY)

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#### Height (HT)

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#### Home Occupation (HO)

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#### Public Improvement (PI)

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#### Landscaping (LA)

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#### Buffer Yard (BY)

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#### Expressway Buffer (EB)

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#### Environmental (EN)

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#### Permanent Signs (PS)

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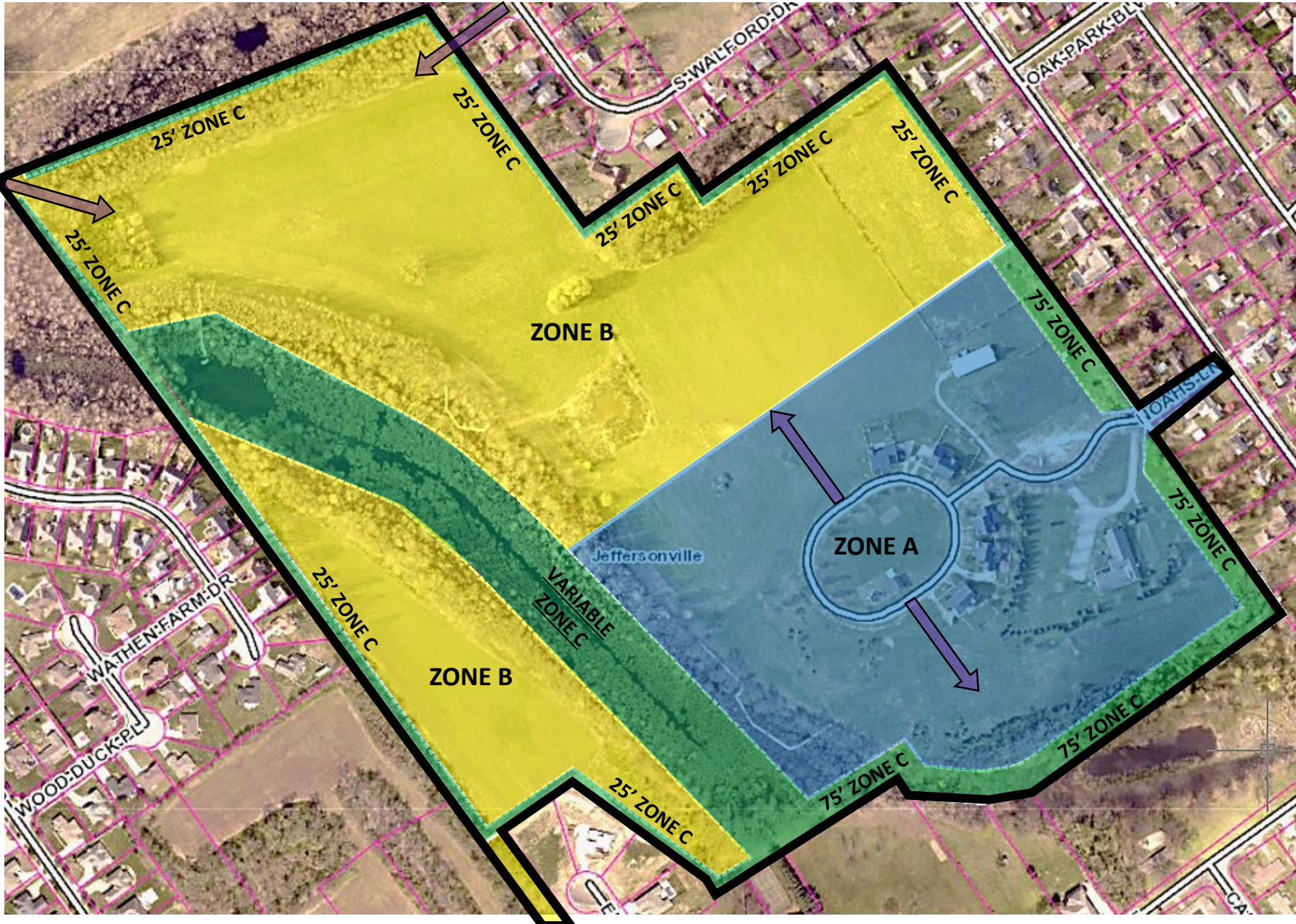
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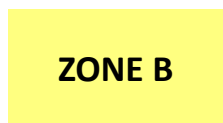
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**ZONE AREAS**



FUTURE AND EXISTING ACCESS 