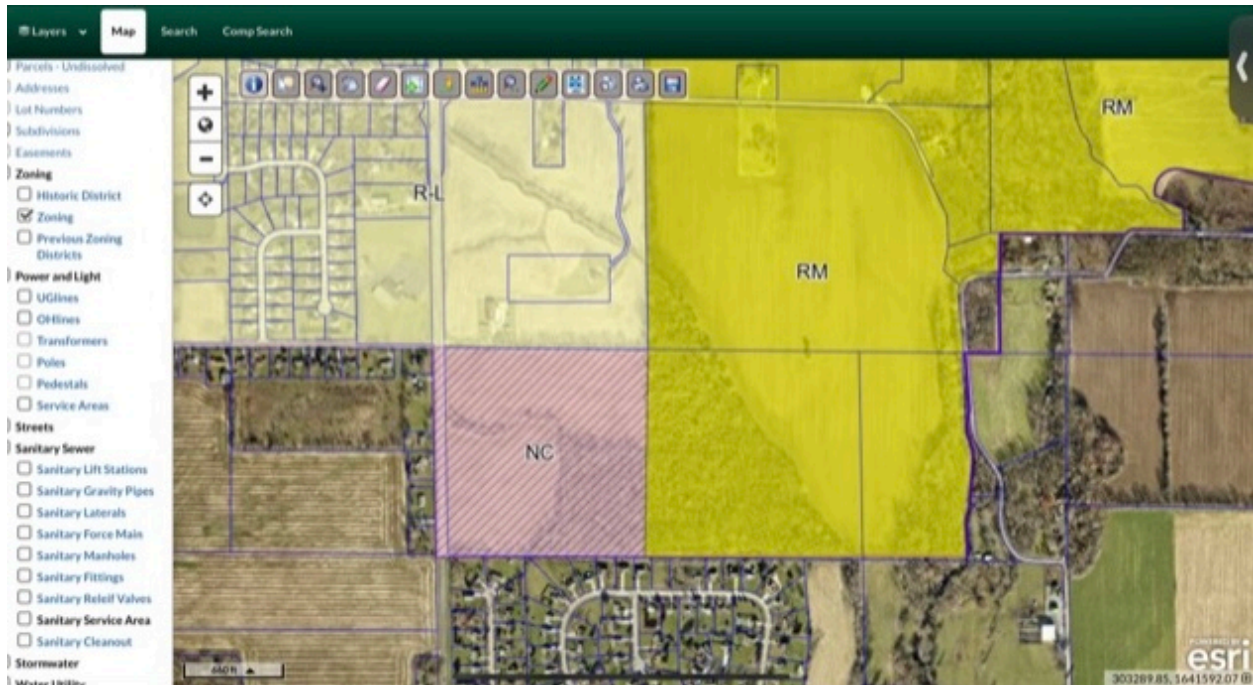


265 Acres in Greenfield Zoning Information

Zoning Map

Zoning designation of NC and RM as showed on the map below



NC: NEIGHBORHOOD COMMERCIAL NODE OVERLAY

RM: RESIDENTIAL MODERATE DENSITY DISTRICT

The “NC” Neighborhood Commercial Node is intended to provide a mix of uses in districts not zoned for commercial uses such as the RM, RU and RL Districts at node intersections or areas where a large attraction or draw may benefit light commercial and retail uses. The NC allows for the establishment of walkable neighborhood-scale commercial nodes supported by surrounding single-family residential developments. The NC modifies the underlying zone on all applicable standards. Anything not modified by the NC will follow the standards of the underlying zone. The desired development pattern in the NC is small-scale commercial districts connected to and integrated in suburbanstyle residential developments.

Here is the Uses for NC zoning district.

Permitted and Conditional Uses

A. Permitted Uses

i. Commercial

1. Neighborhood scale grocery or food markets under ten thousand (10,000) square feet
2. Retail uses under six thousand (6,000) square feet
3. Restaurants under six thousand (6,000) square feet, Drive-Thru features prohibited
4. Personal services such as salons, barbers, spas, dry-cleaners, and the like
5. Small health services such as dentists, yoga studios, dance, fitness studios, optometrists, and similar
6. Financial services, Drive-thru features prohibited
7. Art and creative studios, galleries, and cultural anchors such as libraries, museums, and similar
8. Child care facilities in compliance with all applicable Indiana State Codes and requirements from the appropriate state agencies.

B. Conditional Uses

- i. Mixed-use, multi-unit residential with commercial space
- ii. Indoor and outdoor recreation uses
- iii. Small-scale outdoor performance areas intended as an accessory use to a business for the enjoyment of patrons. Large-scale or outdoor performance areas meant as a primary use shall not be located in the Neighborhood Commercial Node.
- iv. Religious Institutions
- v. Other businesses similar to those permitted in this section but not specifically listed subject to Conditional Use Approval by the Board of Zoning Appeals.

RM – RESIDENTIAL MODERATE DENSITY

1. Purpose and Intent

RM - RESIDENTIAL MODERATE DENSITY

The “RM” Residential Moderate Density District is intended to regulate all land in the city platted for medium scale suburban residential development. The existing development pattern in the RM is traditional suburban subdivisions and multi-family developments. The desired development pattern in the RM is to accommodate a mix of traditional single-family residential developments and multi-unit developments, with some variations in sizes and styles to meet diverse market desires. Ideal developments should create welcoming neighborhood settings with excellent road and pedestrian connectivity to adjacent developments, perimeter trails, open space, and neighborhoods for all ages. This District is intended to promote a range of housing types and densities that create diverse combinations of neighborhoods. The maximum densities for this district shall be as follows:

Development Type

Density Range

Single-Unit

Zero to five (0-5) dwelling units per acre

Multi-Unit Single Story

Zero to ten (0-10) dwelling units per acre

Multi-Unit Two (2) Story

Zero to fourteen (0-14) dwelling units per acre

Multi-Unit Three (3) Story

Zero to twenty (0-20) dwelling units per acre