

The Maple Lane Club of Bradley Ridge

PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE *2025-24*

ZIONSVILLE, INDIANA

NOVEMBER 2025

TABLE OF CONTENTS

	<u>Page</u>
<u>Section 1. Applicability of Ordinance</u>	<u>1</u>
<u>Section 2. Rules of Construction</u>	<u>2</u>
<u>Section 3. Use Blocks Within The Maple Lane Club of Bradley Ridge PUD District Ordinance</u>	<u>2</u>
<u>Section 3.1. Founders Grove Use Block</u>	<u>2</u>
<u>Section 3.2. Heritage Hill Use Block</u>	<u>3</u>
<u>Section 3.3. Pinegate Use Block</u>	<u>4</u>
<u>Section 3.4. Community Amenity Area Use Block</u>	<u>5</u>
<u>Section 3.5. Watch Us Farm Use Block</u>	<u>6</u>
<u>Section 3.6. Maple Lane Commons Use Block</u>	<u>7</u>
<u>Section 4. Accessory Structures and Uses</u>	<u>8</u>
<u>Section 5. Landscaping Requirements</u>	<u>9</u>
<u>Section 6. Lighting Requirements</u>	<u>15</u>
<u>Section 7. Signage Requirements</u>	<u>16</u>
<u>Section 8. Parking Requirements</u>	<u>20</u>
<u>Section 9. Pedestrian Circulation</u>	<u>21</u>
<u>Section 10. Environmental Systems, Drainage and Streets and Streetscapes</u>	<u>22</u>
<u>Section 11. Additional Requirements and Standards</u>	<u>23</u>
<u>Section 12. Development Limits</u>	<u>24</u>
<u>Section 13. Procedural Provisions</u>	<u>24</u>
<u>Section 14. Definitions</u>	<u>26</u>

SCHEDULE OF EXHIBITS

<u>Exhibit 1.</u>	<u>Legal Description</u>
<u>Exhibit 2.</u>	<u>Concept Plan</u>
<u>Exhibit 3.</u>	<u>Use Block Plan</u>
<u>Exhibit 4.</u>	<u>Use Table</u>
<u>Exhibit 5.</u>	<u>Development Standards Matrix</u>
<u>Exhibit 6.</u>	<u>Conceptual Character Imagery – Founders Grove & Heritage Hill Use Blocks</u>
<u>Exhibit 7.</u>	<u>Conceptual Character Imagery – Pinegate Use Block</u>
<u>Exhibit 8.</u>	<u>Conceptual Character Imagery – Watch Us Farm Use Block</u>
<u>Exhibit 9.</u>	<u>Conceptual Character Imagery – Maple Lane Commons</u>
<u>Exhibit 10.</u>	<u>Architectural Standards</u>
<u>Exhibit 11.</u>	<u>Pedestrian Circulation Plan</u>
<u>Exhibit 12.</u>	<u>Street Typology Plan and Street and Trail Standards</u>
<u>Exhibit 12.1.</u>	<u>Street Typology Plan and Street and Trail Standards Exhibit</u>
<u>Exhibit 12.2a-b.</u>	<u>Street Standards – Local Street; Alley Street</u>
<u>Exhibit 13.</u>	<u>Conceptual Character Imagery – Community Amenity Area Use Block</u>

Note: All of the above Exhibits (1-13) are attached to this The Maple Lane Club of Bradley Ridge PUD District Ordinance, are incorporated by reference into this The Maple Lane Club of Bradley Ridge PUD District Ordinance, and are part of this The Maple Lane Club of Bradley Ridge PUD District Ordinance.

ORDINANCE NO. 2025- 24__
OF THE TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE ESTABLISHING
THE MAPLE LANE CLUB OF BRADLEY RIDGE
PLANNED UNIT DEVELOPMENT DISTRICT

Plan Commission Petition No. 2025-53-Z

WHEREAS, Ind. Code § 36-7-4-600 confers upon the Zionsville Town Council the power to determine reasonable zoning requirements for property within the corporate boundaries of the Town, and Section 194.182 of the Zoning Ordinance, sets forth the process to amend the Zoning Map; and

WHEREAS, Section 194.140 of the Zoning Ordinance provides for the establishment of a Planned Unit Development District in accordance with the requirements of Ind. Code § 36-7-4-1500 *et seq.*; and

WHEREAS, the Real Estate is currently zoned AG (Agriculture); and

WHEREAS, the Town of Zionsville Advisory Plan Commission certified on October 20, 2025 to the Zionsville Town Council a favorable recommendation to adopt The Maple Lane Club of Bradley Ridge PUD District Ordinance and to rezone the Real Estate to The Maple Lane Club of Bradley Ridge PUD District; and

WHEREAS, the Zionsville Town Council has been requested to adopt The Maple Lane Club of Bradley Ridge PUD District Ordinance and amend the Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF ZIONSVILLE, INDIANA, THAT: (i) pursuant to Ind. Code § 36-7-4-1500 *et seq.*, the Zionsville Town Council adopts The Maple Lane Club of Bradley Ridge PUD District Ordinance , and amends the Zoning Map for the Real Estate to The Maple Lane Club of Bradley Ridge PUD District; (ii) all development standards and land uses within the Zoning Ordinance that are regulated by The Maple Lane Club of Bradley Ridge PUD District Ordinance shall be inapplicable, (iii) development standards in the Zoning Ordinance included by reference in The Maple Lane Club of Bradley Ridge PUD District Ordinance or not included in The Maple Lane Club of Bradley Ridge PUD District Ordinance shall remain applicable; and (iv) The Maple Lane Club of Bradley Ridge PUD District Ordinance shall be in full force and effect from and after its passage and adoption by the Zionsville Town Council.

Section 1. Applicability of Ordinance.

Section 1.1. The Zoning Map is hereby changed to designate the Real Estate as The Maple Lane Club of Bradley Ridge PUD District.

Section 1.2. Development in The Maple Lane Club of Bradley Ridge PUD District shall be governed entirely by (i) the provisions of this The Maple Lane Club of Bradley Ridge

PUD District Ordinance and its exhibits, (ii) those provisions of the Zoning Ordinance specifically referenced in The Maple Lane Club of Bradley Ridge PUD District Ordinance, and (iii) any provisions of the Zoning Ordinance where The Maple Lane Club of Bradley Ridge PUD District Ordinance is silent. In the event of a conflict or inconsistency between The Maple Lane Club of Bradley Ridge PUD District Ordinance and the Zoning Ordinance, the provisions of The Maple Lane Club of Bradley Ridge PUD District Ordinance shall apply.

Section 1.3. The subdivision of the land shall be allowed within The Maple Lane Club of Bradley Ridge PUD District. Any subdivision of land within The Maple Lane Club of Bradley Ridge PUD District shall be subject to the regulations and procedures of the Subdivision Control Ordinance and other relevant Town ordinances and standards.

Section 1.4. The Michigan Road Corridor Overlay shall not apply to the use and development of the Real Estate.

Section 1.5. Where The Maple Lane Club of Bradley Ridge PUD District Ordinance is silent, the Rural R-2 Zoning District regulations shall apply to the Founders Grove, Heritage Hill, and Pinegate Use Blocks, the Rural GB Zoning District regulations shall apply to the Maple Lane Commons Use Block, and the Rural AG Zoning District regulations shall apply to the Watch Us Farm Use Block.

Section 1.6. All enforcement and penalties, processes, permitting, grandfathering, and basic provisions within the Zoning Ordinance shall be in full force and effect.

Section 2. Rules of Construction.

Section 2.1. General Rules of Construction. The following general rules of construction and definitions shall apply to The Maple Lane Club of Bradley Ridge PUD District Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- B. Words used in the present tense include the past and future tenses, and the future the present, unless the context clearly indicates the contrary.
- C. The word “shall” indicates a mandatory requirement. The word “may” indicates a permissive requirement.

Section 3. Use Blocks Within The Maple Lane Club of Bradley Ridge PUD District Ordinance. The Use Blocks within The Maple Lane Club of Bradley Ridge PUD District are as shown on Exhibit 3 (Use Block Plan).

Section 3.1. Founders Grove Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses shall be Single Family Dwellings and other Permitted and Accessory uses as set forth in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 6 (Conceptual Character Imagery – Founders Grove & Heritage Hill Use Blocks).

Section 3.2. Heritage Hill Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses shall be Single Family Dwellings and other Permitted and Accessory uses as set forth in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 6 (Conceptual Character Imagery – Founders Grove & Heritage Hill Use Blocks).

Section 3.3. Pinegate Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses shall be Single Family Dwellings and other Permitted and Accessory uses as set forth in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 7 (Conceptual Character Imagery – Pinegate Use Block).

Section 3.4. Community Amenity Area Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses are specified in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (8) Access shall be limited to a single entry as depicted on the Concept Plan (Exhibit 2).

D. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 13 (Conceptual Character Imagery – Community Amenity Area Use Block).

Section 3.5. Watch Us Farm Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan).

A. Permitted Uses:

- (1) Permitted Uses shall be a Living/Learning Farm and other Permitted and Accessory uses as set forth in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (8) Access shall be limited to a single entry (from 200 South) as depicted on the Concept Plan (Exhibit 2).

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 8 (Conceptual Character Imagery – Watch Us Farm Use Block).

Section 3.6. Maple Lane Commons Use Block. This Block is located as shown on Exhibit 3 (Use Block Plan) is intended as a Mixed Use Neighborhood Market, together with neighborhood commercial, professional office uses, retail uses, and Single-Family Dwellings. The Maple Lane Commons Use Block permits such uses as cafes, farm and produce stand, an art gallery, and recreational facilities, as well as health and fitness facilities. The Maple Lane Commons Use Block is designed to create a compact, environment which should complement the farm and rural lifestyle while emphasizing walkability and connection to the community.

A. Permitted Uses:

- (1) Permitted Uses are specified in Exhibit 4 (Use Table).

B. Architectural Standards:

- (1) Additional Requirements and Standards are included under Section 11 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

C. Development Requirements:

- (1) Applicable lot, setback, separation, and height requirements are contained within Exhibit 5 (Development Standards Matrix).
- (2) Applicable landscaping requirements are contained in Section 5 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (3) Applicable lighting requirements are contained in Section 6 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (4) Applicable signage requirements are contained in Section 7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (5) Applicable parking requirements are contained in Section 8 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (6) Applicable pedestrian circulation standards are contained in Section 9 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (7) Applicable environmental systems, drainage and street standards are contained in Section 10 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- (8) Access shall be limited to a single entry (from 200 South) as depicted on the Concept Plan (Exhibit 2).

D. Dwellings shall comply with Exhibit 10 (Architectural Standards).

E. The Conceptual Character Imagery of Building Architecture is contained within Exhibit 9 (Conceptual Character Imagery – Maple Lane Commons Use Block). For Dwelling Buildings, the Conceptual Character Imagery of Building Architecture will be similar to that shown on Exhibit 6 and Exhibit 7.

Section 4. Accessory Structures and Uses. Accessory Structures and Accessory Uses shall be permitted in The Maple Lane Club of Bradley Ridge PUD District to the extent set forth in Exhibit 4 (Use Table) and shall comply with the Standards set forth in Exhibit 5 (Development Standards Matrix) applicable to such Accessory Structures. Accessory Structures in the Founders Grove Use Block, Heritage Hill Use Block, or Pinegate Use Block shall have on all sides the same

architectural features and construction materials, and be architecturally compatible with the principal Building(s) with which it is associated.

Section 5. Landscaping Requirements. The landscaping in The Maple Lane Club of Bradley Ridge PUD District shall be a combination of native and ornamental plants and trees combined in design to complement the existing landscape and architectural character of residential homes. Landscape treatment for buffers, greenspaces, roads, paths, service and parking areas, Amenity Areas and storm water areas shall be designed as an integral and coordinated part of the landscape plan for the development as a whole.

Section 5.1. General Landscaping Standards. Landscaping shall be integrated with, and complement other functional and ornamental site design elements, where appropriate, such as hardscape materials, paths, sidewalks, fencing, or any water features.

- A. Plantings along Buildings and streets should be designed with repetition, structured patterns, and complementary textures and colors, to reinforce the overall character of the area. Alternate or pervious paving material and alternative planting media is permitted in the areas where planting space is limited by restrictions such as Buildings, asphalt or concrete paving, parking lots, etc.
- B. All required trees, shrubs and ground covers shall be planted according to American Standard for Nursery Stock (ANSI Z60.1), and following the standards and best management practices (BMPs) published by the Indiana Department of Natural Resources, Division of Forestry Community Urban Forestry Program. All required landscaping materials shall be appropriate for local growing and climatic conditions. Plant suitability, maintenance and compatibility with site construction features are critical factors that should be considered.
- C. Required Shade trees shall be at least two and one half (2.5) inches in caliper diameter when planted, as measured at six (6) inches above the ground. Required ornamental trees shall be at least one and one half (1.5) inches caliper diameter when planted, as measured at six (6) inches above the ground. Required evergreen trees shall be a minimum of six (6) feet in height when planted and can be substituted for (in place of) shrubs with 1 (one) evergreen tree equal to three (3) shrubs. Required shrubs shall be at least eighteen (18) inches in height when planted. Required ornamental grasses of at least nine (9) inches in height when planted and that obtain a mature height of at least three (3) feet may be substituted (in place of) shrubs on a one to one (equivalent) basis. There shall be no minimum size for mitigation plantings.

- D. Existing vegetation may be used to achieve project landscaping requirements, as determined by the Controlling Developer, if (i) the vegetation located on the subject parcel is of suitable quality and health, and (ii) the vegetation is required to be preserved using accepted best management practices (BMP's) for tree protection during construction. To the extent existing vegetation will be used to achieve project landscaping requirements, the Controlling Developer or its successor shall provide a tree survey and/or tree inventory with its petition for Development Plan approval; provided, however, the Director may not require a tree survey or an inventory where the Controlling Developer demonstrates that the existing native vegetation will remain in place and be substantially undisturbed.
- E. Low maintenance plantings such as wildflowers, low mow turf and native prairie plantings may be used to minimize water use and mowing in open areas.
- F. Any Material Alterations of landscaping approved as part of a Development Plan, may be approved by the Director in order to conform to specific site conditions. Additional deviations or Material Alterations of landscaping may be approved by the Director in order to conform to specific site conditions.
- G. All plantings shall comply with Vision Clearance Area requirements contained in the Subdivision Control Ordinance.
- H. Any plantings within a right-of-way shall be maintained by the Controlling Developer or its successor. If the Town's Department of Public Works or the County Highway Department shall remove any plantings for street or utility repairs, they shall not be required to be replaced by the Town or County; provided, however, reasonable efforts shall be made to avoid removal of existing, mature trees. Any removed plantings shall be replaced by the Controlling Developer or its successor.

Section 5.2. Areas to be Landscaped.

- A. Perimeter Buffering. See Section 5.3 below.
- B. Street Trees. See Section 5.4 below.
- C. Foundation Plantings. See Section 5.5 below.
- D. Parking Lot Plantings. See Section 5.6 below.

- E. Screening Areas. See Section 5.7 below.
- F. Storm Water Retention Ponds. See Section 5.8 below.

Section 5.3. Perimeter Buffering.

- A. Perimeter landscaping along the property lines shall be provided in the form of (i) a minimum ten (10) foot greenbelt buffer for portions of the Real Estate perimeter abutting all roadways (with the exception of the frontage along U.S. 421 which shall have a twenty (20) foot greenbelt), (ii) a minimum twenty (20) foot greenbelt buffer between proposed lots and existing residential lots adjacent to The Maple Lane Club of Bradley Ridge PUD District, and (iii) a buffer may be included between uses if the Controlling Developer determines it is necessary.
- B. In an effort to retain the natural wooded habitat, trees may be preserved in lieu of plantings. Tree preservation will be encouraged and only require removal if for drainage, utilities or pedestrian trails and paths. Buffering may be composed of existing trees, natural woodland growth, creeks grass, ponds, storm water management elements, fountains, berms and landscape areas.
- C. A masonry wall, mound or fencing (or any combination thereof) may serve in lieu of any buffer requirement required within The Maple Lane Club of Bradley Ridge PUD District; provided that: (i) such wall, mound or fencing is at least six (6) feet in height; and (iii) permitted fence or wall materials consist of wood, brick, masonry or other similar durable materials as approved by the Director.
- D. The incorporation of sidewalks and side paths into the design is permitted; however, no Buildings or Accessory Structures shall be established within areas designated for perimeter buffering, with the exception of gate houses or entrance structures.
- E. Ground mounted signs and lighting standards are permitted within areas designated for perimeter buffering.
- F. Landscape planting minimum requirements of four (4) shade trees and three (3) ornamental trees per one hundred (100) linear feet shall be provided within the green belt buffer. To the extent existing trees and vegetation will be used to achieve project buffering requirements, the Controlling Developer or its successor shall provide a tree survey and/or tree inventory with its petition for Development Plan approval; provided, that the Director may determine not to require a tree survey where the Controlling Developer

demonstrates that the existing vegetation will remain in place and be substantially undisturbed.

- G. Required buffer plantings may be grouped to allow a more natural planting scheme and to provide view sheds, where appropriate, into the Development, and required buffer plantings may be computed as an average across the total linear footage of frontage. The maximum spacing between groupings shall be two hundred (200) linear feet.
- H. There are no minimum bufferyard requirements between Use Blocks required by this Ordinance; besides a twenty (20) foot buffer between the non-residential areas of the Maple Lane Commons Use Block and the Pinegate and Heritage Hill Use Blocks.

Section 5.4. Street Trees.

- A. Medium or large growing shade trees shall be planted parallel to each street, in planting strips on both sides of the street. Street trees shall be planted a minimum of twenty-five (25) feet and a maximum of forty-five (45) feet on center. Where ample passage area is provided, tree planting areas shall be treated as planting beds to soften the hardscape. Street trees shall not be required along and adjacent to Alleys.
- B. In instances where street trees are required within perimeter buffer areas all street trees shall count toward the perimeter buffer planting standards provided above in Section 5.3.
- C. No street trees shall be planted in conflict with drainage or utility easements or structures and underground detention (unless permitted by the Public Works Director), or within Vision Clearance Areas as described in the Subdivision Control Ordinance (unless permitted by the Director for Vision Clearance).
- D. Street tree species shall be selected from the Town's published list of recommended street trees. Street trees shall be pruned to a minimum height of nine (9) feet over sidewalks and fourteen (14) feet over streets, to allow free passage along sidewalks and streets.
- E. Any damage caused by the root system of the street trees to the surrounding trails, sidewalks, streets curbs or publicly owned underground piping, shall be repaired by the Developer or its successor in interest.
- F. The removal of dead or otherwise unsafe, street trees shall be at the expense of the Controlling Developer or its successor in interest.

Section 5.5. Foundation Planting Standards. Applicable to only the non-residential uses within the Maple Lane Commons Use Block, foundation landscaping shall be provided at the base of all Building elevations that do not directly abut hardscapes, to soften and enhance the architectural lines of Buildings, frame the primary views to Buildings and public spaces, and blend architectural designs with the landscape. Foundation plantings shall be designed to appropriately complement a Building's use, setback, height, and architectural features. Window boxes for flowers and planters on front stoops and sidewalks are required in areas where landscaping cannot be installed at the base of a Building due to the Building's proximity to a sidewalk or easement.

- A. Within the Maple Lane Commons Use Block, applicable to the non-residential uses, a minimum planting area of three (3) feet in depth, extending from the building façade, shall be installed along the front, sides, and rear of Building(s).
- B. The primary landscape materials used shall be shrubs, ground cover, and ornamental grasses.
- C. Sidewalks, plazas and/or terraces may be permitted in foundation planting areas.
- D. Outdoor dining, ingress areas, egress areas and service areas shall not require foundation plantings and shall be deducted from the overall length and size of the Building perimeter prior to calculating the required foundation planting area.

Section 5.6. Parking Lot Plantings. Where parking lots are visible from the public right-of-way, the following requirements will apply:

- A. Lot Interior. A minimum of one (1) shade tree and three (3) shrubs per fifteen (15) parking spaces shall be provided. Planting islands shall be a minimum of nine (9) feet wide by eighteen (18) feet wide. Planting islands shall be permitted to be utilized for stormwater management as part of a low impact development strategy. No more than twenty (20) continuous spaces are permitted.
- B. Lot Perimeter. A minimum six (6) foot wide perimeter planting strip shall be provided on all sides of a parking lot (except where parking areas abut curb-to-building sidewalk, adjacent Amenity Areas or Watch Us Farm Use Block).
 - 1. The planting strip shall contain three (3) shade trees and twenty (20) shrubs and/or ornamental grasses per one hundred (100) lineal feet of planting strip.

2. Walls with a minimum of one-third (1/3) of the aggregate wall length on a parcel to be eighteen (18) inches to twenty-four (24) inches in height (sealing walls), and the remaining two-thirds (2/3) of the aggregate wall length with a minimum height of forty-two (42) inches, may be used in lieu of fifty (50) percent of the required plantings.
3. These requirements exclude areas where parking lot drive aisles discharge directly into a perimeter road. In areas where parking lot drive aisles abut to the right-of-way edge no shrubs will be required.
4. Perimeter planting may occupy the same area as a required perimeter buffering but shall not be counted towards buffer planting requirements; provided, however that in areas where there exists a combination of buffer plantings and parking lot perimeter plantings, the required number of plantings shall not exceed five (5) trees and thirty (30) shrubs per one hundred (100) lineal feet.
5. Existing vegetation may be credited towards perimeter planting strips around parking lots on a one-to-one basis for trees provided the existing trees are healthy (and on the list of approved tree species) and have a minimum 3" diameter at breast height. In addition, existing trees may be substituted for three (3) shrubs. The planting strip where credited shall be placed within a woodland preservation easement and there should be no limit to the width of this planting strip when crediting existing trees. To the extent existing trees and vegetation will be used to satisfy parking lot perimeter planting requirements, the Controlling Developer or its successor shall provide a tree survey and/or tree inventory with its petition for Development Plan approval.

- C. Additional Requirements. Required parking lot plantings may be grouped to allow a more natural planting scheme and to provide view sheds, where appropriate, and required plantings may be computed as an average across the total linear footage of frontage.

Section 5.7. Screening Areas. Screening and landscaping shall prevent direct views of loading areas, ground mounted mechanical/telecommunication equipment and other service areas from adjacent residential properties or from the public right-of-way. Screening and buffering shall be achieved through walls, fences and landscaping that meets the requirements of Section 5.6B, shall be a minimum of five (5) feet tall, and shall be visually impervious. Recesses in the Building or depressed access ramps may also be used.

Section 5.8. Storm Water Retention Ponds. Storm water retention ponds will be designed in a non-geometric shape to simulate natural ponds. The primary landscaping materials used when adjacent to ponds shall be shrubs, ground covers, ornamental grasses and wetland specific plantings, appropriately cited for a more natural rather than engineered appearance and to promote a healthy pond ecosystem (e.g., landscaping to provide areas of natural shading).

Section 6. Lighting Requirements.

Section 6.1. Street Lights.

- A. Street light design shall be consistent throughout the Real Estate and be of uniform or comparable design and materials.
- B. Street signage may be mounted to Street lights where necessary to reduce roadside clutter.
- C. The Controlling Developer or its successor-in-interest shall be responsible for the power costs and maintenance of all street lighting within the development.
- D. Street lights will be installed at street intersections and at a separation distance not less than 300 feet or greater than 600 feet.
- E. Street lights shall incorporate baffling, shielding or other design elements to reduce light spillage.
- F. The Street lighting intensity within the development shall not exceed the limits and standards set forth in the Zoning Ordinance.

Section 6.2. Site Lighting. All site lighting accessory to uses and individual lots within the Real Estate (which shall not include Street lights) shall comply with the following standards:

- A. All site lighting shall be coordinated throughout the Use Blocks and be of uniform or comparable design and materials.
- B. Exterior lighting of the Building or site shall be designed so that (i) light is not directed off the site; (ii) the light source is shielded from direct offsite viewing; and (iii) light is not directed upward.
- C. Exterior lighting shall be architecturally integrated with the Building style, material and color. Rooftop lighting is prohibited.
- D. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed on low level fixtures.

- E. Light fixtures in parking areas shall not exceed twenty-five (25) feet in height.
- F. Lighting in all parking areas serving non-residential uses shall be designed and maintained so that it is reduced, to a lower level reasonably required for security purposes, during the hours that the associated uses are not open for business.
- G. No neon lighting shall be permitted (i) on the exterior of or (ii) outside any Building.
- H. The site lighting intensity within the development shall not exceed the limits and standards set forth in the Zoning Ordinance.

Section 7. Signage Requirements.

Section 7.1. Entrance Signs. One (1) monument style, entrance Identification Sign shall be permitted at each entrance to the Real Estate.

- A. Area: Maximum Sign Area per sign shall be one hundred-fifty (150) square feet.
- B. Height: Maximum Sign Height shall be fifteen (15) feet, inclusive of the monument style.
- C. Location: Located outside of street right-of-way, unless an encroachment is permitted by the Town. Additionally, no such Sign shall be within the required Vision Clearance Area as described in the Subdivision Control Ordinance.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- F. Landscaping: All such Signs must be accompanied by a landscaped area at least equal to the total Sign Area of such Signs, which may include mounding.

Section 7.2. Individual Internal Neighborhood Signs. Individual internal neighborhood Signs or entryway Signs to the Amenity Areas within the Real Estate shall not be limited but shall be consistent, when possible, in character and style and shall not be any larger than four (4) feet by four (4) feet.

Section 7.3. Directory Signs. Directory Signs shall be permitted.

- A. Area: Maximum Sign Area per sign shall be twenty (20) square feet if the sign is ground mounted and six (6) square feet if the Sign is of a street sign style.
- B. Height: Maximum Sign Height shall be five (5) feet if ground mounted or nine (9) feet if the Sign is of a street sign style.
- C. Location and Number: The location and number of such Signs shall be identified as part of any Development Plan.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.

Section 7.4. Commercial Building Signs. Watch Us Farm Use Block and Maple Lane Commons Use Block shall be permitted signs per the requirements of this Section.

- A. Wall Signs. Wall Signs shall be permitted. No individual roof signs shall be permitted.
 - 1. Establishments are permitted one (1) wall Sign per façade up to fifteen percent (15%) of the wall area of each establishment's façade. Maximum of two (2) per establishment.
 - 2. Signs are not required to face a public street frontage.
 - 3. Signs shall fit within the horizontal and vertical elements of the Building and shall not obscure details of the Building that could include architecture, windows, or the like.
 - 4. No such Sign shall be allowed to extend above the roofline or project over windows of a Building.
 - 5. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- B. Projecting Signs, Porch Signs, Canopy Signs and Awning Signs.
 - 1. Projecting Signs, Porch Signs, Canopy Signs and Awning Signs shall be permitted.
 - 2. One (1) Projecting Sign and one (1) Porch Sign shall be permitted, per establishment, in addition to permitted Wall Signs; provided, however, that an establishment with more than one (1) façade (such as an

establishment on the corner of a multi-use Building) shall be permitted two (2) such Signs.

3. Canopy or Awning Signs may be placed on more than one awning per establishment provided that they do not exceed the maximum Sign Area limitations.
4. Maximum Sign Area: (i) twenty (20) square feet for a Projecting Sign, (ii) six (6) square feet for a Porch Sign and (iii) ten percent (10%) of the overall face of the subject establishment's awnings or canopy for Awning Signs or Canopy Signs, respectively.
5. Projecting Signs and Awning Signs shall be a minimum of eight (8) feet above the adjacent sidewalk grade.

C. Window Signs and Murals.

1. Window Signs shall not exceed five percent (5%) of the window surface area on which it is placed or through which it is viewed. The sign surface area of window signs shall be calculated separately from the calculation of other building identification signs and shall not be included in the total area of other building identification signs permitted.
2. Murals, painted on or applied to a wall of a Building in the Maple Lane Commons Use Block or in the Watch Us Farm Use Block), which do not contain moving parts or internal lights, shall not constitute a Wall Sign and shall be permitted.
 - a. Maximum: No more than three (3) murals shall be permitted on any single Building.
 - b. If a mural is illuminated, indirect lighting shall be used.

Section 7.5. Dwelling Building Signs Within the Watch Us Farm Use Block

- A. Signs shall be permitted per Dwelling Building, up to six (6) square feet in Sign Area and no more than six (6) feet in height.
- B. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- C. Any other Signage for a residential use, not covered in The Maple Lane Club of Bradley Ridge PUD District Ordinance shall meet the requirements of the Rural R-2 Zoning District per Section 194.169, Rural; Signs, of the Zoning Ordinance.
- D. Home occupation signs are not permitted.

Section 7.6. Temporary Signs.

- A. Temporary Signs shall be permitted. Temporary signs shall include signs displayed for the marketing of real estate for sale and/or other temporary purposes.
- B. Temporary Signs shall not exceed eight (8) square feet in Sign Area and shall not exceed four (4) feet in height when placed on the ground.
- C. Temporary Signs shall remain out of the public right-of-way and not interfere with vision clearance or vehicular or pedestrian traffic.
- D. Each lot is permitted a maximum of one (1) Temporary Sign; provided, however, one (1) Temporary Sign per business or establishment is permitted within the Maple Lane Commons Use Block and the Watch Us Farm Use Block.

Section 7.7. Portable Temporary Signs. Portable Temporary Signs shall be permitted. Portable Temporary Signs shall include portable signs displayed outside Watch Us Farm Use Block and Maple Lane Commons Use Block used to advertise daily specials or other temporary information displayed during operating hours. Such Signs shall not be larger than eight (8) square feet in Sign Area and shall not exceed four (4) feet in height when placed on the ground. Signs are intended to be outside of public doors, located on hard surfaces, such as sidewalks, but not to impede pedestrian traffic. No more than one (1) per business or establishment.

Section 7.8. Incidental Signs. Signs less than three (3) square feet in Sign Area and less than three (3) feet in height where ground mounted shall be permitted.

Section 7.9. Banners. Decorative poles, street light poles or otherwise, with fabric banners are not defined as a Sign and any copy (letters or logos) on a banner shall be limited to six (6) square feet in area.

Section 7.10. No Neon. No Sign on any portion of the Real Estate shall include a neon lighting source.

Section 7.11. The Maple Lane Club of Bradley Ridge Internal Signage (Non-Regulatory). All signs pertaining to directions, identification, pedestrian crossings, gate openings, trails and other amenities throughout the Real Estate shall adhere to a consistent look and style but shall not be limited in quantity or size, but rather be used as needed throughout in addition to the street sign system. All such signage will be maintained by the Controlling Developer or its successor in interest.

Section 7.12. Regulatory Signs. Regulatory signage, including, but not limited to, street signs, stop signs, and speed limits signs, may have decorative posts and hardware provided that meet the Indiana Manual on Uniform Traffic Control Devices requirements.

Section 8. Parking Requirements.

Section 8.1. Automobile Parking.

- A. A minimum of two (2) spaces per Dwelling, Single-Family are required. Parking Spaces within driveways (tandem spaces in front of garages) meet this requirement. For clarity, parking within garages does not count towards this requirement.
- B. Off-street parking areas for two (2) or more different uses may be provided collectively, as one parking area, so long as the total number of spaces provided is not less than the total of the minimum required spaces for each individual use.
- C. Parking areas may be constructed with parking bumpers in lieu of the required curb in areas necessary to accommodate storm water management practices.
- D. The minimum dimensions of the various orientations of parking spaces shall follow standard engineering best practices.
- E. Internal parking lot drive aisles shall be a minimum of twenty-four (24) feet in width as measured from the outside edge of the parking space to the outside edge of the parking space perpendicular to and on the opposite side of the drive aisle or, if there exists a curb instead of a parking space on the opposite side of the drive aisle, to the inside edge of such curb.
- F. Golf cart parking may be included and may count toward up to ten percent (10%) of the required parking spaces.
- G. Parking for non-residential uses shall adhere to Section 194.111 Rural Parking and Loading Requirements of the Zoning Ordinance.

Section 8.2. Bicycle Parking.

- A. Bicycle parking may be provided throughout the site, including within Amenity Areas, in order to encourage alternative means of transportation to the site.

Section 8.3. Off-Street Loading, Stacking and Service Area Requirements.

- A. Loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of Buildings, in an inconspicuous location, and screened if not able to be located in an inconspicuous location.

- B. Screening and additional requirements are addressed in Section 5.7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

Section 9. Pedestrian Circulation. Specific provisions for incorporating pedestrian and bicycle access, circulation and amenities shall be included in the development of the Real Estate.

Section 9.1. An eight (8) foot wide asphalt side path shall be constructed along all adjacent perimeter public streets as generally shown on Exhibit 11 (Pedestrian Circulation Plan). Such paths may be constructed in phases as parcels are developed within The Maple Lane Club of Bradley Ridge PUD District; however, all said perimeter paths shall be constructed within five (5) years after the first commencement of construction for a phase having received secondary plat approval regardless of whether or not all phases within The Maple Lane Club of Bradley Ridge PUD District have been completed.

Section 9.2. Sidewalks, paths and/or walkways shall be provided on a minimum of one (1) side of all interior streets and allow for pedestrian mobility within The Maple Lane Club of Bradley Ridge PUD District. Seventy-five percent (75%) of the interior streets within The Maple Lane Club of Bradley Ridge PUD District shall have sidewalks, paths and/or walkways on two (2) sides.

Section 9.3. Sidewalks along interior streets shall be five (5) feet in minimum width and comprised of concrete with saw cut joints.

Section 9.3. Walkways shall be designed to allow pedestrians to access Buildings and Amenity Areas, and shall connect to sidewalks and paths within the public rights-of-way along Michigan Road and 200 South. Walkways on individual lots leading to the front door of a Single Family Dwelling or, in the Maple Lane Commons Use Block, to a Building, shall be comprised of concrete with saw cut joints.

Section 9.4. Walkways shall be provided on at least one (1) side of all non-residential Buildings and shall provide access between rear parking areas and principal Building entrances. The minimum width for such walkways shall be five (5) feet.

Section 9.5. Crosswalks shall be installed at strategic locations to facilitate safety where pedestrian and vehicular conflicts exist.

Section 9.6. Internal multi-purpose pathways shall be five (5) feet in minimum width and comprised of either asphalt, concrete, masonry pavers or any combination of those or other equivalent materials. Internal multi-purpose pathways shall be at the Controlling Developer's discretion as to location and number.

Section 9.7. The proposed conceptual pedestrian circulation is depicted on Exhibit 11. As final development plans are brought forth, all proposed sidewalks, walkways and paths will be depicted within those plans to ensure compliance with the requirements of this Section 9.

Section 10. Environmental Systems, Drainage and Streets and Streetscapes.

Section 10.1. The development will adhere to, or exceed, the terms and conditions of the Zionsville Stormwater Control Ordinance and Technical Standards.

Section 10.2. Low Impact Development (LID) techniques may be used as an environmental system to help attain water quality standards in conjunction with development of the storm water conveyance plan for The Maple Lane Club of Bradley Ridge PUD District. Examples of such systems include, but not are limited to, the use of bioswales, bioretention, rain gardens, infiltration trenches and permeable pavers/pavement. Any such systems shall be privately owned and maintained.

Section 10.3. Development within The Maple Lane Club of Bradley Ridge PUD District shall be in accordance with a drainage plan approved by the Town's Department of Public Works, which plan shall accommodate detention volume for the fully developed site and include standards and practices governing run-off, water quality, and regulating release rates. All stormwater infrastructure shall be designed by an engineering professional licensed in the State of Indiana. All stormwater infrastructure shall remain privately owned and maintained, except non-LID stormwater improvements within Public Right-of-Way and downstream infrastructure to the outfall of that section of infrastructure.

Section 10.4 All uses within the development shall be connected to water and sewer utilities. No on-lot drinking water wells or sewage disposal systems will be allowed.

Section 10.5 Alleys shall be permitted based on the following standards (only permitted in the Pinegate and Maple Lane Commons Use Blocks):

- A. All Alleys shall be a perpetual easement or a private way and shall not be dedicated to the public.
- B. Permeable Pavers may be used as set forth in Exhibit 11.

Section 10.6 All streets within The Maple Lane Club of Bradley Ridge PUD District are intended to be private, with exception of streets within the Maple Lane Commons Use Block. All streets will comply with the applicable provisions of the Town and/or County's Street Design and Construction Standards, unless specified otherwise in Exhibit 12 (Street Typology and Street and Trail Standards), accepted during the development plan review process, or other parts of The Maple Lane Club of Bradley Ridge PUD District Ordinance.

Section 10.7. Any parcel within The Maple Lane Club of Bradley Ridge PUD District, served by a private drive or private street shall not be required to maintain a minimum frontage on a public right of way. Multiple users or Dwellings may be served by a single private drive. In such cases, appropriate ingress/egress easements along with a plan for future drive maintenance shall be established.

Section 10.8. Exhibit 12 (Street Typology and Street and Trail Standards) also contains additional street and trail standards for The Maple Lane Club of Bradley Ridge PUD District.

Section 10.9. The number and configuration of vehicular access drives into the Real Estate shall be as generally illustrated in Exhibit 2 (Concept Plan).

Section 10.10. Streets within The Maple Lane Club of Bradley Ridge PUD District may have gated entries.

Section 11. Additional Requirements and Standards

Section 11.1. Common Area Details. Conceptual imagery can be found in Exhibit 13 (Conceptual Imagery – Community Amenity Area Use Block) and includes but is not limited to a conceptual idea for quality of entryways, common areas, street lighting and other aesthetic details.

Section 11.2. Public Art. Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under by this The Maple Lane Club of Bradley Ridge PUD District Ordinance. Any placement of public art in a right-of-way shall require the prior approval of the Town.

Section 11.3. Premises Identification. Premises identification shall meet the requirements of the postal numbering system provided by the Director for the Town of Zionsville and the U.S. Postal Service.

Section 11.4. Outdoor Storage. Outdoor Storage shall be permitted on a limited basis as specified in Exhibit 4 (Use Table).

Section 11.5. Temporary Uses. Temporary Uses, including Construction Facilities, Model Homes, Outdoor Sales, Outdoor Special Events, and Tents, shall be permitted as set forth in Exhibit 4 (Use Table).

Section 11.6. Service Connection Screening. Mechanical equipment, gas meters, and electric meters shall be screened in a manner consistent with Section 5.7 of The Maple Lane Club of Bradley Ridge PUD District Ordinance and shall be visually screened, where possible. Recesses in Buildings incorporating gates and other screening methods incorporated into the building design shall meet all applicable building code requirements. Essential Mechanical or Utilitarian Rooftop Appurtenances shall be screened, and upon the approval by the appropriate authority, such items and their screening may be erected to the minimum height appropriate unless prohibited by other laws or ordinances.

Section 11.7. The Maple Lane Club of Bradley Ridge PUD District may be developed in phases as determined by the Controlling Developer.

Section 12. Development Limits.

Section 12.1. Maximum Dwellings, Single-Family and Watch Us Farm

- A. There shall be no more than three-hundred thirty-six (336) single-family lots in the Founders Grove, Heritage Hill, Pinegate, and Maple Lane Commons Use Blocks. Specific to single-family lots within the Maple Lane Commons Use Block only, for each lot within the Maple Lane Commons Use Block, a lot will be removed from the Founders Grove Use Block, the Heritage Hill Use Block, or the Pinegate Use Block, such that the aggregate number of single-family lots in such Blocks, when combined with the single-family lots in the Maple Lane Commons Use Block, does not exceed three hundred thirty-six (336).
- B. There shall be no more than twenty-four (24) Dwellings in the Watch Us Farm Use Block.

Section 12.2. Modification of Development Limits. Any modification to this Section shall require a public hearing before the Plan Commission, a recommendation of the Plan Commission, and final adoption by the Zionsville Town Council as required by Section 194.146(B)(2) of the Zoning Ordinance.

Section 13. Procedural Provisions.

Section 13.1. Approval or Denial of Plats.

- A. With respect to any portion of The Maple Lane Club of Bradley Ridge PUD District, the platting into smaller sections shall be permitted, but shall not be required in order to divide the Real Estate into smaller areas for purposes of conveying title to a parcel or creating separate tax parcels. Platting or otherwise dividing the Real Estate into smaller parcels for the purpose of conveying title or creating separate tax parcels shall not create property lines to which setback or any other standards of the The Maple Lane Club of Bradley Ridge PUD District Ordinance shall be applied, provided that development of the parcels conform to an approved Development Plan.
- B. Primary and secondary platting shall be required with respect to any portion of The Maple Lane Club of Bradley Ridge PUD District on which lots are developed. Platting of lots within The Maple Lane Club of Bradley Ridge PUD District shall meet the requirements of the Subdivision Control Ordinance, unless a deviation from the standards in the Subdivision Control Ordinance is specifically addressed in The Maple Lane Club of Bradley Ridge PUD District Ordinance. All secondary plats for any portion of The Maple Lane Club of Bradley Ridge PUD District may be approved administratively by the Department, and may not require a public hearing

before the Plan Commission, so long as the proposed secondary plat substantially conforms with the corresponding approved primary plat.

- C. The combination of platted lots (or portions of platted lots) is anticipated and shall be permitted and approved administratively without the approval of the Plan Commission.
- D. If there is a Substantial Alteration in an approved primary plat, review and approval of the amended plans shall be made by the Director, Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure, and as prescribed by the Zoning Ordinance. Minor Alterations and Material Alterations may be approved by the Director.

Section 13.2. Development Plans.

- A. Except as otherwise set forth in this Section 13.2, Development Plan approval for the construction of the overall development, or each section thereof if the development is constructed in multiple phases, shall follow the procedures prescribed by the Zoning Ordinance for a Planned Unit Development District. No Development Plan approval shall be required for an individual Dwelling, Single-Family.
- B. Development Plan approval, if prescribed by the Zoning Ordinance, shall be necessary prior to the issuance of a building permit for each Use, other than an individual Dwelling, Single-Family.
- C. If there is a Substantial Alteration in an approved Development Plan, review and approval of the amended plans shall be made by the Director, Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure, and as prescribed by the Zoning Ordinance. Minor Alterations and Material Alterations may be approved by the Director.

Section 13.3. Modification of Development Requirements. The Plan Commission may, upon petition of the Controlling Developer, modify any requirements specified in this The Maple Lane Club of Bradley Ridge PUD District Ordinance. However, any approval of such modification shall require a public hearing before the Plan Commission, and final adoption by the Zionsville Town Council as required by Section 194.146(B)(2) of the Zoning Ordinance:

- A. The proposal shall be in harmony with the purposes and the land-use standards contained in The Maple Lane Club of Bradley Ridge PUD District Ordinance.

- B. The proposal shall enhance the overall development plan, the adjoining streetscapes, and the overall development.
- C. The proposal shall not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the development plan or The Maple Lane Club of Bradley Ridge PUD District, and shall not adversely affect emergency access or deprive adjoining noncommercial properties of adequate light and air.
- D. In granting a waiver from the Development Requirements, the Commission may impose such conditions that will, in its judgment, secure the purposes of The Maple Lane Club of Bradley Ridge PUD District Ordinance.
- E. This Section does not affect the right of an applicant to petition the BZA for a variance from development standards.

Section 13.4. Variance of Development Standards. The BZA may authorize variances from the terms of the development standards within The Maple Lane Club of Bradley Ridge PUD District Ordinance and/or the Zoning Ordinance, subject to the procedure prescribed in the Zoning Ordinance.

Section 14. Definitions. The definitions of capitalized terms throughout The Maple Lane Club of Bradley Ridge PUD District Ordinance shall be as set forth in this Section 14. The definitions of the uses set forth in Exhibit 4 (Use Table), unless otherwise defined below in this Section 14, shall be the same as set forth in the Zoning Ordinance. The definitions of other capitalized terms included in The Maple Lane Club of Bradley Ridge PUD District Ordinance and not defined below in this Section 14 or otherwise in this instrument, shall be the same as set forth in the Zoning Ordinance.

Accessory Structure: A structure which is subordinate to a Building or primary use located on the Real Estate. Such structures commonly include, but are not limited to, decks, outdoor kitchens, pergolas, pool houses, and other structures which support a particular primary use and structure.

Accessory Use: A use subordinate to the primary use, located on the Real Estate or in the same Building as the primary use, and incidental to the primary use.

Alley: A permanent private service way providing a secondary means of access to abutting lands.

Amenity Area: An area which is developed for the active or passive recreation and enjoyment of the occupants of a Dwelling or Dwellings. Such area may be for either private or public use and may be under either individual or common ownership.

Architectural Standards: The Architectural Standards attached hereto and incorporated herein by reference as Exhibit 10 (Architectural Standards).

Art Gallery: A room, structure or building which original works of art or limited editions of original art are bought, sold, loaned, appraised or exhibited to the general public.

Block(s): Any one or any combination of the (i) Founders Grove Use Block; (ii) Heritage Hill Use Block; (iii) Pinegate Use Block; (iv) Watch Us Farm Use Block; (v) Community Amenity Area Use Block; and (vi) Maple Lane Commons Use Block, as depicted on Exhibit 3 (Use Block Plan) or as context requires.

Building: A structure having a roof supported by columns and walls, for the shelter, support, enclosure or protection of persons, animals, or property. When separated by party walls, each portion of such a building may be considered a separate Building.

BZA: The Town's Board of Zoning Appeals

Café: A small restaurant selling light meals and drinks.

Coffee Shop: An establishment that primarily serves coffee of various types, notably espresso, latte, and cappuccino, and may sell ice cream and other refreshments for residents and their guests walking up for service.

Commercial Building(s): Any Building occupied primarily by any Retail & Service, Office or Cultural/Entertainment Use. Senior Living Facilities and Dwellings are not within this definition of Commercial Buildings.

Community Amenity Area Use Block: The Block identified on Exhibit 3 (Use Block Plan) as "Community Amenity Area Use Block".

Concept Plan: The Concept Plan is attached hereto and incorporated herein by reference as Exhibit 2 (Concept Plan). The Concept Plan depicts a potential layout of the internal drives, Building areas, Buildings, and parking areas permitted by this The Maple Lane Club of Bradley Ridge PUD District Ordinance. The Concept Plan is conceptual and preliminary, only, and the final site plan(s) shall comply with the Development Requirements and may vary from the Concept Plan with respect to, among other things, the size, location, and configuration of walkways, drives, building pads, landscape areas and parking areas may change; provided, however, the Zionsville Plan Commission shall have final approval authority concerning a final plan through its Development Plan approval process.

Conceptual Character Imagery: These are comprised of photographs, elevations and renderings and are intended to generally and conceptually illustrate an application of the Development Requirements and elements of the anticipated character of The Maple Lane Club of Bradley Ridge PUD District. While the Conceptual Character Imagery are representative in nature and are not intended to specify exactly what will be built and developed, they do fairly and accurately depict the scale of buildings, quality of materials, as well as the look and feel of the contemplated improvements. For instance, final Buildings designs will comply with the Architectural Standards, but may vary from the Conceptual Character Imagery of Buildings (e.g., the use of stone in lieu of brick or vice versa). The Conceptual Character Imagery establishes a benchmark for the quality of the Buildings.

Construction Facility: Temporary buildings or structures incidental to construction operations used during construction development.

Controlling Developer: The Controlling Developer shall mean Henke Development Group, LLC, until (i) Henke Development Group, LLC no longer owns any portion of the Real Estate; or (ii) Henke Development Group, LLC transfers or assigns, in writing, its rights as Controlling Developer hereunder, in which latter case, thereafter, the Controlling Developer shall mean the transferee or assignee. Such Rights may be transferred by the Controlling Developer, in its sole discretion, in whole or in part, but only by a written instrument, signed by the Controlling Developer.

County: Boone County, Indiana.

Department: The Town of Zionsville Planning & Building Department.

Development Plan: A specific plan for the development of the Real Estate, or any portion thereof, that contains the plan documentation and supporting information required, including, but not limited to, the site plan, overall plan, building elevations, sign plan, landscape plan and lighting plan, which is submitted for approval by the Director or the Plan Commission, as the case may be, showing proposed locations of site improvements, facilities, buildings, structures, and elevations.

Development Requirements: Written development standards and any written requirements specified in The Maple Lane Club of Bradley Ridge PUD District Ordinance, which shall be satisfied in connection with the approval of a Development Plan.

Development Standards Matrix: Exhibit 5 (Development Standards Matrix) identifying the lot, setback, building separation, and height standards requirements applicable to each Block.

Director and/or Director, Plan: The director of Planning & Building Development Department for the Town of Zionsville, Indiana, and/or his/her designee.

Display, Outdoor: The temporary showing of materials or products in an unroofed and/or unenclosed area for a period less than twelve (12) hours.

Dwelling: A room or group of rooms designed and equipped exclusively for use as living quarters for only one family and its household employees, including eating, lawful cooking, sleeping space and sanitary facilities reserved solely for the occupants thereof. The term shall not include mobile dwellings, modular dwellings and manufactured dwellings, as well as recreational vehicles. A Dwelling includes an Attached Dwelling.

Dwelling Building: A Building comprised primarily of Dwellings.

Dwelling, Multi-Family: A building consisting of three or more Dwellings, including condominiums, with varying arrangements of entrances and party walls. The term Dwelling, Multi-Family does not include Townhomes. This is intended to describe an apartment building or buildings.

Dwelling, Single-Family. An individual, detached building containing one Dwelling.

Entryway Feature: Hardscaping and landscaping utilized at the entrance of a development that portrays a development theme; or character complementary to the overall development and nearby developed area.

Essential Mechanical or Utilitarian Rooftop Appurtenances: Including, but not limited to, cooling towers, elevator bulkheads, conveyors, heating ventilation air conditioning equipment (HVAC), and rooftop stairway access structures.

Founders Grove Use Block: The Block identified on Exhibit 3 (Use Block Plan) as the “Founders Grove Use Block”.

Garden Structure: Including, but not limited to, greenhouses, hoop houses, storage sheds, gazebos, shelters, cold frames with the purpose to grow plants and horticultural products.

General Retail: Enclosed establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This does not include any drive-thru restaurants, gas stations or convenience stores.

Gross Floor Area or GFA: The sum of the total horizontal areas of the several floors of a building(s), measured from the interior faces of exterior walls. The term Gross Floor Area shall include basement, elevator shafts, stairwells of each story and garages. Floor space used for mechanical equipment, attic space, interior balconies, and mezzanines shall be excluded.

Heritage Hill Use Block: The Block identified on Exhibit 3 (Use Block Plan) as the “Heritage Hill Use Block”.

Home, Model: A finished, residential unit, including units in a multiple-family structure for which a certificate of occupancy could be obtained, located in a residentially zoned district but utilized as an example of a product offered for sale to purchasers (by a realtor, builder, developer, or contractor). The Model Home may be furnished but not occupied as a residence.

Home Occupation: An Accessory Use conducted in an Attached Dwelling or Detached Dwelling that is clearly incidental and secondary to the Use of the Dwelling for Dwelling purposes.

House, Guest: Living quarters within a detached accessory building located on the same premises with the main residence building for use by temporary guests of the occupants of the main residence building, and not rented or otherwise used as a separate Dwelling.

Lake or Pond, Artificial: A man-made body of water of 1,000 square feet or greater in area.

Living/Learning Farm: An agricultural operation used primarily to grow fruit, vegetables, raise livestock in pastures and barns, fields, greenhouses, and the like. The Living/Learning Farm includes, but is not limited to, the following ancillary uses: festival, agri-tourism, processing of harvest, classes and training, farm related retail, restaurant, coffee shop, farm related

services, athletic fields, event barn, and housing for employees and participants in the overall operation.

Lot Coverage: A measure of intensity of land use that represents the portion of a site that is impervious. This portion includes, but is not limited to, all areas covered by the primary Building, plus any Accessory Structures, excluding driveways, sidewalks, fences and walls not attached in any way to a roof.

Maple Lane Commons Use Block: The Block identified on Exhibit 3 (Use Block Plan) as “Maple Lane Commons Use Block”.

Masonry Material: Brick, brick veneer, or cultured stone.

Material Alteration: Any change to any plan, design or feature approved as part of a Development Plan that involves the substitution of one material, species, element, etc. for another of equivalent or greater quality.

Maximum Building Height: The vertical distance measured from finished grade to the highest point of the roof.

Minor Alteration: Any change to any plan, design, or feature approved as part of a Development Plan and/or the Use Block Plan that involves the revision of less than fifteen percent (15%) of the plan’s total area or approved materials and cannot include an increase in the amount of approved units, an increase in the amount of approved retail square footage, an increase in the amount of approved office square footage, a decrease in the amount of required open space, or the elimination of required plantings. Any secondary Minor Alterations shall be required to be approved as a PUD Modification. When fifteen percent (15%) or less is not easily or clearly able to be determined by the Planning Director, the Planning Director shall consider the “Minor Alteration” subject to a PUD Modification.

Miscellaneous Uses: The Uses identified on the Exhibit 4 (Use Table) under the heading of Miscellaneous Uses.

Open Space: Land areas, free of Buildings, carefully designed and specialized in function, which act as neighborhood focal points, and allow for passive or active recreation.

Owners Association(s): Owners Association(s) established by the Declaration(s) of Covenants.

Park, Public: A public space and supporting facilities designed and used for a variety of recreational activities, a greater part of which take place outside of any Building.

Parking Area: An area, paved with a hard surface in accordance with the current standards of the Town designed or used for the temporary parking of more than two (2) motor vehicles and available for public Use, whether free or for compensation, or as an accommodation for clients, residents or customers.

Parking Lot, Commercial Parking Area: Any area of land used or intended for off-street parking and operated for remuneration.

Parking Space: An area, unenclosed or enclosed in a Building or in an Accessory Structure, permanently reserved for the temporary storage of one automobile and connected with a street or alley.

Parking Structure: A Building or other Structure designed or used for the temporary parking of vehicles and available for public or private use, whether free or for compensation, or as an accommodation for clients or customers.

Permitted Use: A use of land, buildings, or structures that is expressly allowed within the Use Block.

Pinegate Use Block: The Block identified on Exhibit 3 (Use Block Plan) as the “Pinegate Hill Use Block”.

Plan Commission: The Town’s Plan Commission.

Professional Office: The office of a recognized profession maintained for the conduct of that profession. A profession is a vocation, occupation, or employment requiring training in liberal arts or sciences, or combination thereof, requiring advanced study in a specialized field; or any occupation requiring licensing by the State and maintenance, or the like of professional standards applicable to the field. This is to include medical offices.

Real Estate: The real property legally described in Exhibit 1 (Legal Description).

Recreational Facility, Commercial Indoor: Any area of land, Buildings and/or facilities used or intended for indoor recreational purposes and operated for remuneration. This may include indoor sports facilities, and indoor tennis and racquetball facilities.

Recreational Facility, Commercial Outdoor: Any area of land, buildings and/or facilities used or intended for outdoor recreational purposes and operated for remuneration. This may include outdoor theaters.

Recreational Facility, Private: A private recreational facility for use solely by the residents and guests of a particular residential development or residential neighborhood, including indoor and outdoor facilities. These facilities are usually proposed or planned in association with development and are usually located within or adjacent to such development.

Recreational Uses: The Uses identified on the Use Table under the heading of “Recreational Uses”.

Residential Building: Any Building occupied primarily by any residential uses.

Residential Uses: The Uses identified on the Exhibit 4 (Use Table) under the heading of “Residential Uses”.

Restaurant: An establishment which is primarily engaged in serving food and beverages which are consumed on its premises by its customers seated at tables and/or counters either inside or outside the building thereon, and, as an accessory use thereto, may be engaged in providing

customers with take-out service of food and beverages for off-site consumption. This includes a delicatessen, wine bar, wine tasting room, a brew pub, tavern, or ice cream shop.

Restroom Facility: Any Building or facility situated on public or private property equipped with toilets or washbowls, or other similar facilities, erected and maintained for use by members of the general public for personal hygiene and comfort.

Sign: Any type of sign as further defined and regulated by this The Maple Lane Club of Bradley Ridge PUD District Ordinance and of the Zoning Ordinance. Any structure, fixture, placard, announcement, declaration, device demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.

Sign Area: The area of a sign shall be computed to include the area within a combination of the smallest regular geometric forms together containing the copy and the logo of the sign. Maximum sign area shall be the maximum sign area for each side of a multi-sided sign. Frames and structures, including decorative, colored and lit backgrounds, not containing advertising matter shall not be included in the computation of sign area.

Sign, Awning: A building identification sign or graphic printed on or in some fashion attached directly to the material of an awning.

Sign, Canopy: A sign that is part of or attached to a canopy over a door, entrance or window.

Sign, Directory: A sign identifying the names and locations of the occupants of a building. A directory sign may utilize changeable copy. For the purpose of this Ordinance a directory sign is not counted as a Ground Sign even if it is supported from the ground.

Sign, Height of Ground: The vertical distance measured from the ground level upon which the sign is established to the height of the upper limit of the Sign Area.

Sign, Identification: A sign that is limited to the name and/or address of a building, institution or person; to the activity carried on in the building or institution; the occupation of the person; and/or the logo.

Sign, Porch: A sign attached to a porch or overhang.

Sign, Projecting: A sign attached to and support by a Building and which extends out at any angle there from.

Sign, Window: Any sign placed inside of, or upon, a window pane or glass which is intended to be seen from the exterior of the window.

Special Event, Outdoor: Short-term cultural, community and entertainment events that take place outdoors shall be considered special events, including, but not limited to, fund-raising activities by not-for-profit organizations, car washes, walks, runs and bike events, concerts, or festivals.

Sports Field/Outdoor Courts: Any land area or field intended for use by visitors for organized and unorganized recreational athletic uses, including pickleball courts, basketball courts and tennis courts, as well as baseball and softball fields.

Stable, Private: An Accessory Structure in which horses are kept for private use and not for remuneration, hire or sale.

Stable, Public: An Accessory Structure in which horses are kept for commercial use, including, but not limited to, boarding, hire, riding, show or sale, but excluding for private use.

Substantial Alteration: Any change to any plan approved as part of a Development Plan and/or the Use Block Plan that involves the revision of fifteen percent (15%) or more of the plan's total area or approved materials.

Subdivision Control Ordinance: Town of Zionsville Subdivision Control Ordinance, as amended.

Temporary Uses: The Uses identified on the Exhibit 4 (Use Table) under the heading of "Temporary Uses".

Town: The Town of Zionsville, Indiana.

Townhome: A Dwelling that has two or three levels and that is attached to a similar Dwelling by a shared wall (or walls). Townhomes are not Dwellings, Multi-Family.

Trail: A path or track across land for recreational purposes which may be dedicated for public use or reserved for private use.

Use Block Plan: The Use Block Plan attached hereto and incorporated herein by reference as Exhibit 3 (Use Block Plan) illustrating the Founders Grove Use Block, Heritage Hill Use Block, Pinegate Use Block, Watch Us Farm Block, Community Amenity Area Use Block, and Maple Lane Commons Use Block.

Use Table: The Use Table attached hereto and incorporated herein by reference as Exhibit 4 (Use Table) identifying the Blocks and the Uses permitted within each Block.

User: An owner or tenant of a particular area within The Maple Lane Club of Bradley Ridge PUD District.

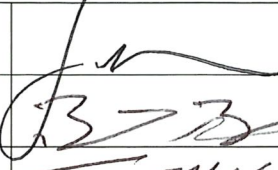
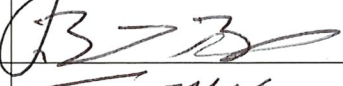
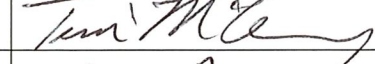
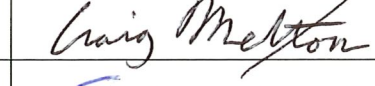
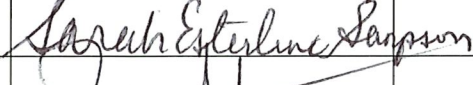
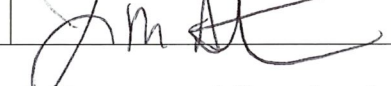
Vocational / Event Barn: A building which is designed to host a variety of events, including, but not limited to, parties and training.

Watch Us Farm Use Block: The Block identified on Exhibit 3 (Use Block Plan) as the "Watch Us Farm Use Block".

Zoning Map: The Town's official Zoning Map corresponding to the Zoning Ordinance.

Zoning Ordinance: The Town's Zoning Ordinance, as amended.

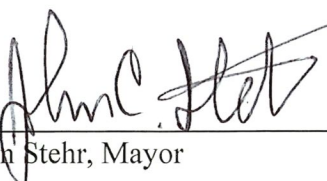
**TOWN COUNCIL OF THE
TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA
(Signatures of Council Members)**

	YEA	NAY
Jason Plunkett, President		
Brad Burk, Vice-President		
Tim McElderry		
Craig Melton		
Evan Norris		
Sarah Esterline Sampson		
Joseph Stein		

I hereby certify that the foregoing Ordinance was delivered to the Town of Zionsville mayor John Stehr on the 4th day of November, 2025 at 10⁰⁰ A.M./P.M.

ATTEST: 
Amy Lacy, Municipal Relations Coordinator

**MAYOR'S
APPROVAL**


John Stehr, Mayor

11-4-2025
DATE

**MAYOR'S
VETO**

John Stehr, Mayor

DATE

EXHIBIT 1
LEGAL DESCRIPTION OF THE REAL ESTATE

Parcel 1: 06-08-11-000-002.000-016

A part of the South Half of Section 11, Township 18 North, Range 2 East of the Second Principal Meridian, and being more particularly described as follows, to-wit: begin at the Northeast corner of the West Half of the Southeast Quarter of the aforesaid Section 11, and proceed thence South 0 degrees 35 minutes 11 seconds East (an assumed bearing) along the quarter-quarter section line for a distance of 2635.53 feet; thence South 89 degrees 06 minutes 44 seconds West, with the Section line, for a distance of 1902.00 feet; thence North 20 degrees 33 minutes 02 seconds West, with the centerline of U.S. Highway No. 421 for a distance of 2016.07 feet; thence North 20 degrees 31 minutes 53 seconds West, along said centerline, for a distance of 462.73 feet; thence North 89 degrees 19 minutes 41 seconds East for a distance of 766.63 feet; thence North 1 degree 11 minutes 57 seconds West for a distance of 297.00 feet; thence North 88 degrees 53 minutes 42 seconds East, along the Quarter Section line, for a distance of 1984.79 feet to the point of beginning, containing 138.1138 acres, more or less.

Parcel 2: 06-08-11-000-009.000-016

A part of the northeast quarter and a part of the northwest quarter of Section 11, Township 18 North, Range 2 East, situated in Union Township, Boone County, Indiana, more particularly described, as follows:

From an iron rod at the southeast corner of the aforesaid northeast quarter proceed thence South 88° 53' 02" West (an assumed bearing), along the quarter section line, 1358.28 feet to the southwest corner of the southeast quarter of the northeast quarter of the aforesaid Section 11 and the point of beginning. From said point of beginning thence South 88° 53' 42" West, along the quarter section line and the north line of a tract of ground described in Deed Record 194, page 776, 1,984.79 feet; thence South 01° 11' 57" East as described in Deed Record 194, page 776, 297.00 feet; thence South 89° 19' 41" West, as described in Deed Record 194, page 776; 766.63 feet which point is the centerline of U.S. Highway #421; thence North 20° 28' 52" West along said centerline of U.S. Highway #421, 683.68 feet; thence North 89° 19' 41" East, 994.26 feet; thence North 00° 24' 29" West along an existing fence, 314.13 feet; thence North 88° 31' 36" 1989.35 feet to a point in the quarter-quarter section line, thence South 0° 17' 05" East, with the quarter-quarter section line, 673.20 feet to the point of beginning containing 43.4183 Acres subject to the right-of-way of U.S. Highway #421 on and along the westernmost boundary containing 0.7848 acres.

EXHIBIT 2
CONCEPT PLAN

MAPLE LANE CLUB
OF BRADLEY RIDGE
CONCEPT PLAN



EXHIBIT 3
USE BLOCK PLAN

MAPLE LANE CLUB
OF BRADLEY RIDGE
USE BLOCK PLAN

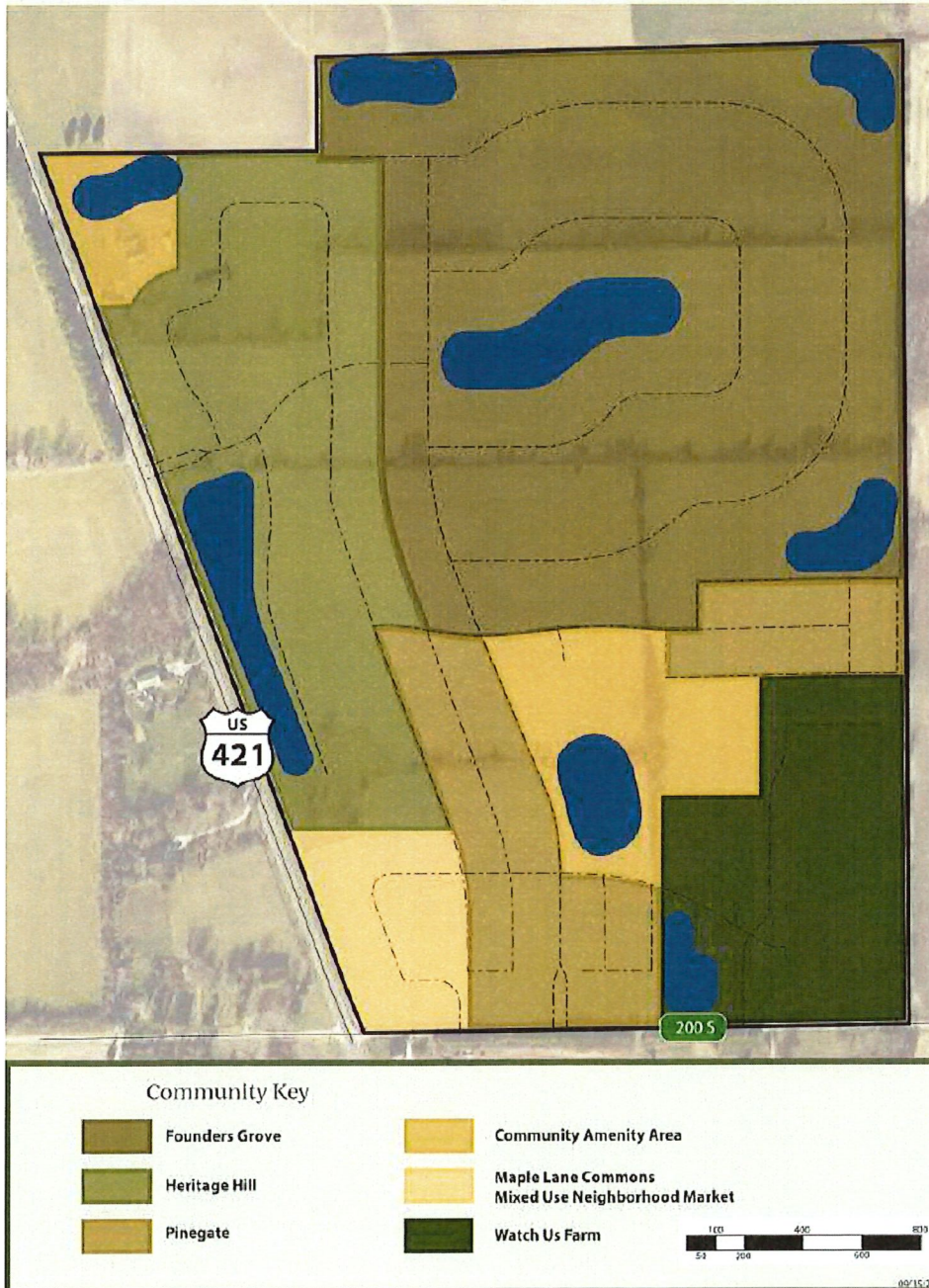


EXHIBIT 4 USE TABLE

USE BLOCK LEGEND

ML = Maple Lane Commons Use Block

PU = Pinegate Use Block

FG = Founders Grove Use Block

HH = Heritage Hill Use Block

CA = Community Amenity Area Use Block

WUF = Watch Us Farm Use Block

LEGEND

P = Permitted

A = Accessory Use

Blank = Use Not Permitted

Residential Uses	ML	PU	FG	HH	CA	WUF
Dwellings, Single-Family	P	P	P	P		P
Townhomes						
Duplexes, Triplexes						P
Home Occupation	A	A	A	A		A
House, Guest		A	A	A		A
Private Swimming Pool	A	A	A	A	P	A
Amenity Area	A	A	A	A	P	A
Clubhouse					P	A
Recreational Uses	ML	PU	FG	HH	CA	WUF
Trails	P	P	P	P	P	P
Open Space	P	P	P	P	P	P
Recreational Facility, Private	P				P	P
Park, Public	P				P	P
Park, Private	P				P	P
Sports Fields/Outdoor Courts	A	A	A	A	P	A
Living/Learning Farm						P
Miscellaneous Uses	ML	PU	FG	HH	CA	WUF
Lake or Pond, Artificial	P	P	P	P	P	P
Private Garden Plots	P	P	P	P	P	P
Entryway Feature/Gatehouses (manned or unmanned for aesthetics)	P	P	P	P	P	P
Commercial Uses	ML¹	PU	FG	HH	CA	WUF
Art Gallery	P					
Automated Teller Machine (ATM)	P					
Café ²	P					
Clinical or Medical Health Center	P					
Coffee Shop ²	P					
Day Nursery / Day Care (including	P					

private specialized tutoring)						
Delicatessen	P					
Drug Store ²	P					
Dry Cleaning Establishment (w/out on-site plant)	P					
General Retail Sales	P					
General Service	P					
Grocery Store	P					
Financial Institution ²	P					
Ice Cream Shop	P					
Library	P					
Museum	P					
Physical/Occupational Care	P					
Post Office	P					
Professional Office	P					
Public Service / Government Facility	P					
Restaurant ²	P					
Rehabilitation Facility	P					
Tavern/Brewpub/Microbrewery	P					
Urgent Care Facility	P					
Agricultural Uses	ML	PU	FG	HH	CA	WUF
Agriculture	P				P	P
Farm Buildings	P					P
Garden Structures	P	A	A	A	P	P
Roadside Produce Stand	P				P	P
Stable, Private						P
Stable, Public						P
Vocational / Event Barn					P	P
Temporary Uses	ML	PU	FG	HH	CA	WUF
Construction Facility	P	P	P	P	P	A
Display, Outdoor	P					
Homes, Model	P	P	P	P		A
Sales, Outdoor	P					
Sales, Seasonal Outdoor	P					A
Special Event, Outdoor	P	P	P	P	P	A
Parking Uses	ML¹	PU	FG	HH	CA	WUF
Parking Area	P	A	A	A	P	A

¹ Twenty (20) foot landscape buffer shall be required; and a six (6) foot perimeter planting area shall be required if parking located between the frontage road and Michigan Road.

² With or without drive-thru and/or walk-up

Any Use not referenced in the Use Table is not permitted; provided, however, the Director may approve such other Accessory Uses as are customary and incidental to any permitted use.

EXHIBIT 5

DEVELOPMENT STANDARDS MATRIX

The District Block area development standards are provided below. Note: lot width shall be measured at the front setback line. Front setback line shall not apply to side yards on corner lots.

Legend

ML = Maple Lane Commons Use Block

PU = Pinegate Use Block

FG = Founders Grove Use Block

HH = Heritage Hill Use Block

CA = Community Amenity Area Use Block

WUF = Watch Us Farm Use Block

Block Area	Minimum Lot			Minimum Building Setbacks ¹				Max. Building Height	Max. Lot Coverage
	Width at Front Setback	Lot Frontage	Area (SF)	Front ²	Side ³	Rear ⁴	Building Separation (adjacent lots)		
ML⁵	N/A	N/A	N/A	10'	10'	10'	20'	35'	N/A
PU	55'	45'	6,600	20'	5'	20'	10'	35'	70%
FG	80'	60'	10,800	25'	10'	20'	20'	35'	70%
HH	70'	55'	8,700	25'	10'	20'	20'	35'	70%
CA	N/A	N/A	N/A	10'	10'	10'	20'	35'	N/A
WUF	N/A	N/A	N/A	10'	10'	5'	20'	35'	N/A

¹ The minimum side and rear setbacks for any Accessory Structure shall be 5' side and 10' rear. There shall be no minimum Building separation between a primary structure and an accessory structure, unless limited by Fire Code.

² Front yard setbacks exclude porches, stoops, porticos and other like elements which may encroach into a front yard setback. However, under no circumstance shall a porch, stoop, portico, and the like be closer than 10' from the edge of sidewalk or edge of curb, whichever is greater.

³ One side yard setback may be reduced to 5' for a home with a side load garage.

⁴ For homes adjacent to Alleys, the Rear Yard Setback shall apply from the limits of Alley (Common Area / Private Right-of-Way) to the Building Foundation.

⁵ For Dwellings, Single-Family within the Maple Lane Commons Use Block, the development standards for the Pinegate Use Block (PU) as set forth in this matrix shall apply to such residential uses.

EXHIBIT 6
CONCEPTUAL CHARACTER IMAGERY –
FOUNDERS GROVE & HERITAGE HILL USE BLOCKS



EXHIBIT 7
CONCEPTUAL CHARACTER IMAGERY – PINEGATE USE BLOCK

Conceptual Imagery | Residential

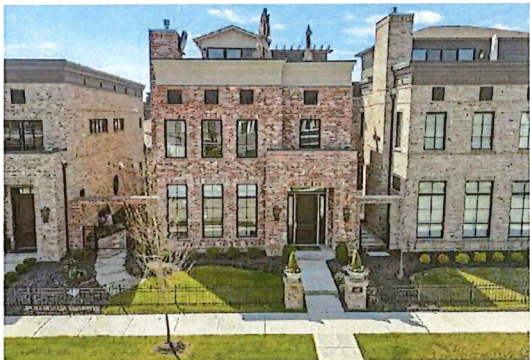


EXHIBIT 8

CONCEPTUAL CHARACTER IMAGERY – WATCH US FARM USE BLOCK

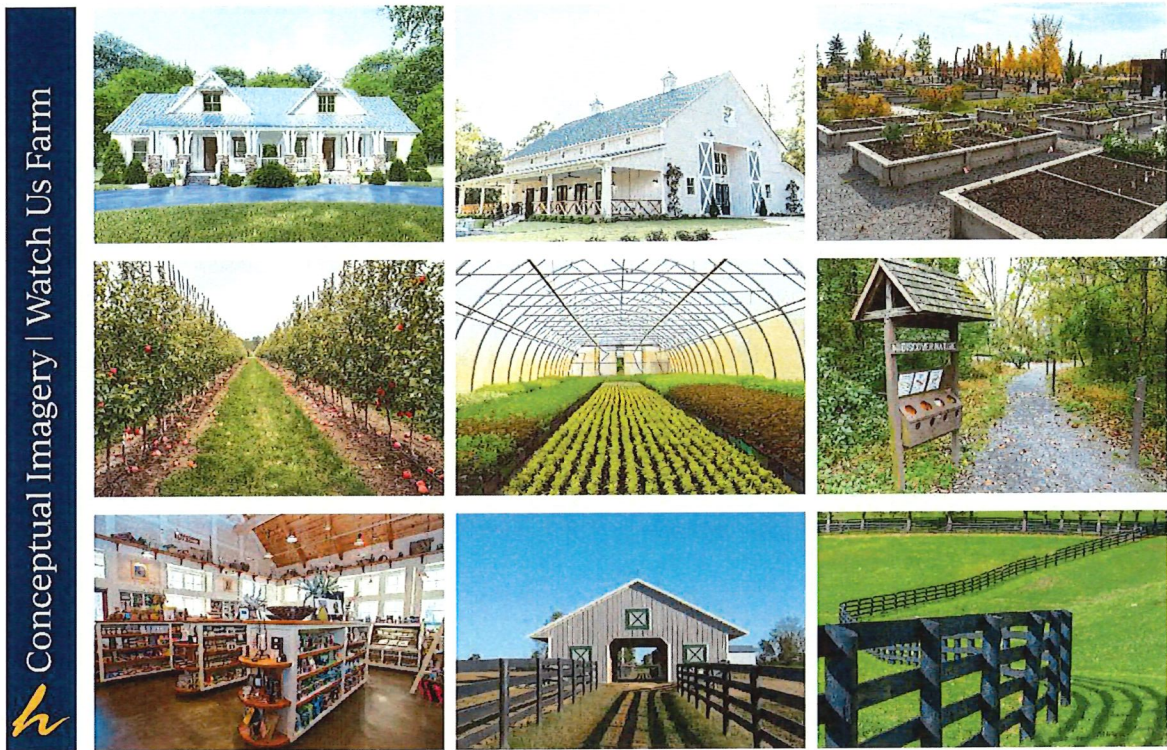


EXHIBIT 9 **CONCEPTUAL CHARACTER IMAGERY – MAPLE LANE COMMONS USE BLOCK**



EXHIBIT 10

ARCHITECTURAL STANDARDS

The following standards shall apply to all Dwelling, Single-Family:

- A. Conceptual Character Imagery Exhibits: The “Conceptual Character Imagery” exhibits (referred to as “Character Exhibits” in this Exhibit) attached to The Maple Lane Club of Bradley Ridge PUD District Ordinance are hereby incorporated to capture the intended architectural style to be constructed. It is not the intent to limit the architecture shown in the Character Exhibits, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Director shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance.
- B. Four-Side Architecture - Design detailing shall be continued completely around the building where additional sides face a public way or common area consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, style of windows, window placement, trim detailing, roof design, and Exterior Materials, unless otherwise required by this Ordinance.
- C. Vinyl and aluminum siding shall be prohibited.
- D. All homes shall have a minimum of 12” roof overhangs prior to the installation of masonry or siding material.
- E. Roof Pitches - Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4:12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6:12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. The building permit application shall indicate whether the home is designed in a modern architectural style.
- F. Roofing Materials - All homes shall have dimensional or architectural grade shingles. Full metal roofs and composite and engineered slate shingles shall be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
- G. All homes shall have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.
 - ii. A minimum of Two (2) dusk-to-dawn coach lights shall be provided.
 - iii. If a home has a three car garage, the third car bay shall be setback behind the Established Front Yard a minimum of two (2) feet.

- iv. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Exterior Material or a color to accent the Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- H. Front Building Façade Requirements - At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- i. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - iv. All one-story Dwellings shall have a minimum of three (3) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade. For purposes of this standard, windows in garage doors totaling a minimum of eight (8) square feet, should qualify as one window.
- I. Side Building Façade Requirements - All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade and shall be consistent with elements included on the Front Building Façade:
- i. A change in the exterior color separated by trim;
 - ii. A change in the Exterior Material pattern separated by trim;
 - iii. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - iv. A minimum of ten (10) square foot gable window;
 - v. A gable peak with a change in Exterior Material; or
 - vi. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material or cementitious siding/material.
- J. Streetscape Diversity - Dwelling, Single-Family located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the Certificate of Occupancy:
- i. Be a different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as different if the Dwelling Building on the adjacent Lot is of a similar floorplan; and
 - ii. Have a different primary facade color than the adjacent Lot.

The following standards shall apply to all *Duplexes or Triplexes*:

- A. Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality and appearance of duplex or triplex residential development buildings are provided in the Character Exhibits.
- B. Four-Side Architecture - Design detailing shall be continued completely around the building where additional sides face a public way or common area consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, style of windows, window placement, trim detailing, roof design, and Exterior Materials, unless otherwise required by this Ordinance.
- C. Design Elements. Design elements and detailing shall be continued completely around the structure and shall be consistent and complementary to all buildings in the development. Such design elements may include, but are not limited to, windows, window placement, trim detailing, balconies, courtyards, entryways, signage and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.
- D. Exterior Surfaces.
 - i. Aluminum and vinyl siding shall be prohibited; however, vinyl clad windows and soffits shall be permitted.
 - ii. Permitted exterior materials include EIFS, synthetic stucco, cultured stone, brick, stone, wood, fiber cement siding or comparable materials.
 - iii. All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials).
- E. Windows and Architectural Breaks. Duplex/Triplex buildings shall have windows on all sides and shall have architectural break(s) consistent with the Design Elements required above.
- F. Detached Garages. Detached garage structures shall be permitted and shall comply with the following standards:
 - i. The exterior design and building materials of the structures shall be consistent with the primary buildings; stone, wood, fiber cement siding or comparable materials.
 - ii. Flat roofs shall not be permitted and the roof design and materials shall be consistent with the primary buildings.
- G. Roof Vents. Roof vents shall be located to an area of the building to minimize visibility from rights-of-way and adjacent single family residential properties, when possible, and shall be painted to match the roofing material, black, or left natural metal.

- H. Side Building Façade Requirements - All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade and shall be consistent with elements included on the Front Building Façade:
- i. A change in the exterior color separated by trim;
 - ii. A change in the Exterior Material pattern separated by trim;
 - iii. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - iv. A minimum of ten (10) square foot gable window;
 - v. A gable peak with a change in Exterior Material; or
 - vi. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material or cementitious siding/material.

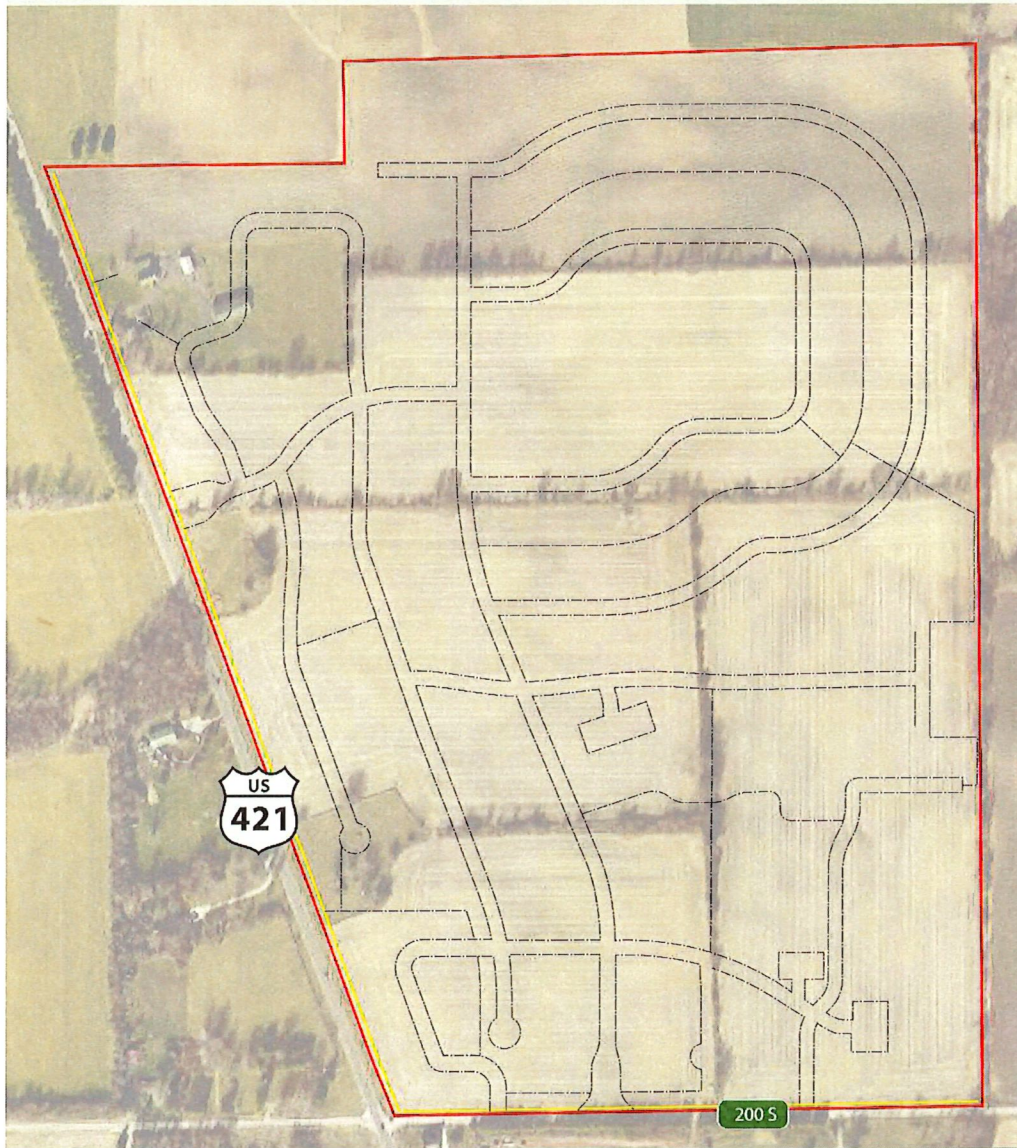
The following standards shall apply to all Non-Residential uses in the *Maple Lane Commons*
Use Block only:

- A. Non-residential Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality, and appearance of non-residential buildings are provided in the Character Exhibits.
- B. Alternative Architectural Styles. Variations to the Architectural Design Standards of this section may be approved by the Director of Planning for buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibits.
- C. Design Elements. Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with the overall design theme of Maple Lane Club or surrounding buildings.
- D. Building Facades
- i. All building facades are encouraged to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice.
 - ii. Building facades which are ninety (90) feet or greater in length are encouraged to have offsets (projecting or recessed). Offsets shall be constructed at intervals of not greater than sixty (60) feet.
 - iii. All buildings shall be constructed with the same quality of building materials and the same level of architectural detail on all building facades.
 - iv. Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials used.
- E. Main Entrances
- i. Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, defined curtainwall mullions with doors and glass and other design elements appropriate to the architectural style and details of the building as a whole.

- ii. The location, orientation, proportion and style of doors shall complement the architectural style of the building.
 - iii. There shall be doors facing 200 South or US Highway 421, doors may be faux.
- F. Awnings and Pergolas
 - i. Fixed or retractable awnings and pergolas are permitted if they complement the building's architectural style.
 - ii. Awnings and pergolas shall be made of a non-reflective material.
 - iii. All awnings and pergolas shall be kept in good repair.
 - iv. Awnings and pergolas that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings.
- G. Dumpsters
 - i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be screened from view of public rights-of-way.
 - ii. Solid wall or fence enclosures used for screening shall be of a material that matches or complements the primary structure to which it is associated.
 - iii. Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- H. Mechanical Equipment
 - i. Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g. storm siren), security, maintenance, monitoring and other similar devices) shall be screened from view of public rights-of-way.
 - ii. When attached to the ground, screening methods may include, but are not limited to, opaque wall, fence enclosures, and/or landscaping.
 - iii. When roof mounted, screening methods may include, but are not limited to, parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant.
- I. Accessory Structures.
 - i. All detached accessory structures shall be architecturally compatible with the primary buildings(s) with which they are associated.
- J. Additional Standards. The additional design standards applicable to non-residential or mixed-use buildings shall be as set forth below:
 - i. Restaurant Uses. Outdoor cafes and eating areas shall be permitted.
 - ii. Sidewalk Displays. Retail uses shall be permitted to have sidewalk displays of retail merchandise, subject to obtaining the necessary approvals if located within a public right-of-way.

EXHIBIT 11
PEDESTRIAN CIRCULATION PLAN

MAPLE LANE CLUB
OF BRADLEY RIDGE
PEDESTRIAN PLAN



Perimeter along County Road 200 South and US Highway 421 to be pathways, not sidewalks, consistent with Section 9.1 of The Maple Lane Club of Bradley Ridge PUD District Ordinance.



08/27/25

EXHIBIT 12
STREET TYPOLOGY PLAN AND STREET AND TRAIL STANDARDS

The following standards shall apply to The Maple Lane Club of Bradley Ridge PUD District:

1. Pavement sections shall comply with the standards for the Town and/or County (where the County has jurisdiction)
2. Typical roadway sections shall comply with the standards for the Town and/or County (where the County has jurisdiction) except as shown on Exhibit 12.1 and typical sections in Exhibit 12.2a and 12.2b.
3. Roadways and pedestrian walks & paths, both public and private, are permitted within the “Open Spaces”.
4. Utilities, irrigation systems, signage, lighting and similar infrastructure may be located within the public rights-of-way and with a Consent to Encroach Agreement with the Town of Zionsville or the County, as applicable. Any such facilities shall be maintained by the Controlling Developer or its successor in interest unless owned by a private utility company which shall be responsible for maintenance of its facilities.
5. The minimum horizontal centerline radius for all public streets shall be 150 feet provided that safe stopping sight distance is provided with the right-of-way. Minimum roadway radii may be reduced where approved by the Town’s Department of Public Works and Fire Department as well as the Boone County Highway Dept (if applicable) during the Development Plan review process provided a minimum of 25’ radius is provided on the inside back of curb.
6. The minimum tangent between reverse curves for all public streets may be reduced to zero (0) feet.
7. The minimum curb radius between an alley and a road shall be 15 feet.
8. Asphalt walking, bike and multi-use paths shall have a pavement section that meets the Town of Zionsville construction standards.
9. Pavers may be used in alleys, parking lanes, parking lots, crosswalks and/or subject to the approval of the Town’s Department of Public Works and/or County Highway Department for any such items to be include within the Right-of Way. Pavers or alternative pavement sections may also be used in travel lanes. If pavers are used for construction within the Right-of-Way, these pavement sections will be maintained by the Controlling Developer or its successor in interest.
10. Placement of asphalt pavement and concrete curb infrastructure within public right-of-way shall be in accordance with the Town of Zionsville or Boone County standards. Any variance from this shall be approved by the Town at the Development Plan review and may require maintenance by the Controlling Developer and their successors.

EXHIBIT 12.1
STREET TYPOLOGY PLAN AND STREET AND TRAIL STANDARDS

MAPLE LANE CLUB
OF BRADLEY RIDGE
ROAD PLAN

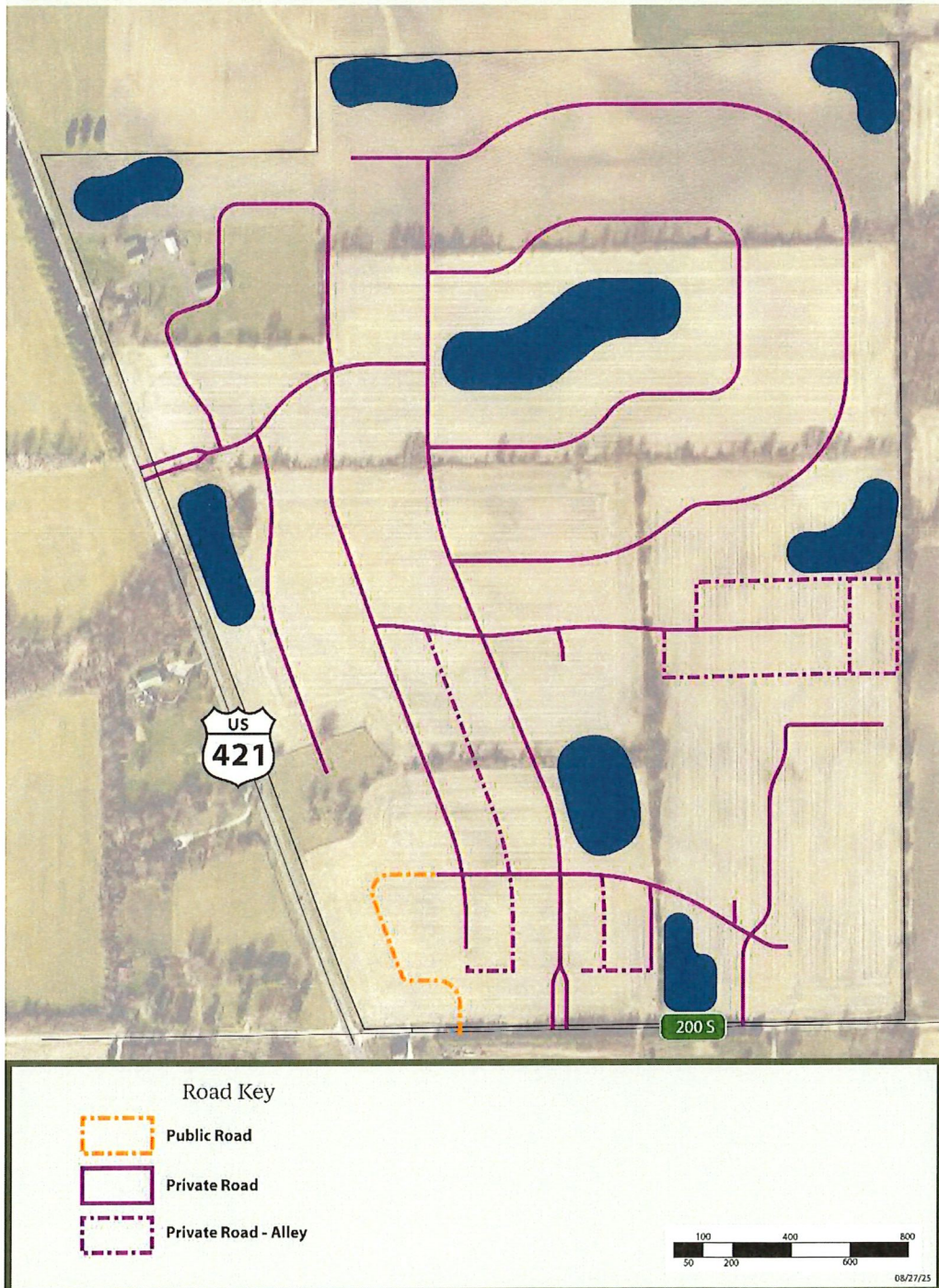


EXHIBIT 12.2
STREET STANDARDS

Exhibit 12.2a – Local Street

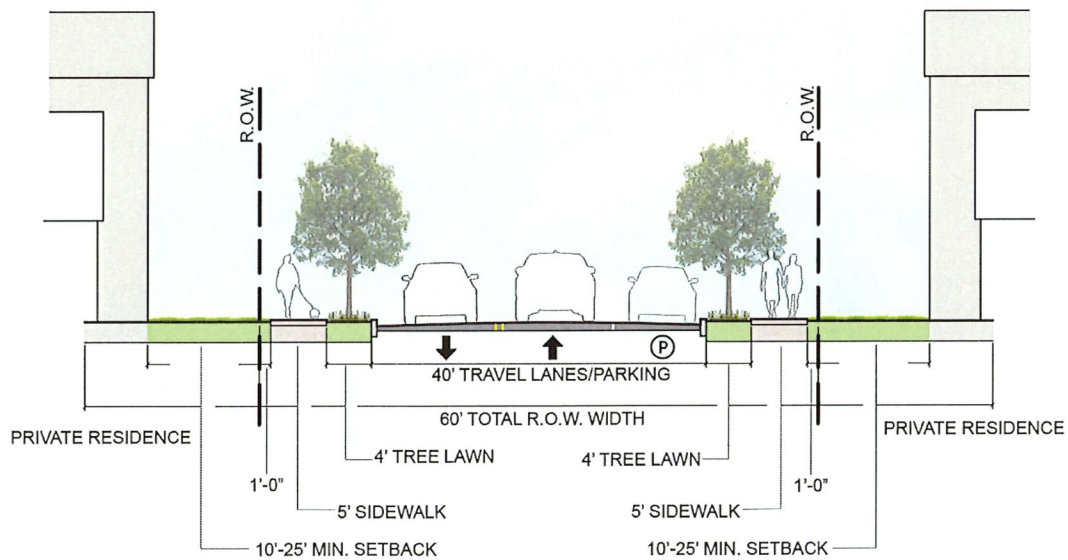


Exhibit 12.2b - Alley Street

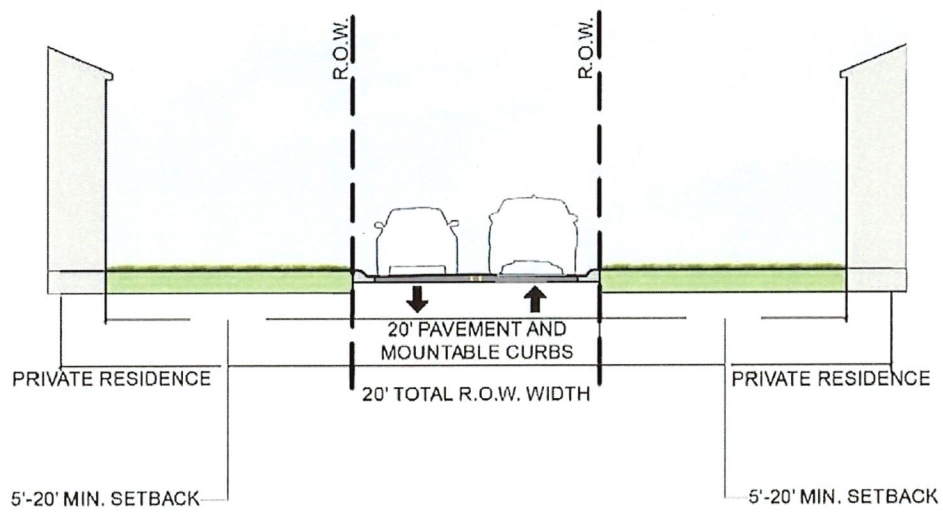
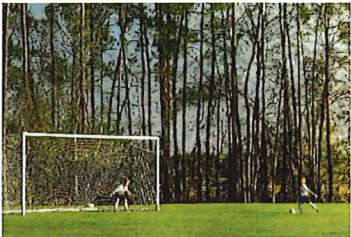


EXHIBIT 13
CONCEPTUAL CHARACTER IMAGERY – COMMUNITY AMENITY AREA USE BLOCK

Conceptual Imagery | Amenities





ZIONSVILLE

MEMORANDUM

TO: Town of Zionsville Town Council

FROM: Mike Dale, Director of Planning and Building

DATE: October 21, 2025

RE: Petition #2025-53-Z: Zoning Map Change for 181.52± acres from the Rural General Agriculture (AG) district to a Planned Unit Development (PUD)

Plan Commission Action

On October 20, 2025, the Plan Commission voted to forward a favorable recommendation to the Town Council regarding Petition #2025-50-Z by Maple Lane LLC to rezone 181.52± acres from the Rural General Agriculture (AG) district to a Planned Unit Development (PUD).

Site Location

The site consists of two current parcels totaling 181.52± acres in Union Township. The site is on the northeast corner of the intersection of CR 200 South and U.S. 421 (Michigan Road). The site is currently farmed with a single barn located on the northwest corner of the property.

Summary of Proposed PUD Ordinance

The project involves rezoning the 181.52+ acre site to PUD for mixed-use development including agricultural, residential, low-intensity commercial, and a non-profit operation (Watch Us Farm). The proposed development would permit up to three hundred sixty (360) dwellings, with twenty-four (24) of these dwellings being exclusively for Watch Us Farm serving high-functioning adults with intellectual disabilities. The proposed development includes four points of vehicular access:

- One main entry being on U.S. 421 providing direct access to the northern area of the PUD which is exclusively residential uses;
- A second main entry on CR 200 South to serve the southern section of the PUD which is mostly residential uses;
- A third access is on CR 200 South which would provide access to the Watch Us Grow Campus;
- A fourth access is on CR 200 South providing access to the Maple Lane Commons Use Block.

Provided are links to the following project-related materials:

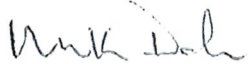
Link to Letters of Interest: [Letters of Interest](#)

Link to the Plan Commission Staff Report, including Petitioner's Commitments (Exhibit 5B):

[2025-53-Z: Staff Report with Exhibits](#)

Link to Updated PUD Ordinance incorporating changes required by the Plan Commission:

[The Maple Lane Club of Bradley Ridge PUD Ordinance \(including PC changes\)](#)



Mike Dale, Plan Commission Secretary



**PLAN COMMISSION CERTIFICATION TO THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

TO: Town of Zionsville Town Council
FROM: Mike Dale, Director of Planning and Building
DATE: October 21, 2025
RE: Plan Commission Docket #2025-53-Z
Zoning Map Change to rezone 181.52± acres from the Rural General Agriculture district to a Planned Unit Development (PUD)

Be it advised that, pursuant to Indiana Code 36-7-4, on October 20, 2025, the Town of Zionsville Plan Commission, by a vote of six (6) in favor and zero (0) opposed with one (1) member recusing, forwarded a favorable recommendation to the Town Council regarding Petition # 2025-53-Z. The petitioner is requesting an amendment to the town's official zoning map that would change the zoning map designation for 180± acres from Rural General Agriculture (AG) to Planned Unit Development (PUD).

The Plan Commission hereby certifies its favorable recommendation to the Town Council regarding Petition #2025-53-Z subject to the following conditions:

- 1) Recording of COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL PROPERTY MADE IN CONNECTION WITH A REZONE as volunteered from the petitioner and provided as Exhibit 5B within the Staff Report (below).
- 2) Resolution of the TAC comments as described and detailed in Staff Report Exhibits 7A and 7B.

The legal description of the site is attached as Exhibit A.

Link to Letters of Interest: [Letters of Interest](#)

Link to the Plan Commission Staff Report: [2025-53-Z: Staff Report with Exhibits](#)

Link to Updated PUD Ordinance incorporating changes required by the Plan Commission:
[The Maple Lane Club of Bradley Ridge PUD Ordinance \(including PC changes\)](#)

TOWN OF ZIONSVILLE ADVISORY PLAN COMMISSION

A handwritten signature in black ink, appearing to read "Mike Dale".

Mike Dale, Plan Commission Secretary

EXHIBIT A
LEGAL DESCRIPTION OF THE REAL ESTATE

Parcel 1: 06-08-11-000-002.000-016

A part of the South Half of Section 11, Township 18 North, Range 2 East of the Second Principal Meridian, and being more particularly described as follows, to-wit: begin at the Northeast corner of the West Half of the Southeast Quarter of the aforesaid Section 11, and proceed thence South 0 degrees 35 minutes 11 seconds East (an assumed bearing) along the quarter-quarter section line for a distance of 2635.53 feet; thence South 89 degrees 06 minutes 44 seconds West, with the Section line, for a distance of 1902.00 feet; thence North 20 degrees 33 minutes 02 seconds West, with the centerline of U.S. Highway No. 421 for a distance of 2016.07 feet; thence North 20 degrees 31 minutes 53 seconds West, along said centerline, for a distance of 462.73 feet; thence North 89 degrees 19 minutes 41 seconds East for a distance of 766.63 feet; thence North 1 degree 11 minutes 57 seconds West for a distance of 297.00 feet; thence North 88 degrees 53 minutes 42 seconds East, along the Quarter Section line, for a distance of 1984.79 feet to the point of beginning, containing 138.1138 acres, more or less.

Parcel 2: 06-08-11-000-009.000-016

A part of the northeast quarter and a part of the northwest quarter of Section 11, Township 18 North, Range 2 East, situated in Union Township, Boone County, Indiana, more particularly described, as follows:

From an iron rod at the southeast corner of the aforesaid northeast quarter proceed thence South 88° 53' 02" West (an assumed bearing), along the quarter section line, 1358.28 feet to the southwest corner of the southeast quarter of the northeast quarter of the aforesaid Section 11 and the point of beginning. From said point of beginning thence South 88° 53' 42" West, along the quarter section line and the north line of a tract of ground described in Deed Record 194, page 776, 1,984.79 feet; thence South 01° 11' 57" East as described in Deed Record 194, page 776, 297.00 feet; thence South 89° 19' 41" West, as described in Deed Record 194, page 776; 766.63 feet which point is the centerline of U.S. Highway #421; thence North 20° 28' 52" West along said centerline of U.S. Highway #421, 683.68 feet; thence North 89° 19' 41" East, 994.26 feet; thence North 00° 24' 29" West along an existing fence, 314.13 feet; thence North 88° 31' 36" 1989.35 feet to a point in the quarter-quarter section line, thence South 0° 17' 05" East, with the quarter-quarter section line, 673.20 feet to the point of beginning containing 43.4183 Acres subject to the right-of-way of U.S. Highway #421 on and along the westernmost boundary containing 0.7848 acres.

**ZIONSVILLE TOWN COUNCIL
DOCKET #2025-53-Z**

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL
PROPERTY MADE IN CONNECTION WITH A REZONE**

_____ (hereinafter referenced as “**Owner**”), represents and warrants that Owner is the owner of certain real estate located in the Town of Zionsville, Boone County, Indiana, which real estate is described in Exhibit A attached hereto and incorporated herein by this reference (the “**Real Estate**”). Owner further represents and warrants that Owner has the authority to, and does hereby voluntarily make, the following **COMMITMENTS** concerning the use and development of the Real Estate:

STATEMENT OF COMMITMENTS

Owner voluntarily agrees and commits that the approval of the petition assigned Docket No. 2025-53-Z and requesting a rezone of the Real Estate to The Maple Lane Club of Bradley Ridge PUD District is conditioned upon the following Commitments:

1. Declaration of Covenants and Owners Association. A Declaration of Covenants shall be prepared by the Controlling Developer or its successor-in-interest and recorded against the Real Estate in the Office of the Recorder of Boone County, Indiana. There may be multiple Declarations of Covenants applicable to different portions of the Real Estate, and multiple corresponding Owners Associations, in the discretion of the Controlling Developer or its successor-in-interest. The Declaration(s) of Covenants shall establish an architectural review board, which board shall establish guidelines regarding the design and appearance of all Buildings.
2. Common Area Maintenance. Once the Real Estate is developed, it shall be the responsibility of the applicable owner(s) or Owners Association(s) with respect to any portion of the Real Estate owned by such owner(s) or such Owners Association(s) and on which any landscaped common area exists, to ensure proper maintenance of landscaping in accordance with The Maple Lane Club of Bradley Ridge PUD District Ordinance, as amended. This maintenance obligation includes, as applicable, (i) mowing, tree trimming, planting, irrigation, and mulching of planting areas, (ii) replacing dead, diseased, obtrusive, or overgrown plantings with identical varieties or a suitable substitute, and (iii) keeping the landscaped area free of refuse, debris, rank vegetation, and weeds. Street trees, as described in The Maple Lane Club of Bradley Ridge PUD District Ordinance, as amended, shall be maintained by the Controlling Developer or its successor-in-interest.

3. Regulatory Signs. Any decorative posts, signs, and hardware accompanying regulatory signs in The Maple Lane Club of Bradley Ridge PUD District shall be maintained by the Controlling Developer or its successor-in-interest.

These **COMMITMENTS** shall be promptly executed and recorded by Owner in the Office of the Recorder of Boone County, Indiana, after The Maple Lane Club of Bradley Ridge PUD District Ordinance is approved and adopted for rezone of the Real Estate, relative to Docket No. 2025-53-Z. These **COMMITMENTS** shall be binding on Owner and on any and all other persons or entities acquiring an interest in the Real Estate (hereinafter, collectively, "**Owners**").

Owner shall have an affirmative duty to inform any third parties with whom Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate of the existence of these **COMMITMENTS**. In the event any sale, lease, assignment, mortgage, or transfer occurs, Owner shall ensure that a copy of these **COMMITMENTS** is incorporated into any such written agreement with the third party. In the event Owner fails to comply with the terms of this paragraph and the third party fails to perform and/or comply with these **COMMITMENTS**, the Town shall be entitled to recover from Owner and from each third party who has become a subsequent owner of the Real Estate after these **COMMITMENTS** are recorded, jointly and/or severally, any and all damages which arise from this failure and shall also be entitled to injunctive relief to terminate any non-compliance herewith.

These **COMMITMENTS** may be modified or terminated by a decision of the Town Council made after a public hearing for which proper notice is given, including hearings for other land uses or zoning approvals involving the Real Estate or any portion thereof described in Exhibit A.

These **COMMITMENTS** may be enforced, jointly and/or severally, by the Plan Commission, the Plan Director (or a position created for the Town which is analogous thereto), and/or the Town. Owner and all Owners shall be obligated hereunder to indemnify the Plan Commission and the Town, and to hold said entities and their respective authorized representatives, including, but not limited to, the Plan Director, harmless from any liability, expense (including, but not limited to, reasonable attorneys' fees and court costs), costs, or damages which result from the failure to perform Owner's and/or Owners' obligations under the terms and conditions of these **COMMITMENTS**.

In the event it becomes necessary to enforce these **COMMITMENTS** in a court of competent jurisdiction, and Owner and/or any subsequent owner(s) of the Real Estate are found to be in violation of these **COMMITMENTS**, all such violators shall pay all reasonable costs and expenses the Town, the Plan Commission, and other authorized representative(s) incur in the enforcement of these **COMMITMENTS**, including, but not limited to, reasonable attorneys' fees, expert witness fees, and court costs.

Any controversy arising under, or in relation to, these **COMMITMENTS** shall be litigated exclusively in the applicable state courts of Indiana without regard to conflicts of law principles. Owner irrevocably consents, for themselves and all subsequent Owners, to service, jurisdiction, and venue in such state courts for any such litigation and hereby waives any other venue to which Owner or Owners might be entitled by virtue of domicile, habitual residence, or otherwise.

Owner shall be responsible, at Owner's expense, for recording these **COMMITMENTS** in the Office of the Recorder of Boone County, Indiana, and, subject to the terms hereof, promptly following final approval of Docket Number 2025-53-Z, shall provide the Department with copies of such recording as a condition precedent for issuance of an Improvement Location Permit, Building Permit, and/or Certificate of Occupancy. The **COMMITMENTS** shall be considered a covenant running with the Real Estate, including any portion thereof, and shall continue in effect until modified or terminated in conformance with the requirements herein.

Capitalized terms not otherwise defined in these **COMMITMENTS** shall have the meanings ascribed to them in The Maple Lane Club of Bradley Ridge PUD District Ordinance, as amended, passed by the Town under Ordinance No. 2025- , and, if not defined therein, such capitalized terms shall have the meanings ascribed to them in the Zoning Ordinance. The undersigned, by executing these **COMMITMENTS**, represents and warrants that Owner is the owner of the Real Estate, that execution of these **COMMITMENTS** is being voluntarily undertaken and requires no authorization of a third party, and that these **COMMITMENTS** shall be binding upon the undersigned as to all the particulars herein and shall be considered a **COVENANT** running with the land described herein as the Real Estate, including, but not limited to, any portion thereof. By affirming his/her signature below to these **COMMITMENTS**, the undersigned further represents and warrants that he/she has full capacity and authority to execute these **COMMITMENTS**.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, Owner has executed these **COMMITMENTS** as of _____, 202__.

OWNER:

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, as _____, who acknowledged voluntarily executing the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this ____ day of _____, 202__.

Signature: _____

Printed: _____

Notary Public

My Commission Expires:

County of Residence:

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. _____.

Instrument prepared by and upon recording return to: Kyle T. Resetarits, Esq., Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, Indiana 46204, (317) 968-5506.

EXHIBIT A TO COMMITMENTS

Legal Description of the Real Estate

Parcel 1:

A part of the South Half of Section 11, Township 18 North, Range 2 East of the Second Principal Meridian, and being more particularly described as follows, to-wit: begin at the Northeast corner of the West Half of the Southeast Quarter of the aforesaid Section 11, and proceed thence South 0 degrees 35 minutes 11 seconds East (an assumed bearing) along the quarter-quarter section line for a distance of 2635.53 feet; thence South 89 degrees 06 minutes 44 seconds West, with the Section line, for a distance of 1902.00 feet; thence North 20 degrees 33 minutes 02 seconds West, with the centerline of U.S. Highway No. 421 for a distance of 2016.07 feet; thence North 20 degrees 31 minutes 53 seconds West, along said centerline, for a distance of 462.73 feet; thence North 89 degrees 19 minutes 41 seconds East for a distance of 766.63 feet; thence North 1 degree 11 minutes 57 seconds West for a distance of 297.00 feet; thence North 88 degrees 53 minutes 42 seconds East, along the Quarter Section line, for a distance of 1984.79 feet to the point of beginning, containing 138.1138 acres, more or less.

State Parcel No. 06-08-11-000-002.000-016

Parcel 2:

A part of the northeast quarter and a part of the northwest quarter of Section 11, Township 18 North, Range 2 East, situated in Union Township, Boone County, Indiana, more particularly described, as follows:

From an iron rod at the southeast corner of the aforesaid northeast quarter proceed thence South 88° 53' 02" West (an assumed bearing), along the quarter section line, 1358.28 feet to the southwest corner of the southeast quarter of the northeast quarter of the aforesaid Section 11 and the point of beginning. From said point of beginning thence South 88° 53' 42" West, along the quarter section line and the north line of a tract of ground described in Deed Record 194, page 776, 1,984.79 feet; thence South 01° 11' 57" East as described in Deed Record 194, page 776, 297.00 feet; thence South 89° 19' 41" West, as described in Deed Record 194, page 776; 766.63 feet which point is the centerline of U.S. Highway #421; thence North 20° 28' 52" West along said centerline of U.S. Highway #421, 683.68 feet; thence North 89° 19' 41" East, 994.26 feet; thence North 00° 24' 29" West along an existing fence, 314.13 feet; thence North 88° 31' 36" 1989.35 feet to a point in the quarter-quarter section line, thence South 0° 17' 05" East, with the quarter-quarter section line, 673.20 feet to the point of beginning containing 43.4183 Acres subject to the right-of-way of U.S. Highway #421 on and along the westernmost boundary containing 0.7848 acres.

State Parcel No. 06-08-11-000-009.000-016