
Mobile/Manufactured Home Standards (MS) Continued

- F. These standards shall apply to legal, nonconforming parks when replacing a unit.
- G. Legal, nonconforming mobile and manufactured parks may replace existing units within the facility. However, they may not increase the number of units without first bringing the facility into compliance with existing standards.

Recreational Vehicle Park Standards (RV)

6.21 Recreational Vehicle Park Standards (RV)

RV-01: This Recreational Vehicle Park Standards section applies to the following districts:



- A. Recreational vehicle parks shall have direct access to a public road and shall include sufficient entrances and exits to facilitate the safe movement of recreational vehicles in and out of the park.
- B. All recreational vehicle parks shall designate specific locations for recreational vehicles through signage or the provision of waste disposal and fresh water hook-ups.
 - a. The density of the park area shall not exceed more than 15 recreational vehicles per acre.
 - b. The minimum area of a recreational vehicle park shall not be less than 5 acres.
 - c. Recreational vehicles shall be separated from each other and all other park buildings by a minimum of 10 feet.
 - d. All recreational vehicles must be setback a minimum of 50 feet from the right-of-way of all adjacent public roads.
- C. Recreational vehicle parks shall permit only the seasonal placement and habitation of recreational vehicles. No recreational vehicle shall remain in a park for more than 8 months in any 12 month time period.

End of Section

Public Improvement Standards (PI)

6.22 Public Improvement Standards (PI)

PI-01: This Public Improvement Standards section applies to the following districts:



- A. **General Requirements:** Developments are permitted only if the public streets, drainage facilities, and utilities are adequate to serve the proposed development.
 - a. The Madison County Plan Commission, based on the recommendations of the County Engineer, County Surveyor, and Planning Director, shall make determinations as to needed street, utility, and drainage improvements.
 - b. All public improvements must be constructed to comply with all applicable standards included in this Ordinance, the Madison County Subdivision Control Ordinance, and any other adopted construction standards of Madison County.
- B. **Sidewalks:** All developments shall be required to install public sidewalks along any public streets within and adjacent to the development.
 - a. All sidewalks shall be constructed in the right-of-way or in a sidewalk easement adjacent to the right-of-way.
 - b. Sidewalks shall be separated from the back of curb of the adjacent road by a planting strip which is a minimum of 10 feet in width along arterial and collector roads and 6 feet in width along local roads. Generally, the back of the sidewalk shall not be located less than 1 foot inside of the right-of-way line for the adjacent road.
 - c. Sidewalks shall be a minimum of 5 feet in width in residential areas and 8 feet width in non-residential and mixed use areas, and constructed of concrete consistent with all applicable Madison County construction standards.
- C. **Internal Pedestrian Ways:** All developments shall be required to install designated walks or paths providing for pedestrian and bicycle movement between public sidewalks and the structures on the site.
 - a. These designated sidewalks shall be a minimum of 5 feet in width and include an improved surface of concrete.
 - b. Designated walks shall be separated by grade or distance from entrance drives and internal traffic aisles and drives.
- D. **Street Dedications:** All developments shall be required to dedicate right-of-way consistent with the classifications of the Madison County Thoroughfare Plan for all existing and proposed roads transecting or adjacent to the property being developed.
- E. **Street Construction:** The owners of new development shall install the portion of new roads proposed by the adopted Thoroughfare Plan transecting or adjacent to a property being developed if either of the following conditions are present:
 - a. The development has direct access to the road proposed by the Thoroughfare Plan; or
 - b. The road proposed by the Thoroughfare Plan will provide previously unavailable access to other properties controlled by the owner of the new development.
- F. **Street Trees:** All developments shall be required to provide street trees within the right-of-way.
 - a. One street tree shall be planted for every 40 feet of road frontage.
 - b. All street trees shall be a minimum of 2-1/2 inch calliper as measured consistent with the American Nursery Standards Institute (ANSI) at the time of planting and shall be of a species

Public Improvement Standards (PI) (continued)

- listed as an approved street tree in the Madison County Subdivision Control Ordinance.
- c. No tree may be planted so that its center is closer than 2 feet to a sidewalk or curb, or edge of pavement if no curbs are present. No tree shall be planted within 25 feet of the intersection of two street rights-of-way, or within 10 feet of the intersection of a street and an entrance driveway. No tree shall be planted within 10 feet of any fire hydrant or 5 lateral feet of any underground utility service.
- G. **Public Utilities:** All new developments shall be required to connect to public sanitary sewer, water, and storm water drainage systems as specified by Article 3 of this Ordinance.
- a. Storm water drainage systems in developments shall not result in any additional run-off being transferred to adjacent properties other than through proper easements established for that purpose.
- b. The size of all water and sewer mains shall be large enough not only to serve the areas under immediate consideration, but also to serve areas which are likely to be developed and which should be served by the extensions under consideration.
- e. Fire hydrants, knox boxes and other fire fighting infrastructure shall be installed consistent with the requirements of the appropriate fire district.
- H. **Easements:** No structure with the exception of fences may be located in, or otherwise obstruct any easement. Fences shall be permitted within easements subject to the receipt of written permission from the easement holder. Approval of the Planning Director, County Survey, and County Engineer shall be required for all fences proposed for placement in easements which are held by Madison County.
- I. **Dry Fire Hydrants:** In locations where fire hydrants served by a public water system can not be provided, dry hydrants shall be provided in all lakes and storm water retention and detention ponds subject to the specifications of the appropriate local fire department.

Satellite Dish Standards (SA)

6.23 Satellite Dish Standards (SA)

SA-01: This Satellite Dish Standards section applies to the following districts:



The intent of these standards is to provide for timely, reasonably priced, and quality access to satellite communication while ensuring the health, safety, and aesthetic quality of Madison County. These regulations are intended to prevent satellite dishes from interfering with the provision of utilities, provide for the safety of residents traveling public roads, and prevent damage or injury resulting from antenna detached from their base by act of God or man.

- A. Satellite dishes shall be described and regulated by their size and proposed location within the community consistent with the requirements of Federal law. Satellite dish shall be described as follows:
 - a. Satellite dish one meter or less in diameter at any location, and two meters or less in diameter located in a commercial or industrial area.
 - b. Satellite dish over two meters in diameter located in a commercial or industrial area, and over one meter in diameter located in a residential area.
- B. All satellite dishes shall be installed in a manner consistent with the requirements of this section, all applicable state and local electrical and building codes, and the manufacturer's specifications.
- C. Any satellite dish which is not attached to the primary structure on the property, but is instead mounted separately on the lot shall conform to the following requirements:
 - a. The antenna, together with any support structure, shall not exceed the maximum height requirements for accessory structures for the district in which it is located.
 - b. All wiring shall be buried underground at a depth of not less than two feet.
 - c. The antenna and any supporting structure shall be anchored in a concrete foundation which does not extend above grade level.
- D. Any satellite dish which ceases to be used for a period of time exceeding 12 months shall be removed. Any required bracing, support structures, and fencing shall also be removed at that time.
- E. Satellite dishes 1 meter or less in diameter in any residentially used or zoned district, and dish 2 meters or less in diameter in any non-residentially used or zoned district shall be allowed without a permit subject to the following requirements:
 - a. The dish shall be an accessory use, subordinate to the primary use on the property.
 - b. The dish shall conform with the required front yard setbacks for the district in which it is located.
 - c. The dish shall not be placed in, or overhang any public right-of-way or utility easement.
 - d. No part of the dish in combination with the structure upon which it is mounted shall exceed the maximum height requirements for the district in which it is located.

Satellite Dish Standards (SA)

(continued)

- F. Satellite dish greater than 1 meter in diameter in any residentially used or zoned district, and antenna greater than 2 meters in diameter in any non-residentially used or zoned district shall require a permit, and placement of the antenna shall be subject to the following requirements.
 - a. The dish shall be an accessory use, subordinate to the principal use on the property.
 - b. The dish shall be located to the rear of the principal structure on the property (if mounted on the ground or an accessory structure) and to the rear of the roof peak (if mounted on the primary structure), and shall conform with the required setbacks for the district in which it is located.
 - c. The dish shall not be placed in, or overhang, any public right-of-way, easement, or required buffer yard.
 - e. If mounted on the primary structure, the antenna shall not extend more than 3 feet above the roof line.
 - d. No part of the dish in combination with the structure upon which it is mounted shall exceed the maximum height requirements for the district in which it is located

Temporary Use/Structure Standards (TU)

6.24 Temporary Use/Structure Standards (TU)

TU-01: This Temporary Use/Structure Standards section applies to the following districts:



- A. Temporary structures are permitted in any zoning district provided that the use is a permitted use in that zoning district.
- B. Temporary structures must meet all development standards for a permanent structure unless otherwise specified in this section.
- C. Temporary uses and/or structures which seek extensions of the initial time limits established for that use or structure in this section shall be subject to the approval of the Board of Zoning Appeals. An unlimited number of 1 year extensions of time may be granted for a temporary use or structure by the Board of Zoning Appeals. The Board may impose reasonable conditions as part of its approval.
- D. All temporary structures or uses shall require a permit unless otherwise specified in this Article. No temporary use or structure, or the signage, lighting, landscaping, or parking areas for such facilities shall be constructed, placed upon a site, or altered prior to all necessary permits being obtained.
- E. All temporary uses or structures must be removed and the original site reverted to its original condition within the duration of the permit.
- F. Any trailer used as a temporary structure must be equipped with skirting on all four sides which match the exterior material of the trailer.
- G. No extensions of the time limits described in this section shall be considered for any temporary use or structure that violates any conditions listed in this section or any other provision of this Ordinance.
- H. Temporary uses and structures which represent a public nuisance in the opinion of the Planning Director shall be removed from the property. A nuisance temporary use/structure shall include, but no be limited to, one which creates road congestion or prevents adequate access by fire trucks and other emergency vehicles, or disrupts the residential character of neighborhood with excessive outdoor lighting or sound.

TU-02: This Temporary Use/Structure Standards section applies to the following districts:



The following temporary uses and structures are permitted as described below, no permit shall be required.

- A. Garage/yard sales are permitted as for a total of 7 days per calendar year, per lot.
- B. Children's roadside stands.
- C. Tents used for private parties or events are permitted for a total of 7 days per calendar year, per lot. Tents may also be subject to the review of the applicable fire district.

Temporary Use/Structure Standards (TU)

(continued)

- D. Construction trailers are permitted as temporary structures for up to 12 months in any 5 year period, per lot. Construction trailers shall not be located in any right-of-way, required setback, easement, or buffer yard.
- E. Dumpsters shall be permitted as temporary structures for up to 12 months in any 5 year period, per lot. Dumpsters shall not be located in any right-of-way, required setback, easement, or buffer yard.

TU-03 This Temporary Use/Structure Standards section applies to the following districts:



- A. Temporary model homes and temporary sales trailers shall be permitted in each development until either (1) building permits have been obtained for greater than 90% of the lots included in the preliminary plat for the development or (2) 5 years from the date of approval of the final plat for the most recent section of the development, whichever is greater. A permit shall be required.
- B. Model homes and temporary home sales trailers shall be located on a lot in the development in which the homes are for sale. No other structures shall be permitted on any lot occupied by a model home or temporary sales trailer.
- C. A maximum of one model home or temporary home sales trailer shall be permitted per builder, or subsidiary company of each builder, if applicable, marketing homes in each development.
- D. The placement of temporary model homes and sales trailers shall be consistent with the following requirements.
 - a. Location: The facility shall be located on the lot nearest to the entrance of the development which is not occupied by any other structure. In no instance shall a temporary home sales facility be located farther than the first 4 lots from the development entrance.
 - b. Uses: The facility shall be used for open house purposes for prospective buyers only, and shall not be used for corporate meetings or construction management activities. Such temporary home sales facilities may not be directly used for the purpose of selling homes in other developments or in other communities.
 - c. Signage: Signage shall be limited to one ground sign not to exceed 6 feet in height and 24 square feet in area. Such signage shall be placed a minimum of 10 feet from the right-of-way, 15 feet from adjacent property lines, and in a manner consistent with the intersection sight visibility requirements of this Ordinance.
 - d. Lighting: All exterior lighting shall be limited to one 150-watt incandescent bulb, and interior lighting shall be limited to that which is customary for resident-occupied homes in the development.
 - 1. Exterior lighting shall be shielded to reduce glare and light trespass on to adjacent lots.
 - 2. All interior and exterior lighting, with the exception of interior lighting in a maximum of two rooms, shall be turned off by 9:00 p.m. and shall remain off until 8:00 a.m. daily.
 - e. Hours of Operation: Operation of the facility shall be limited to the hours of 10:00 a.m. through 9:00 p.m. daily. The operation shall be limited to a maximum of two employees working in the model home at any time.

Temporary Use/Structure Standards (TU)

(continued)

- f. Parking: Temporary home sales facilities shall conform with the following parking requirements:
 - 1. Model homes shall provide a minimum of two off-street parking spaces for the use of salespersons and potential buyers.
 - i. Such parking spaces shall conform to the size requirements of this Ordinance.
 - ii. Off-street parking for the facility shall be located in, and not extend beyond, the driveway. Such driveway area shall be consistent in size and paving with those of the homes to be constructed in the development.
 - 2. Temporary sales trailers shall be prohibited from providing off-street parking of any type for any purpose.
- g. Landscaping: Temporary home sales facilities shall conform with the following landscaping requirements:
 - 1. Model homes shall provide landscaping consistent with the requirements of this Ordinance for homes to be constructed in the development.
 - 2. Temporary sales trailers shall provide a landscape area extending from the trailer for five feet in each direction.
 - i. Such landscaping shall include a variety of shrubs and other materials consistent with the landscaping design of the property and the development.
 - ii. The trailer site shall be graded to ensure proper drainage and treated with a combination of grass seed and sod appropriate to prevent erosion and provide a lawn consistent with that of the homes to be built in the development.
- E. Prior to the sale of a model home for use as a residence, all signage and exterior lighting shall be removed and the garage area shall be returned to its primary use.
- F. Any builder using a temporary home sales trailer and either constructing an approved model home consistent with this section or removing the trailer shall restore the temporary home sales trailer site to pre-installation conditions, removing the trailer and any associated signage and lighting. If the trailer is to be replaced by a model home, the trailer and all associated site features shall be removed within 10 days of the issuance of any certificate of occupancy for the model home.

TU-04: This Temporary Use/Structure Standards section applies to the following districts:



The following temporary uses and structures are permitted as described below, a permit from the Planning Director shall be required.

- A. Construction trailers are permitted subject to the following conditions.
 - a. The location and footprint of the construction trailer must be indicated on the approved site development plan.
 - b. The construction trailer must be used in conjunction with an approved construction project only during actual construction work.
 - c. The construction trailer shall be removed from the construction site upon the completion of the actual construction work or when construction has been discontinued for a period of 30 days or more.
- B. Any temporary structure used to house a permitted use (such as temporary school classrooms) shall be permitted for up to 1 year. Such temporary structures shall be required to conform with all requirements for permanent structures in the applicable zoning district established by this Ordinance.

Fence & Wall Standards (FW)

6.25 Fence & Wall Standards (FW)

FW-01: This Fence & Wall Standards section applies to the following districts:



- A. Fences and walls shall be permitted in all zoning districts without a permit subject to conformance with the following requirements:
 - a. All fences and walls shall present the non-structural face outward.
 - b. All fences and walls may be permitted up to any property line that is not also a right-of-way line. All fences and walls shall be setback a minimum of 2 feet from all adjacent rights-of-way.
 - c. No fence or wall may be placed in any right-of-way or any required sight visibility triangle.
 - d. No fence or wall may be placed in any drainage, utility, sidewalk, landscaping, access or other easement without written permission from the easement holder.
 - e. No fence or wall may be placed in any required buffer zone that does not specifically provide for the inclusion of fences.
- B. Fences specifically required by this Ordinance for screening, swimming pools, telecommunications facilities, or other purposes may exceed the maximum heights established by this section in a manner consistent with the specific requirements of this Ordinance.
- C. The height of a fence shall be determined by measuring from the highest grade to the highest point of the fence, including any posts or finials.

FW-02: This Fence & Wall Standards section applies to the following districts:



- A. Fences and walls shall not exceed 6 feet in height in any side or rear yard or 3 feet in height in any front yard. For the purposes of this requirement, the front yard shall be defined as all areas located between any adjacent streets and the walls of the primary structure which face them.
- B. All electrified, barbed wire, razor wire, and stockade fences are prohibited on all lots not used for agricultural purposes.

FW-03: This Fence & Wall Standards section applies to the following districts:



Fences and walls shall not exceed 8 feet in height in any side or rear yard and shall be prohibited in any front yard. For the purposes of this requirement, the front yard shall be defined as all areas located between any adjacent streets and the walls of the primary structure which face them.

Landscaping Standards (LA)

6.26 Landscaping Standards (LA)

LA-01: This Landscaping Standards section applies to the following districts:



Landscaping is an essential part in the design and development of a site. Such plantings are a benefit to the general welfare of the community through the reduction of storm water runoff, glare, and heat buildup, and improved aesthetics of the community.

- A. Planting Standards:** Under no circumstances shall any artificial plant be installed and/or counted as part of the required plantings. All plant materials shall be living plants and shall meet the following requirements:
- a. In no instance shall any landscaping required by this section, or by any other section of this Ordinance be used to meet the requirements of a different Ordinance section. In all cases the landscaping required by any section of this Ordinance shall be considered as being in addition to any other requirements.
 - b. Any existing vegetation on site which is retained may be counted towards the minimum landscaping requirements.
 - c. All new trees required to be planted by this Ordinance shall be measured consistent with the American Nursery Standards Institute (ANSI).
 1. All deciduous trees shall be 2-1/2 inches in diameter at the time of planting measured at 6 inches above the rootball.
 2. All evergreen trees shall be 6 feet in height at the time of planting measured from the base of the rootball.
 3. All shrubs shall be 12 inches in height at the time of planting measured from ground level.
 - d. Earth mounds shall be physical barriers which block or screen the view similar to a hedge, fence or wall. Mounds shall be constructed with proper and adequate plant material to prevent erosion. A difference in elevation between areas requiring screening does not constitute an existing earth mound and shall not be considered as fulfilling any screening requirement. Where mounds are to be mowed, the maximum permitted slope is 3:1 (run:rise).
 - e. All plant materials required by this section shall be free of disease, insects and/or damage, and shall be correctly labeled indicating genus, species and cultivar.
 - f. Grass shall be planted in species normally grown as permanent lawns in Central Indiana, and may be sodded or seeded; except in swales or other areas subject to erosion, where solid sod, erosion reducing net, or suitable mulch shall be used. Other grasses may be used as ornamentation and for golf course applications unless otherwise specifically prohibited by this Ordinance or deemed unacceptable by the Planning Director.
 - g. All required foundation plantings must be within 10 feet of the structure's foundation and should consist of perineal shrubs, ornamental shrubs, ornamental plants, or flowering plants.
 - h. No landscaping materials, vegetation, plants, shrubs, trees, retaining walls, bedding, lighting, or mounds may extend into any existing or proposed right-of-way or easement without written permission from the agency that established the right-of-way or easement.
- B. Design Standards:** All proposed landscape materials should complement the form of the existing trees and plantings. Light, water, soil quantity and quality, and on-going maintenance requirements should be considered in selecting plant materials.

Landscaping Standards (LA)

(continued)

- C. **Maintenance Requirements:** Trees, vegetation, irrigation systems, fences, walls and other landscape elements are considered elements of a project in the same manner as parking and other site details. The owner of the property shall be responsible for the continuous proper maintenance of all landscaping materials, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris and in good repair at all times.
- a. All unhealthy or dead plant material shall be replaced by the next planting period. Other defective landscape material shall be replaced or repaired within three months.
 - b. Landscape materials are intended to grow, spread and mature over time. Landscaping materials used to fulfill requirements of this section may not be pruned or otherwise treated so as to reduce overall height or level of opacity. Pruning, limbing-up topping, and other inhibiting measures including removal may only be practiced to insure the public safety, to maintain a neat and attractive appearance and to preserve the relative health of the material involved.
- D. **Interior Planting Requirements:** Landscaping shall be required on each lot based on the use of that lot as defined in the table below. Where a lot is occupied by a combination of land uses listed below, only plantings consistent with the requirements for the land use that would result in the most landscaping is required.

Site Interior Planting Requirements			
For lots with the following land use...	..this number of...	..this planting type...	..shall be required for every...
Single Family Residential (including mobile homes in mobile home parks)	1	Deciduous Tree	1 dwelling unit
	1	Needled Evergreen Tree	1 dwelling unit
	1	Foundation Planting	20' of perimeter
Multiple Family Residential	1	Deciduous Tree	2 dwelling units
	1	Needled Evergreen Tree	2 dwelling units
	1	Ornamental Tree	4 dwelling units
	1	Foundation Planting	10' of perimeter
Commercial	1	Deciduous Tree	1000 sq. ft. of ground floor area
	1	Needled Evergreen Tree	1000 sq. ft. of ground floor area
	1	Ornamental Tree	1000 sq. ft. of ground floor area
	1	Foundation Planting	20' of perimeter
Institutional	1	Deciduous Tree	1000 sq. ft. of ground floor area
	1	Needled Evergreen Tree	1000 sq. ft. of ground floor area
	1	Ornamental Tree	1000 sq. ft. of ground floor area
	1	Foundation Planting	10' of perimeter
Industrial	1	Deciduous Tree	3000 sq. ft. of ground floor area
	1	Needled Evergreen Tree	3000 sq. ft. of ground floor area
	1	Ornamental Tree	3000 sq. ft. of ground floor area
	1	Foundation Planting	30' of perimeter

Landscaping Standards (LA)

(continued)

LA-02: This Landscaping Standards section applies to the following districts:



- A. **Parking Lot Landscaping:** In addition to the interior planting requirements, landscaping on the perimeter and in the interior of parking lots shall be provided.
- B. **Perimeter Screening:** All parking lots, including parking spaces, interior drives, and loading/unloading areas, must be screened on each side adjoining any residentially zoned or used property.
 - a. The screening must be placed within 5 feet of the parking area, and shall consist of either evergreen trees, or a combination of an earthen berm, shrubs, and evergreen trees.
 - b. All evergreen trees and shrubs must meet the planting requirements provided by this section.
 - c. All screening shall provide a barrier at least 4 feet in height at the time of installation.
- C. **Interior Planting:** To help reduce excessive heat build-up and emissions from large areas of hard surfacing, landscape areas must be provided within parking lots.
 - a. Landscape islands with a surface area equal to 8% of the area of the parking lots (including all parking spaces, interior drives, loading docks, drop-off/pick-up lanes, and access drives beyond the right-of-way) shall be provide in all parking lots with more than 15 parking spaces.
 - b. The required landscape areas shall meet the following requirements:
 - 1. All required landscaped areas shall consist of curbed islands or peninsulas which are surrounded on at least two sides by pavement. Landscaping on the perimeter of the parking lot shall not be counted toward this requirement.
 - 2. All landscape islands must be a minimum of 150 square feet in area.
 - 3. No individual landscape area shall be larger than 350 square feet in size in a parking lot that is less than 30,000 square feet, and no individual area shall be larger than 1,500 square feet in a parking lot that exceeds 30,000 square feet.
 - 4. Individual landscape areas larger than those described above are permitted as long as the additional area is in excess of the required minimum total.
 - 5. One deciduous tree and two shrubs shall be provided within the landscape islands for every 150 square feet of interior landscape area required.
- D. **Design Requirements:** Landscaping provided at the perimeter of, and interior to parking areas shall meet the following design requirements:
 - a. Parked vehicles may hang over the interior landscaped area up to 2-1/2 feet, and wheel stops shall be provided to insure no greater overhang or penetration of the landscaped area.
 - b. All areas not landscaped with hedges, walls, or trees shall be provided with grass or other acceptable ground cover.