

USERS GUIDE
For the City of Noblesville
Unified Development Ordinance

Summary of Article Topics

The Unified Development Ordinance comprises Chapter 15 of the Noblesville Municipal Code. The fifteen (15) Articles found in this Ordinance are as follows:

Article 1, Title, Purpose, and Effect, describes the purposes of the ordinance, the policies on which it is based, and the jurisdiction within which it is applicable.

Article 2, Definitions, defines significant terms used throughout the ordinance.

Article 3, Administrative Bodies and Officials, explains the powers and duties of various groups and individuals who help to administrate and enforce the ordinance.

Article 4, Zoning Applications and Approvals, explains various zoning and building procedures, such as Site Plan Review, Conditional Uses, Interpretations, Appeals, Variances, Amendments, Improvement Location Permits, Building Permits, and Certificates of Occupancy.

Article 5, Subdivision of Land, describes the procedure for creating subdivisions.

Article 6, Site Design and Improvement Standards, requires minimum standards for any improvements in the community, such as roads, sidewalks, streetlights, sewers, etc.

Article 7, Plans, Maps, and Zoning Districts, establishes 22 different zoning districts for the Noblesville community.

Article 8, Zoning Districts, describes each district. Each district description includes a purpose, permitted uses, uses permitted with restrictions, conditional uses, and any special restrictions, site plan review standards, or procedures that may apply to that district.

Article 9, General Provisions, explains some of the miscellaneous requirements applicable to more than just one district. These include requirements affecting Accessory Uses, Home Occupations, Child Care Homes, Residential Care Homes, Manufactured Homes, Bed and Breakfast Establishments, Agriculture, and Temporary Uses.

Article 10, Off Street Parking and Loading applies to all districts. It includes the required number of off-street parking spaces and loading berths, and the improvement standards with which they must comply. It also requires additional parking for disabled individuals, and some innovative methods to reduce parking requirements.

Article 11, Signs, also applies to all districts. It explains what types of signs are permitted, where they may be located, and how large they can be, including other sign regulations.

Article 12, Landscaping and Screening, applies to all districts as well. It requires landscaping around parking lots and as buffers between incompatible land uses, and fencing around refuse disposal dumpsters. Standards are given for the size of landscape areas and individual plants.

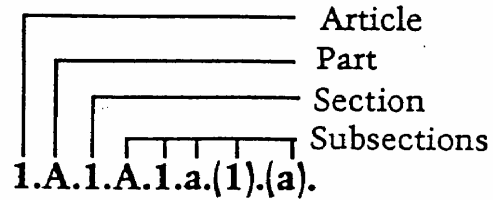
Article 13, Environmental Performance Standards, outlines standards to protect the community from excessive light, glare, heat, noise, odors, and other nuisances.

Article 14, Non-conforming Uses, explains what happens to uses already existing in the community, which no longer meet the requirements of this new ordinance.

Article 15, Enforcement, explains what happens if one fails to comply with the provisions of this ordinance.

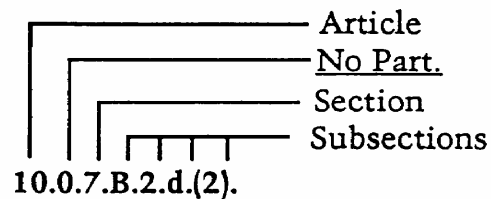
How to Use the Numbering System

The ordinance uses up to eight levels of information. These are illustrated as follows:



This would be referenced in the ordinance as: Article 1, Part A, Section 1.A.a.(1).(a).

Some Articles, however, are not long enough to make division into Parts necessary. An example from this ordinance is Article 10. One of the subsections in Article 10 might be illustrated like this:



This would be referenced in the ordinance as: Article 10, Section 7.B.2.d.(2).