

## ORDINANCE 2005-15

### AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREENCASTLE, INDIANA ZONING ORDINANCE AND SUBDIVISION CONTROL ORDINANCE

WHEREAS, the City of Greencastle (the City) replaced its Zoning Ordinance and Subdivision Control Ordinance February 27, 2003;

WHEREAS, it is desirable, and in the City's best interests to amend the Zoning Ordinance and Subdivision Control Ordinance as indicated below.

NOW THEREFORE be it ordained by the Common Council of the City of Greencastle that it hereby amends the following sections of the Zoning Ordinance and Subdivision Control Ordinance in the Greencastle City Code to read as follows:

### ZONING ORDINANCE

#### I. Section 2.17 Light Industrial District

##### A. Permitted Uses

###### Residential Uses

- *Aircraft Hangar Home*

###### Commercial Uses

- *Aviation Related Business*
- *Aircraft Hangar*

#### Section 2.21 Land Use Matrix

##### A. 2-40, Residential Uses

- **Aircraft Hangar Home, Permitted (P) in Light Industrial (LI)**

##### B. 2-42, Commercial Uses

- **Aviation Related Business, Permitted (P) in Light Industrial (LI)**
- **Aircraft Hangar, Permitted (P) in Light Industrial (LI)**

#### II. Section 6.1 General Sign Standards

Subsection B (7) shall read as follows:

7. Signs of Expression: Political signs, *birthday and birth announcements*, and other signs of expression, provided that no such sign exceeds 6 square feet in area or 4 feet in height from ground level.

~~a. Each sign shall be permitted on any property for a maximum of 4 months per calendar year. However, signs related to a particular event or date, such as political signs placed in anticipation of an election, may be placed no sooner than 30 days prior to the event and shall be removed a maximum of 1 week after the event.~~

~~b. The sign shall not be illuminated.~~

~~c. The sign shall not be located in a public right of way and shall be setback a minimum of 10 feet from any other property line as shown in the diagram below:~~

~~-Delete diagram.~~

### III. Section 7.1 Site Development Plans; Authority

A. Site Development Plan Required: Site Development Plans shall be required *in all zoning districts*, for all developments for which an Improvement Location Permit is required by this Ordinance ~~and which are located in the following zoning districts: MD, MH, CB, GB1, GB2, PB, LI, GI, UN~~

B. Exemptions:

*4. Residential: The construction of a single-family dwelling or a two-family dwelling.*

### IV. Section 10.4 Use Variances

A. Decision Criteria:

~~3. Practical Difficulty: the strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property (this situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on economic gain);~~ *Condition of Property: The need for the variance arises from some condition peculiar to the property involved.*

### V. Section 14.2 Definitions:

Airport: Any area of land designed and used for the landing and take-off of aircraft, including all necessary facilities for the housing, *fueling*, and maintenance of aircraft.

Aircraft Hangar: *A structure used for the storage and maintenance of aircraft that may be located at an airport or on adjacent private property provided that there is an*

access agreement and/or easement from the hangar to an airport which has been recorded with the Putnam County Recorder.

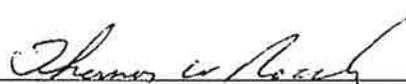
Aircraft Hangar Home: A single-family dwelling with an Aircraft Hangar incorporated therein or attached thereto.

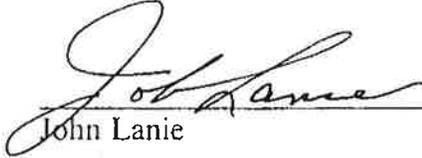
Aviation Related Business: A business operation that may be located at an airport or on private property adjacent to the property provided that there is an access agreement and/or easement from the hangar to an airport which has been recorded with the Putnam County Recorder. Such businesses include but are not limited to aircraft fueling, sales, inspection, service, parts sales and distribution, storage, repair and maintenance, education and travel agency.

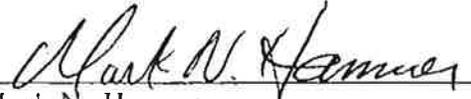
All other terms and conditions contained within the Zoning Ordinance shall remain in full force and effect.

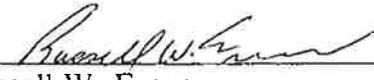
This Ordinance shall have full force and effect upon passage of the Greencastle Common Council and its approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Greencastle, Indiana this 8 day of November, 2005.

  
Thomas W. Roach

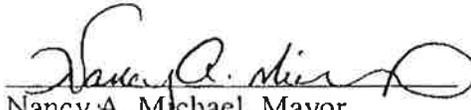
  
John Lanie

  
Mark N. Hammer

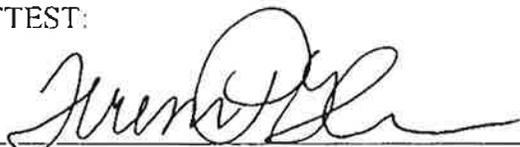
  
Russell W. Evans

  
Robert Sedlack

Approved and signed by me this 8 day of November, 2005, at 8:15 o'clock P.m.

  
Nancy A. Michael, Mayor

ATTEST:

  
Teresa Glenn, Clerk-Treasurer



## ORDINANCE 2005-17

### AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREENCASTLE, INDIANA ZONING ORDINANCE AND SUBDIVISION CONTROL ORDINANCE

WHEREAS, the City of Greencastle (the City) replaced its Zoning Ordinance and Subdivision Control Ordinance February 27, 2003;

WHEREAS, it is desirable, and in the City's best interests to amend the Zoning Ordinance and Subdivision Control Ordinance as indicated below.

NOW THEREFORE be it ordained by the Common Council of the City of Greencastle that it hereby amends the following sections of the Zoning Ordinance and Subdivision Control Ordinance in the Greencastle City Code to read as follows:

#### ZONING ORDINANCE

##### I. Section 1.3 Interpretation and Application

~~*B. Overlapping Regulations: When this Ordinance, is in conflict with state or federal laws, regulations and rules, the state or federal laws shall control. In no instance shall the City of Greencastle be responsible for enforcing private covenants, contracts, commitments and other agreements of a private nature. When this Ordinance along with private covenants, private contracts, commitments, permits, agreements, state laws, Federal laws or other regulations regulates a structure or parcel of land, the greater restriction shall control. In no instance shall this Ordinance be interpreted as altering or negating any other applicable regulations.*~~

##### II. Section 2.4 Agriculture District

###### A. Permitted Uses

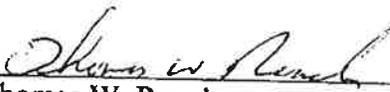
###### Residential Uses

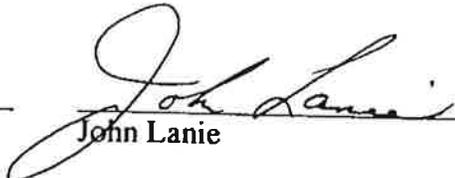
- *single family dwelling*

All other terms and conditions contained within the Zoning Ordinance shall remain in full force and effect.

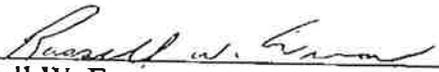
This Ordinance shall have full force and effect upon passage of the Greencastle Common Council and its approval by the Mayor.

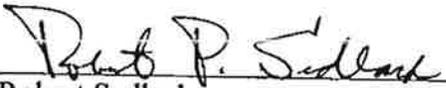
PASSED AND ADOPTED by the Common Council of the City of Greencastle, Indiana this 13 day of December, 2005.

  
\_\_\_\_\_  
Thomas W. Roach

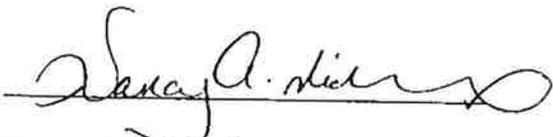
  
\_\_\_\_\_  
John Lanie

\_\_\_\_\_  
Mark N. Hammer

  
\_\_\_\_\_  
Russell W. Evans

  
\_\_\_\_\_  
Robert Sedlack

Approved and signed by me this 13 day of December, 2005, at  
7:16 o'clock p.m.

  
\_\_\_\_\_  
Nancy A. Michael, Mayor

ATTEST:

  
\_\_\_\_\_  
Teresa Glenn, Clerk-Treasurer



ORDINANCE 2006- 13

**AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREENCASTLE, INDIANA ZONING ORDINANCE AND SUBDIVISION CONTROL ORDINANCE**

WHEREAS, the City of Greencastle (the City) replaced its Zoning Ordinance and Subdivision Control Ordinance February 27, 2003;

WHEREAS, it is desirable, and in the City's best interests to amend the Zoning Ordinance and Subdivision Control Ordinance as indicated below.

NOW THEREFORE be it ordained by the Common Council of the City of Greencastle that it hereby amends the following sections of the Zoning Ordinance and Subdivision Control Ordinance in the Greencastle City Code to read as follows:

**ZONING ORDINANCE**

I. Signs

A. Section 6.1 General Sign Standards

Subsection A.6., which reads: "~~Abandoned Signs: A sign, including all poles, frames, supports, and other structural, electrical, mechanical, and other elements, shall be removed by the owner or lessee of the premises upon which it is located within 30 days from the date when the business which it advertises is no longer conducted on the premises.~~"

~~Subsection A.7, Illuminated Signs~~

***Subsection A.6, Illuminated Signs***

~~Subsection A.8, Enforcement~~

***Subsection A.7, Enforcement***

B. Section 6.1 General Sign Standards

Subsection A.7 A.6 shall read as follows:

**Illuminated Signs.** All illuminated signs must meet the standards specified in the State electrical Code, as adopted and amended by the State of Indiana and the Exterior Lighting Standards of Section ~~5-4(J)~~ **5.24(J)** of this Ordinance

C. Section 6.1 General Sign Standards

Subsection B. shall read as follows:

B. Exempt Signs: The following signs are exempt from all provisions of this Ordinance, *except that **no sign may be placed within the right-of-way without City permission or so as to create a visibility or other safety concern.***

D. Section 6.1 General Sign Standards

Subsection B. Exempt Signs

11. **Construction Signs:** Signs posted on construction sites, provided that such signs are not located in the right-of-way, do not exceed 32 square feet, and are removed *within 30 days of completion* ~~upon completion of~~ construction activity.

E. Section 6.1 General Sign Standards

Subsection B. Exempt Signs.

Add subsection B.12, which shall read:

***12. Portable Signs. One sandwich board sign, or portable sign similar in nature, as determined by the City Planner, shall be allowed per business, provided that each side does not exceed 12 square feet and the board is placed so that it does not obstruct the flow of pedestrian traffic or limit wheelchair accessibility to businesses or use of the sidewalk. The sign shall be allowed only during business hours.***

F. Section 6.2 Temporary Sign Standards

Part 2: "These business Temporary Sign Standards apply to the following *all* districts: ~~CB, GB1, GB2, PB, LI, GI, UN, ME~~

One temporary sign for each business use shall be permitted *in weekly increments for no more than 12 weeks* ~~7 consecutive days a maximum of 4 times per calendar year.~~

A permit shall be required each time a temporary sign is to be used. *Weekly and annual permits shall be available.* The sign shall meet the following requirements:

G. Section 6.2 Temporary Sign Standards

a. Types of Temporary Signs: Portable signs *and* sandwich board signs *not exceeding 12 square feet per side with a total maximum area of 24 square feet,* and inflatable signs shall be considered permitted temporary signs for the purpose of this Chapter....

H. Section 6.2 Temporary Sign Standards

F. Conversion to a Permanent Sign: No sign manufactured, designed, and otherwise intended for use as a temporary sign, ~~such as portable signs, sandwich board signs, and inflatable signs~~ shall be used as a permanent sign *unless prior written approval is obtained from the City Planner and the sign complies with the International Building Code and the development standards contained in this Ordinance.*

I. Section 6.3 Permanent Sign Standards

Part 2. B. Subdivision entry Signs

~~2. Height: No sign shall exceed 4 feet in height, measured from ground level. In no case may mounding or other alterations of the natural ground level be used as a point of reference for measuring sign height.~~

J. Section 6.3 Permanent Sign Standards

Part 5. B. E. Directional Signs...

K. Section 6.3 Permanent Sign Standards

Part 3: Downtown signs

A. 1. Sign Area: ~~One~~ **One and one half (1 ½)** square feet of signage shall be allowed for every one linear foot of the façade of the ground floor of the building that is occupied by that use. (For example: If a use occupies a space in a commercial building and that space includes 50 feet of the buildings' frontage, then ~~50~~ **75** square feet of signage would be allowed for the use.) ~~In no instance shall the amount of signage permitted per use exceed 100 square feet.~~

4. **Development Standards by Sign Type**: Development standards for each type of sign are as follow:

a. **Wall Sign**: Wall signs shall be located on the façade of the primary structure. ~~No single wall sign or mural shall exceed 50 square feet.~~ Murals painted on structures **that are business-oriented** shall be considered wall signs for the purpose of this Chapter. **Murals that are solely for the purpose of artistic expression are exempt.**

d. **Window Signs**: Non-illuminated window signs not exceeding **25%** ~~10%~~ of the window area are permitted. No permit is required and they shall not be counted toward the total area allowed per use. Illuminated window signs and any exceeding **25%** ~~10%~~ of the window area shall be counted toward the total sign area and require a sign permit. **Temporary flyers do not constitute window signs.**

B. 2. Multiple Upper-Floor Use: If the upper-floors of the structure are occupied by multiple uses that are separate and distinct from any that is located on the ground floor, a multi-tenant joint sign may be provided. The sign shall be a wall sign, not exceeding an average of **25** ~~10~~-square feet per upper-floor business use. In no instance shall the sign exceed a total of 100 square feet.

Part 4: A. (Signs permitted in GB1, GB2, PB, LI, GI)

1. Sign Area: The total square footage of sign area allowed for each business use shall be determined by the length of the front façade of the building that is occupied by that use as specified in the table ~~above~~ **below**. Corner Properties may use **both frontage sides of the property** ~~only the largest frontage~~ for the purpose of sign area calculation; however, **signage on either side may not exceed the frontage calculations for that side** signs may be placed on any building side.

2. Sign Types Permitted: Replace "above" with "**below**."

3. Development Standards by Sign Type:

b. **Awning Sign**: Awning signs shall be printed or sewn on awnings mounted

on the façade of the primary structure. *Only the portion of awning with words, copy or other advertisement shall be included in signage calculations.*

- f. Multi-Tenant Joint Signs: Structures and/or centers containing multiple businesses may establish no more than one (1) *free-standing* sign for the structure or center...”

#### Part 5: University Permanent “signs”

B. Campus Identification Signs: Signs identifying the campus shall generally be located at its entrances.

- 1. Location: There shall be no limit to the number of locations at which campus identification signs may be placed, however, generally no more than one (1) sign shall be placed at any one location. A maximum of 2 signs may be placed at any one location. A maximum of 2 signs may be placed at any one location if they are used to create an entrance.

#### II. Section 9.2 Nonconforming Signs

C. 2. Intentional Alterations: Any legal nonconforming sign which is intentionally altered, moved for any distance, or replaced shall conform to the regulations of the district in which it is located, and the discontinued legal nonconforming features may not be resumed. *This section does not apply to maintenance and minor repairs which do not alter the structure of the sign.*

#### III. Section 9.4 Nonconforming Lots

All lots legally established and recorded prior to the effective date of this Ordinance, or its subsequent amendments that no longer meet any applicable provision of this Ordinance shall be deemed a Legal Nonconforming Lot of Record. Legal Nonconforming Lots of Record may be built upon only if the proposed use is permitted and all development standards of the applicable zoning district of this Ordinance are met. *“Lots” for purposes of this section, shall include lot lines, setbacks, covenants and all other information contained on the recorded plat approved by the City.*

#### IV. Section 10.8 Denied Applications

A.—Re-filing of Denied Applications: No request for variance, special exception, or administrative appeal which has been denied may be re-filed for a period of 1 year from the date of the denial.

~~B. Re-Consideration of Applications: Either the petitioner or any interested party may seek the reconsideration of any variance, special exception, or administrative appeal by submitting a written request to the City Planner within 30 days of the date of Board action on the request. A variance, special exception, or administrative appeal may be reconsidered by the Board of Zoning Appeals under the following procedure:~~

~~1. Public Hearing: Upon receipt of the written request for reconsideration by the City Planner the matter shall be placed on the Board of Zoning Appeals agenda for a public hearing. At the public hearing the Board shall only consider whether or not sufficient grounds for reconsideration are present, but shall not take any new action on the petition. If sufficient grounds are present, the Board shall place the petition on the agenda for its next regularly scheduled meeting at which time the petition shall be reconsidered and subsequent action taken.~~

~~2. Grounds for Reconsideration: At the public hearing the Board shall determine whether or not the variance, special exception, or administrative appeal shall be reconsidered.~~

~~a. The Board may reconsider the application if a finding is made that the entity seeking the reconsideration is able to provided substantial new information or clarified facts that were not known or available at the initial hearing on the petition and such new information or facts is directly related to the decision criteria established by the Ordinance.~~

~~b. In no instance shall a reconsideration be granted to allow a petitioner to modify their application.~~

~~3. Time Limitation: In no case shall the Board hear more than 1 request for reconsideration for any single petition.~~

## SUBDIVISION CONTROL ORDINANCE

### I. Section 1.3 Interpretation & Application

*B. Application: When this Ordinance, is in conflict with state or federal laws, regulations and rules, the state or federal laws shall control. In no instance shall the City of Greencastle be responsible for enforcing private covenants, contracts, commitments and other agreements of a private nature. When this Ordinance along with private covenants, private contracts, commitments, permits, agreements, state laws, Federal laws or other regulations apply to a structure or parcel of land, the greater restriction shall control.*

### G. Exemptions:

5. Condominiums: A division of land for the establishment of condominiums which are regulated by ~~IC 32-25~~ *IC 32-1-6* (consistent with IC 36-7-4-702(e)).

II. Section 2.4 Technical Review Committee

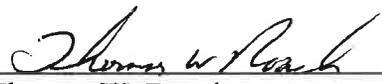
A. Authority and Approvals

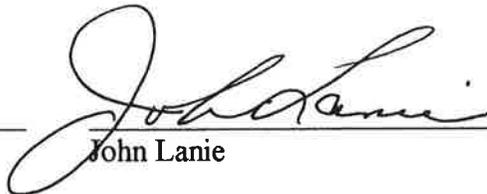
1. Review Authority: The Technical Review Committee shall have the authority to review major subdivision Preliminary Plats and minor subdivision Final Plats, forwarding comments to the Greencastle Plan Commission. **The Technical Review Committee shall also have authority to review petitions for Rezoning, Planned Unit Development Plans and Site Development Plans as set out in Section 11.3 of the City of Greencastle, Indiana Zoning Ordinance.**

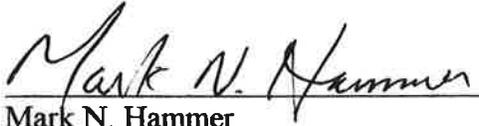
All other terms and conditions contained within the Zoning Ordinance shall remain in full force and effect.

This Ordinance shall have full force and effect upon passage of the Greencastle Common Council and its approval by the Mayor.

14 PASSED AND ADOPTED by the Common Council of the City of Greencastle, Indiana this day of November, 2006.

  
Thomas W. Roach

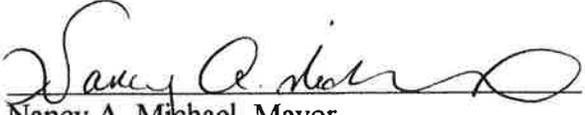
  
John Lanie

  
Mark N. Hammer

  
Russell W. Evans

  
Robert Sedlack

Approved and signed by me this 14 day of November, 2006, at 7:21 o'clock P.m.

  
Nancy A. Michael, Mayor

ATTEST:   
Teresa Glenn, Clerk-Treasurer

GREENCASTLE CITY PLAN COMMISSION  
DOCKET NO. 2006- 09

**Amendment to zoning text of the City of Greencastle Code**

**Petitioner: City of Greencastle**

WHEREAS, the Plan Commission of the City of Greencastle initiated and prepared the attached Ordinance to amend the Greencastle Planning and Zoning Ordinance by amending the zoning text; and

WHEREAS, the Greencastle Plan Commission has reported that it held a public hearing concerning this ordinance on September 25, 2006, after timely notice of the hearing was given by publication in the Banner Graphic, Greencastle, Indiana, on or about September 15, 2006; and

WHEREAS, the Greencastle Plan Commission has reported that it paid reasonable regard to the following factors enumerated in I.C. 36-7-4-603 in consideration of the ordinance and determination of a recommendation to be made to the Common Council:

1. the comprehensive plan;
2. current conditions and the character of current structures and uses in each district;
3. the most desirable use for which the land in each district is adapted;
4. the conservation of property values throughout the jurisdiction; and
5. responsible growth and development.

WHEREAS, the Greencastle Plan Commission certifies this ordinance to the Common Council with a favorable recommendation, subject to the conditions or commitments attached hereto and/or stated in the minutes of the Plan Commission, and incorporated herein and made a part of this certification.

Dated this 2nd day of October, 2006.

GREENCASTLE CITY PLAN COMMISSION

BY:   
Presiding Officer

ATTEST:

  
Secretary

ORDINANCE 2007-8

AN ORDINANCE AMENDING THE CITY OF GREENCASTLE ZONING CODE REGARDING SPONSORSHIP SIGNS

WHEREAS, Section 6.1 of the City of Greencastle Zoning Ordinance (Ordinance 2003-1) lists those types of signs that are exempt from the General Sign Standards;

WHEREAS, Section 6.1.(B)(9), specifically addresses Sponsorship Signs and exempts, "Sponsorship signs, such as those located inside little league ball diamonds and at other athletic and community facilities, provided such signs are, in the opinion of the City Planner, oriented to those visiting and using the facility."

NOW THEREFORE be it ordained by the Common Council of the City of Greencastle that it hereby amends Sections 6.1(B)(9) and 6.1(C)(10) as follows:

**6.1 (B)(9) General Sign Standards**

9. Sponsorship Signs: ~~Sponsorship signs, such as those located inside little league diamonds and at other athletic and community facilities, provided such signs are, in the opinion of the City Planner, oriented to those visiting and using the facility.~~

*Sponsorship signs located at community facilities, such as schools and parks, provided:*

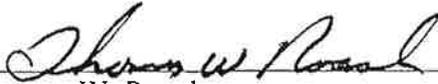
- A. The event will take place at the location where the sign is posted.*
- B. The use of such signs is temporary. The posting of the sign is limited to the number of days that the event will take place or, in the case of seasonal recreation, the duration of the season, not to exceed 12 weeks per calendar year except if in the opinion of the City Planner such signs are oriented toward those using or visiting the facility.*
- C. Each sign is limited to 32 square feet in area with a height not exceeding six (6) feet from grade level.*

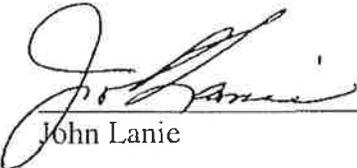
**6.1 (C)(10) General Sign Standards**

10. Off-premise Signs: Off-premise signs, including billboards and privately established directional signs. Under no circumstances shall real estate signs placed on property for sale or lease, political signs and other signs of expression, *sponsorship signs*, or agricultural seed signs identifying test plots, or directional signs placed in the right-of-way of a public street by a government entity, be considered off-premise signs.

This Ordinance shall have full force and effect upon passage of the Greencastle Common Council and its approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Greencastle, Indiana this  
\_\_\_\_\_ day of \_\_\_\_\_, 2007.

  
Thomas W. Roach

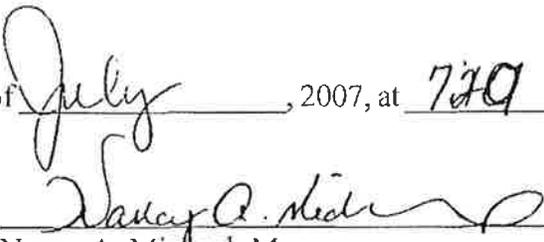
  
John Lanie

  
Mark N. Hammer

  
Russell W. Evans

  
Robert Sedlack

Approved and signed by me this 10 day of July, 2007, at 7:29  
o'clock P.m.

  
Nancy A. Michael, Mayor

ATTEST:

  
Teresa Glenn, Clerk-Treasurer



**ORDINANCE 2008- /**  
**AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREENCASTLE, INDIANA ZONING ORDINANCE**

WHEREAS, the City of Greencastle (the City) replaced its Zoning Ordinance on February 27, 2003 with Ordinance 2003-1;

WHEREAS, it is desirable, and in the City's best interests to amend the Zoning Ordinance as indicated below.

NOW THEREFORE be it ordained by the Common Council of the City of Greencastle that it hereby amends the following sections of the Zoning Ordinance in the Greencastle City Code to read as follows:

**ZONING ORDINANCE**

I. Section 5.3(C)(1) Incidental Use and Accessory Structure Standards

C. Location: Accessory structures shall comply with the following location requirements:

1. Setbacks from other Structures: A minimum separation of 10 feet shall be provided between an accessory structure and any primary structure or other accessory structure.

**a. For Manufactured Home districts, a minimum of 5 feet separation shall be provided between an accessory structure and any primary structure or other accessory structure on the same lot, provided that the accessory structure will not block or obstruct any means of emergency egress as determined by the Greencastle Fire Department.**

II. Section 6.1 (C) General Sign Standards

Animated Signs: Signs that utilize any ~~motion~~ **moving or changing** picture, laser, or visual projection of images or copy in conjunction with any business or advertisement.

**a. The use of scrolling, flashing, or animated message boards shall be prohibited in all zoning districts. This provision does not include time and temperature signs which may alternate between the "time" and "temperature" message.**

III. Section 5.22 (D)(3) Landscaping Standards

Yard Calculation: For the purposes of this Section, the yard shall mean all areas of the property not covered with structures, parking areas, or other hard surfaces.

**a. areas subject to an Air Navigation Easement established by or dedicated to the City of Greencastle, the Putnam County Board of Aviation Commissioners or the Federal Aviation Administration that has a height less than 25 feet above the Putnam County Airport elevation shall not be included in the yard calculation.**

**b. the total area covered by overhead or underground utility easements shall not be included in the yard calculation.**



IV. Section 2.21 Land Use Matrix

Truck Service Center

~~Special Exception~~ **Permitted in Light Industrial**

Mini Warehouse Self-Storage Facility

**Special Exception in General Business 1 (GB1)**

V. 5.4 (4)(A) Temporary Use and Structure Standards

~~Seasonal Sales: Outdoor sales events are permitted for up to 30 days at any one time, up to 2 times per calendar year, per business use.~~

**Outdoor Sales Events: outdoor sales events including temporary car sales, sidewalk sales or other retail sales events occurring outside of a structure shall be permitted for up to 10 days at any one time, up to three (3) times per calendar year.**

- a. Temporary auto sales shall be permitted in General Business 2 (GB2) zoning districts. Temporary auto sales shall also be permitted at the Putnam County Fairgrounds upon approval of the Putnam County Fair Board and the Greencastle City Planner.**

VI. Section 5.9 (A) Home Occupation

**Type II Home Occupation**

**Special Exception in Single Family Dwelling District 1 (SD1)**

**Special Exception in Single Family Dwelling District 2 (SD2)**

**Special Exception in Traditional Neighborhood (TN)**

VII. Section 5.15 (Part 6) Landscaping Standards

**See Section 5.22(E) and (F) for parking lot perimeter planting requirements and parking lot interior requirements.**

VIII. Section 5.23(C)(6) Buffering and Screening

~~Application: No landscaping required by this Chapter may be used to satisfy the minimum requirements of any other provisions of this Ordinance.~~

**The landscaping installed per the Buffering and Screening standards of this Chapter can be counted toward the minimum landscaping requirements listed in Section 5.22 of this Ordinance.**



IX. Section 5.22 (D) Landscaping Standards

Site Interior Planting Requirements (chart)

Industrial

One (1) Deciduous, Needled, Evergreen, or Ornamental Tree shall be required for every 2,000 5,000 square feet of yard provided

All other terms and conditions contained within the Zoning Ordinance shall remain in full force and effect.

This Ordinance shall have full force and effect upon passage of the Greencastle Common Council and its approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Greencastle, Indiana this 12 day of February, 2008.

absent  
Adam Cohen

John Lanie  
John Lanie

Mark N. Hammer  
Mark N. Hammer

Terry J. Smith  
Terry J. Smith

absent  
Virginia S. Bingham

Approved and signed by me this 12 day of February, 2008, at 7:26 o'clock P.m.

Susan V. Murray  
Susan V. Murray, Mayor

ATTEST:

Teresa Glenn  
Teresa Glenn, Clerk-Treasurer



## ORDINANCE 2010-7

### AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREENCASTLE, INDIANA ZONING ORDINANCE REGARDING SIGNS AND PUBLIC/INSTITUTIONAL USES

WHEREAS, the City of Greencastle (the City) replaced its Zoning Ordinance and Subdivision Control Ordinance February 27, 2003;

WHEREAS, it is desirable, and in the City's best interest to amend the Zoning Ordinance and Subdivision Control Ordinance as indicated below. Deleted language is indicated with a strike-through and additional language is in italics.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Greencastle that it hereby amends the following sections of the Zoning Ordinance in the Greencastle City Code to read as follows:

#### ZONING ORDINANCE

##### Section 2.4—Agricultural District

###### A. Permitted Uses

###### Public/Institutional Uses

- *Church or place of worship*

##### Section 2.13—Central Business

###### A. Permitted Uses

###### Public/Institutional Uses

- *Church or place of worship*

###### B. Special Exception Uses

###### Public/Institutional Uses

- ~~Church or place of worship~~

##### Section 2.14—General Business 1

###### A. Permitted Uses

###### Public Institutional Uses

- *Church or place of worship*



B. Special Exception Uses

Public/Institutional Uses

- ~~Church or place of worship~~

**Section 2.15—General Business 2**

A. Permitted Uses

Public Institutional Uses

- *Church or place of worship*
- *Lodge or private club*

B. Special Exception Uses

Public/Institutional Uses

- ~~Lodge or private club~~

**Section 2.19—University**

A. Permitted Uses

Public/Institutional Uses

- *Church or place of worship*

B. Special Exception Uses

Public/Institutional Uses

- ~~Church or place of worship~~

**Section 2.21 Land Use Matrix**

The Land Use Matrix shall be amended to indicate the above changes.

**Section 5.9(B)(10)—Type I**

~~Signs: No signs of any type shall be permitted other than those for the residential use by Article 6 of this Ordinance.~~ *One sign for the home occupation shall be permitted. The sign shall not exceed 2 square feet in area and four (4) feet in height, and shall be attached to the wall of the primary structure or in the yard, outside of the right-of-way. The illumination of these signs is prohibited. This provision applies to signage for child day-care homes as defined by this Ordinance.*



## Section 5.9(C)(10)—Type II

Signs: One sign for the home occupation shall be permitted. The sign shall not exceed 2 square feet *in area and four (4) feet in height*, and shall be attached to the wall of the primary structure *or in the yard, outside of the right-of-way*. *The illumination of these signs is prohibited.* ~~No off-site signs, signs in the yard of the property, or any other signs, other than those for the residential use by Article 6 of this Ordinance, shall be permitted.~~

## Section 6.1 (C) General Sign Standards

### C. Prohibited Signs:

1. ~~Animated Signs:—Signs that utilize any moving or changing picture, laser, or visual projection of images or copy in conjunction with any business or advertisement, this includes pre-recorded video or streaming video. This provision does not include time and temperature signs which may alternate between the “time” and “temperature” message.~~ *Animated signs that use motion picture, laser, or visual projection of images or copy in conjunction with any business or advertisement. Also prohibited are signs that have intermittent blinking, flashing, rotating, fading, or fluttering lights and lights that change in intensity or brightness of color, as well as strobe lights. This provision also prohibits pre-recorded video or streaming video. Audio speakers and the use of pyrotechnics are prohibited. This provision does not include time and temperature signs which may alternate between the “time” and “temperature” message.*

*Electronic changeable copy signs are permitted in General Business 1, General Business 2, Professional Business, Light Industrial and General Industrial zoning districts and are subject to the following regulations:*

- *Electronic reader board cannot exceed 40% of the total sign face area*
- *Only static change of text is permitted; text cannot scroll or imitate animation or movement*
- *Text changes may occur no more than three (3) times per minute or every 20 seconds*
- *No sign shall obstruct vision or interfere with pedestrian or vehicular traffic*

### Section 6.3(4)(A)(2)—Sign Types Permitted:

*Time and Temperature—add Light Industrial and General Industrial to Permitted Business Sign Matrix*

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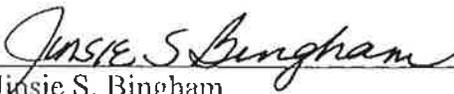


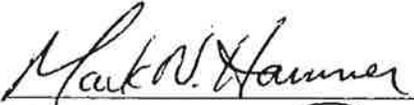
All other terms and conditions contained within the Zoning Ordinance shall remain in full force and effect.

This Ordinance shall have full force and effect upon passage of the Greencastle Common Council and its approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Greencastle, Indiana this 14<sup>th</sup> day of December, 2010.

  
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Adam Cohen

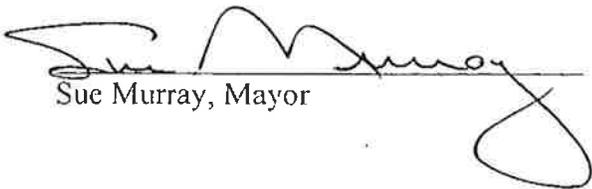
  
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Jinsie S. Bingham

  
\_\_\_\_\_  
Mark N. Hammer

  
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Phyllis Rokicki

  
\_\_\_\_\_  
Terry Smith

Approved and signed by me this 14<sup>th</sup> day of December, 2010, at 7:15 o'clock P.m.

  
\_\_\_\_\_  
Sue Murray, Mayor

ATTEST:  
  
\_\_\_\_\_  
Teresa Glenn, Clerk-Treasurer

