

**SECTION 2  
RESIDENTIAL DEVELOPMENT STANDARDS  
“Parcel O”**

**2.01 PURPOSE**

The purpose of “Parcel O” is to permit the development of single-family dwellings with lots having centralized sewer and water facilities.

**2.02 PRINCIPLE USES PERMITTED**

Principal permitted uses or similar uses consistent with the purposes of this Section shall be as follows:

- A. Farm Dwelling (Pre-existing dwellings, structures, and operations);
- B. Single-Family Dwellings;
- C. Educational Institution, K-12 only;
- D. Passive/Active Recreation

**2.03 ACCESSORY USE PERMITTED**

Accessory uses shall be permitted as follows:

- A. Day Care Home;
- B. Signs, as regulated by Section 12 of this PUD Ordinance;
- C. Home Occupation I, as regulated by Hendricks County Zoning Ordinance.

**2.04 SPECIAL EXCEPTION USES PERMITTED**

Special exception uses shall be permitted as follows:

- A. Assisted Living Facility;
- B. Educational Institution, excluding K-12;
- C. Non-commercial Recreation;
- D. Publicly Owned Buildings and Facilities;
- E. Religious Places of Worship;

**2.05 DEVELOPMENT STANDARDS**

- A. Property Development Standards

The minimum dimensions of lots and yards and the heights of buildings shall be pursuant to the following:

*West Wynne Farms PUD Ordinance*

1. Minimum Lot Area: 5,000 square feet
  2. Minimum Lot Width: 50 feet, measured at the building setback.
  3. Minimum Lot Frontage: 30 feet
  4. Maximum Lot Coverage: 50 percent  
Accessory use 5 percent or 600 square feet, whichever is greater
  5. Minimum Ground Floor Living Area: 1,500 square feet, single story  
900 square feet, multi-story  
(2,000 square feet total)
  6. Maximum Height: 40 feet principle structure  
18 feet accessory structure
  7. Minimum Front Yard Setback: 10 feet from the R.O.W. on subdivision streets
  8. Minimum Side Yard Setback: 0 feet minimum
  9. Minimum Rear Yard Setback: 10 feet
  10. Minimum Distance Between Principal Buildings: 10 feet
- B. **Alley Access**  
Private alleyways, to be situated along the rear face of proposed buildings, shall be utilized to access residences within "Parcel O". Said alleyways shall be privately maintained. Reference Section 10.02.A.11 for specifications. The travel lane shall be "one-way" and parking will not be permitted in alleys; Developer agrees to post restrictive signs.
- C. **Minimum Off-Street Parking and Loading Requirements**  
Minimum off-street parking and loading requirements shall be as regulated by the Hendricks County Zoning Ordinance
- D. **Sign Requirements**  
Sign requirements shall be as regulated in this Ordinance Section 12.
- E. **Landscaping Requirements.**  
Landscaping shall be as regulated in this Ordinance Section 8.