

ORDINANCE NO. 2019- 6 F
AN ORDINANCE AMENDING TITLE XV, CHAPTER 156,
OF THE HANCOCK COUNTY CODE

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS
OF HANCOCK COUNTY, INDIANA, THAT:

SECTION 156.020 ZONING MAP OF TITLE XV, CHAPTER 156 IS AMENDED AS
FOLLOWS:

SECTION 1. The real estate more particularly described in the attached "Exhibit A" (the "Real Estate") is hereby zoned to the Planned Unit Development (PUD) District. Unless otherwise stated herein, the standards set forth in this Ordinance shall govern the use and development of the Real Estate, and these standards shall replace all other standards set forth in the Hancock County Zoning, as amended.

SECTION 2. Permitted Uses. The permitted uses, as defined by the Hancock County Zoning, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

Permitted Primary Uses:

- Single-family residential dwellings
- Residential facility for the developmentally disabled type I

Permitted Accessory Uses, Incidental Uses, and Structures:

- Decks, recreational greenhouses, detached garages and carports, mini-barns, sheds, gazebos, swimming pools, and hot tubs.

Permitted Temporary Uses:

- Those permitted pursuant to the zoning jurisdiction

Uses Allowed by Special Exception:

- Amateur radio and radio receiver antenna, accessory dwelling, and home occupation.

SECTION 3. Development Standards. The Copperstone development shall be as shown on the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as "Exhibit B".

A. The Development Standards for Area A shall be as follows:

- | | |
|---------------------------------------|---------------------------------------------------------------------|
| 1. Maximum Number of Lots | 139 lots |
| 2. Minimum Lot Area | 8,000 square feet |
| 3. Minimum Lot Width at Building Line | 67 feet |
| 4. Minimum Front Yard Setback | 25 feet |
| 5. Minimum Side Yard Setback | 7 feet |
| 6. Minimum Rear Yard Setback | 25 feet |
| 7. Minimum Livable Floor Area | 1,600 square feet (single story) 2,000 square feet (multi story) |

- 8. Maximum Lot Coverage 45%
- 9. Maximum Height – Principal 35 feet

B. The Development Standards for Area B shall be as follows:

- 1. Maximum Number of Lots 105 lots
- 2. Minimum Lot Area 6,250 square feet
- 3. Minimum Lot Width at Building Line 50 feet
- 4. Minimum Front Yard Setback 25 feet
- 5. Minimum Side Yard Setback 6 feet
- 6. Minimum Rear Yard Setback 25 feet
- 7. Minimum Livable Floor Area 1,600 square feet (single story)
2,000 square feet (multi story)
- 8. Maximum Lot Coverage 50%
- 9. Maximum Height – Principal 35 feet

C. Architectural Standards. The Architectural requirements for the Real Estate are attached as “Exhibit C”.

D. Perimeter Landscape Standards.

1. The developer shall establish an aesthetic landscape buffer along the south frontage of CR200S and east frontage of CR500W. Said buffer shall consist of the following per 100 feet of frontage:

- (a) Three (3) evergreen trees with a minimum height of 6 feet;
- (b) Two (2) ornamental trees with a minimum 2” caliper;
- (c) One (1) deciduous shade tree with a minimum 2” caliper;
- (d) Ten (10) shrubs with a minimum height of 24”; and
- (e) 3 foot high undulating mounding shall be installed along the frontage of CR 200 S and CR 500 W.

E. Amenity Center. The developer will install the following amenities:

- (a) In ground swimming pool at least 1,800 square feet in size;
- (b) Baby pool;
- (c) Pool house, including bathroom and changing facilities; and
- (d) Playground.

F. Multi-Use Paths. There will be an 8' wide asphalt perimeter path along the project frontage of CR 500 W and CR 200 S.

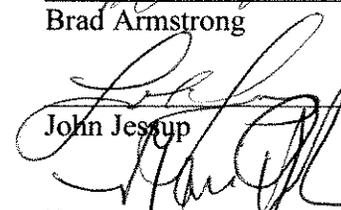
SECTION 4. This Ordinance shall remain in full force and effect from and after its passage and posting as required by the law within Hancock County, Indiana.

SECTION 5. Adoption. This Ordinance is adopted this 13th day of June, 2019 and shall take effect upon its passage, as provided by law.

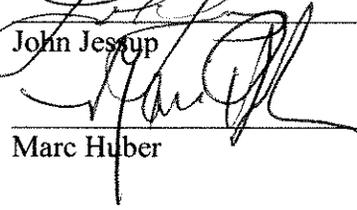
BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA:



Brad Armstrong



John Jesup



Marc Huber

ATTEST:



Debra Carnes,
Hancock County Auditor

This instrument was prepared by Ronald R. Pritzke, Pritzke & Davis, LLP, 728 N. State St.,
P. O. Box 39, Greenfield, IN 46140.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. – Ronald R. Pritzke

EXHIBIT "A"

LEGAL DESCRIPTION:

A part of the Northwest Quarter of Section 17, Township 15 North, Range 6 East, in Hancock County, Indiana, more particularly described as follows:

Beginning at the Northwest Corner of said Northwest Quarter Section, thence S 00°42'41" E 595.29 feet along the West line of said Northwest Quarter to the Northwest corner of Deborah F. Hodgin property Inst. #140008147, thence S 88°47'51" E 377.98 feet to a capped rebar(Gill LS# 20800121); thence S 00°00'00" W 472.91 feet to a capped rebar(Gill LS# 20800121); thence N 88°47'51" W 372.11 to a point said West line; thence S 00°42'41" E 1605.28 feet along said West line to the Southwest corner of said Northwest Quarter; thence S 89°25'04" E 1997.61 feet to a capped rebar (Gill LS# 20800121); also the East line of the West half of the East half of said Northwest Quarter, thence N 00°30'36" W Distance: 1598.84 feet along the East line of the West half of the East half of said Northwest Quarter to a capped rebar (Gill LS# 20800121); thence N 89°30'12" W 889.42 feet to a capped rebar (Gill LS# 20800121); thence N 00°15'11" E Distance: 1077.45, also the North line of said Northwest Quarter, thence N 89°30'12" W 1131.88 feet along the North line of said Northwest Quarter to the Point of Beginning.

Containing 97.044 acres more or less.

Basis of Bearing is NAD 83 Indiana State Plane East.