

**ORDINANCE NO. 08-19-2025-04**

**AN ORDINANCE CONCERNING AN AMENDMENT TO THE  
CICERO/JACKSON TOWNSHIP ZONING ORDINANCE NO. 03-17-2015-1,  
ZONE MAP, AND ALL AMENDMENTS THERETO, A PART OF THE  
COMPREHENSIVE PLAN FOR THE TOWN OF CICERO, HAMILTON  
COUNTY, INDIANA**

*Document Cross-Reference No: 2022058747 & 2013019795*

This is a Planned Unit Development District Ordinance (to be known as “Hinkle Ridge”) to amend the Zoning Ordinance of the Town of Cicero and Jackson Township, Hamilton County, Indiana (the “Zoning Ordinance”), enacted by the Town of Cicero (the “Town”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

**WHEREAS**, the Cicero/Jackson Township Advisory Plan Commission (the “Commission”) considered a petition (**Petition No.** PC-0425-06-AG), requesting an amendment to the Zoning Ordinance and the Zoning Map for real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

**WHEREAS**, the Commission, at its June 11, 2025 meeting, forwarded Petition No. PC-0425-06-AG to the Town Council of the Town of Cicero, Indiana (the “Town Council”) with No Recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Town Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and,

**NOW THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Cicero, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map, are hereby amended as follows:

**Section 1. Applicability of Ordinance.**

- 1.1 The Zoning Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Hinkle Ridge PUD District**” (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance, as amended and applicable to the R3 Residential district or a Planned Development district, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Zoning Ordinance.
- 1.4 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5 If Estridge Development Company, or its successors (the “Developer”), does not purchase a portion of the Real Estate within two (2) years of the date of adoption of this Ordinance the Property shall revert to the existing zoning classification of the Zoning Ordinance.

**Section 2. Preliminary Development Plan.** The Preliminary Development Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 8.8 of the Zoning Ordinance. The Real Estate shall be developed in substantial compliance with the Preliminary Development Plan.

**Section 3. Underlying Zoning District.** The Underlying Zoning District shall be the R3; Single Family Residential District.

**Section 4. Permitted Uses.** The permitted uses shall be as set forth below:

4.1 All uses permitted in the R3 Residential zoning district, as set forth in Article 3.9 of the Zoning Ordinance, shall be permitted.

4.2 **Maximum Dwellings.** The total number of dwellings permitted in the District shall not exceed one hundred seventy-two (172).

**Section 5. General Regulations.** The standards of Article 3.8 “R-3” District Standards, shall apply to the development of the District, except as otherwise modified below.

<b>Hinkle Ridge Development Standards</b>			
	97' lots	77' lots	62' lots
Minimum Lot Area	13,580 SF	10,780 SF	7,440 SF
Minimum Lot Frontage	40 feet	40 feet	40 feet
Minimum Building Setback Lines			
Front Yard	20 feet	20 feet	20 feet
Side Yard	6 feet	6 feet	6 feet
Rear Yard	20 feet	20 feet	20 feet
Minimum Lot Width	97 feet	77 feet	62 feet
Maximum Lot Coverage	42%	48%	59%
Minimum Living Area (Total)	2,800 SF	2,400 SF	2,000 SF
Open Space	48.7 acres (41%)		
Density	1.45 homes per acre		

**Section 6. Development Standards.** The District’s infrastructure shall comply with the Town of Cicero and Jackson Township Subdivision Control Ordinance (the “Subdivision Ordinance”), and the Town of Cicero Construction Standards and/or Hamilton

County construction standards except as modified below or unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- A. All streets within the development will have 5-foot wide sidewalks on both sides of the street.
- B. An amenity area and subdivision identification signs will be installed in substantial conformance with the Preliminary Development Plan and the Character Exhibit, attached hereto as **Exhibit C**;
- C. Pedestrian Trailways shall be installed in substantial conformance with the Character Exhibit, attached hereto as **Exhibit D**;

**Section 7. Architectural Standards:** Homes will be constructed in substantial compliance with the Character Exhibit, attached hereto as **Exhibit E**. Residential Design Standards of Article 7.22 of the Zoning Ordinance shall be required unless otherwise specified below:

- 1. Structural Requirements:
  - a. Basements shall be required for a minimum of 50% of all lots within the development.
  - b. Front Building Façade shall have two (2) architectural plane breaks of at least sixteen inches (16”) of relief.
    - i. Cantilevered offsets shall meet the requirements for an architectural plane break if they provide at least 16 inches (16”) of relief.
    - ii. Covered porches shall meet the requirement for an architectural plane break if they provide at least five feet (5’) of relief.
  - c. Rear Building Façade shall have an architectural plane break of at least two feet (2’) of relief at one (1) or more points.

- i. Cantilevered offsets shall meet the requirements for an architectural plane break if they provide at least 16 inches (16") of relief.
  - ii. Covered porches shall meet the requirement for an architectural plane break if they provide at least five feet (5') of relief.
- d. Accessory wing walls may encroach up to two feet (2') into a required setback, but not an easement.
- e. Free standing structures such as fireplaces, trellis, or outdoor kitchen structures may encroach up to three feet (3') into a required setback but not an easement.

2. Building Materials:

- a. Exterior Siding Materials: Permitted exterior building materials shall include Cultured Stone, Stony Masonry, Brick Masonry, wood, EIFS, Stucco, and Concrete Fiber Board.
- b. Brick, stone or cedar shake on the Front Building Façade at the outside corners of the dwelling shall wrap around the corner and extend on the Side Building Facade a minimum of four (4) feet beyond the corner.
- c. All Buildings shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials).
- d. Vinyl or wood clad windows are permitted.
- e. Vinyl and/or Aluminum siding are prohibited.
- f. All driveways, porches and patios shall be a minimum of broom finished concrete.

3. Garage Requirements:

- a. Garage Composition and Orientation: All Dwellings shall have a minimum of two (2) car-attached garages and a maximum of four (4) car-attached garages.

b. Garage Orientations: may include Front Load, Side Load, or Courtyard-load-style garages

i. Front-load garages shall be recessed a minimum of two (2) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling. If a third-car garage is utilized, it shall be recessed by a minimum of sixteen inches (16") behind the plane of the other garage doors.

ii. Front-load garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garaged door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows, and gable decorative louver. A minimum of 50% of homes with front load garages shall have decorative garage doors and be painted to match the dominant exterior material or a color to accent the dominant exterior material.

4. Roof Requirements:

a. Roof Pitch: Primary roof pitch of the Dwelling shall have a minimum pitch of 6/12 front-to-back. Side-to-side gables on Front Building Facades shall have a minimum pitch of 6/12 unless architecturally significant to an architectural style such as Mid-Century Modern or Prairie Style. Gables on Rear Building Facades shall have a minimum pitch of 6/12. Ancillary roof pitches for shed-roofs, dormers, parches, bays, walkways, lanais, verandas, etc. may utilize a lower roof pitch.

- b. Minimum Overhangs: The roof overhang or eaves shall be a minimum of six (6) inches in areas where siding is installed and eleven (11) inches in areas of masonry material installation.
  - i. Elements such as porches, bay windows, dormers, shed roofs and areas with architectural enhanced decorative trim are exempt from this requirement.
- c. Ridgelines: Dwellings shall have a minimum of three (3) ridgelines. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches and box outs with gables shall count as a ridgeline.
- d. Roof Ventilation: Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, or for those made of metal, left natural or painted to match the roofing material.

5. Windows:

- a. 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.
- b. All one-story Dwellings shall have a minimum of two (2) windows on the Side Façade and all two-story Dwellings shall have a minimum of three (3) windows on the Side Façade.
- c. All one-story Dwellings shall have a minimum of two (2) windows on the Rear Façade and all two-story Dwellings shall have a minimum of three (3) windows on the Rear Façade.
- d. A double window (a single mulled unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.

- e. Transoms a minimum of three (3) feet shall count as windows.
- f. A door shall meet the requirements for one window.
- g. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum (e.g. a brick rowlock or soldier course). For windows in a non-masonry façade, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the architectural treatment shall be a minimum of 3 and one-half inches (3½”) in width.
- h. Windows shall each be a minimum size of eight (8) square feet. However, smaller-sized windows less than eight (8) square feet in size may be incorporated to satisfy this requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the windows otherwise required.

**Section 8. Landscaping**

- 1. Lot Landscaping: Minimum Lot Landscaping Standards of Article 7.7. of the Zoning Ordinance shall be required unless otherwise specified below:
  - a. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.
- 2. Buffer Yard Standards: A thirty (30) foot buffer yard shall be provided per

**Exhibit F.**

- a. All existing trees located in the buffer yard shall be reasonably preserved.
- b. Fences, landscape mounds, drainage structures and utilities may be installed within the buffer yard, but not in an easement.

**Section 9. Lighting** Street and intersection lighting to substantially follow

**Exhibit G.**



**Section 10. Fences** Fences will follow minimum standards set forth in Article 7.21 of the Zoning Ordinance.

**Section 11. Commitments.** The Developer commits to the points outlined attached hereto in **Exhibit H.**

**Section 12.** This ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

**Section 13.** Upon motion duly made and seconded, this Ordinance was fully passed by members of the Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**TOWN COUNCIL OF THE TOWN OF CICERO**

**AYE**

**NAY**

\_\_\_\_\_. Joe Cox \_\_\_\_\_  
\_\_\_\_\_. Jacob Everett \_\_\_\_\_  
\_\_\_\_\_. Eric Hayden \_\_\_\_\_  
\_\_\_\_\_. Dennis Johnson \_\_\_\_\_  
\_\_\_\_\_. Emily Pearson \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Rhonda Gary, Clerk Treasurer

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Matthew S. Skelton  
Printed Name of Declarant

Prepared by Matthew S. Skelton, Church Church Hittle & Antrim, 2 North 9<sup>th</sup> Street, Noblesville, IN 46060  
317.773.2190

## **EXHIBIT A**

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### **Legal Description**

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE ON THE WEST LINE OF SAID NORTHWEST QUARTER SOUTH 01 DEGREES 26 MINUTES 24 SECONDS WEST 835.29 FEET TO THE SOUTH LINE OF EXISTING CEMETERY AND THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE ON SAID SOUTH LINE SOUTH 88 DEGREES 40 MINUTES 20 SECONDS EAST 377.77 FEET TO THE SOUTHEAST CORNER OF SAID CEMETERY; THENCE CONTINUING SOUTH 88 DEGREES 40 MINUTES 20 SECONDS EAST 161.60 FEET; THENCE THE FOLLOWING 28 COURSES:

L1	S49'29'39"E 105.85	L15	S27'41'43"E 24.31
L2	S69'10'59"E 36.42	L16	S75'06'55"E 34.35
L3	S67'30'50"E 48.47	L17	N75'33'22"E 35.37
L4	S32'32'26"E 44.93	L18	N00'32'52"E 74.79
L5	S55'50'21"E 17.92	L19	N19'35'53"E 30.02
L6	N89'17'40"E 47.58	L20	N29'13'39" 23.76
L7	S26'15'07"E 31.27	L21	N14'02'38" 37.88
L8	S14'24'46"E 45.63	L22	N01'45'09"E 66.95
L9	S61'56'31"E 14.37		N18'20'58"E 173.71
L10	S77'28'06"E 85.05	L24	N1412'13"E 291.07
L11	N56'05'48"E 37.46	125	N29'19'45"E 190.74
L12	S85'54'13"E 86.39	L26	N37'14'48"E 112.27
L13	S10'47'26"E 23.99	L27	N22'55'06"E 31.77
L14	S14'50'01"W 68.91	L28	N08'00'06"E 147.00

TO THE SOUTH RIGHT OF WAY LINE OF 236TH STREET PER INSTRUMENT No. 2023035008; THENCE ON SAID SOUTH RIGHT OF WAY LINE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST 9.92 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN DEED BOOK 338, PAGE 157; THENCE ON SAID WEST LINE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 549.44 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 2020039946; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 336.17 FEET TO THE EAST LINE OF SAID TRACT OF REAL ESTATE; THENCE ON SAID EAST LINE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 577.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 236TH STREET PER INSTRUMENT No. 2023035008; THENCE ON SAID SOUTH RIGHT OF WAY LINE NORTH 89 DEGREES 30 MINUTES 21 SECONDS EAST 449.63 FEET; THENCE CONTINUING ON SAID SOUTH LINE NORTH 88 DEGREES 52 MINUTES 15 SECONDS EAST 216.71 FEET TO THE SOUTH RIGHT OF WAY LINE OF 236TH STREET PER INSTRUMENT No. 2018058545; THENCE ON SAID RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: 1) NORTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 215.00 FEET; 2) SOUTH 20 DEGREES 28 MINUTES 15 SECONDS EAST 63.80 FEET; 3) NORTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 9.29 FEET TO THE EAST

## **EXHIBIT A**

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### Legal Description

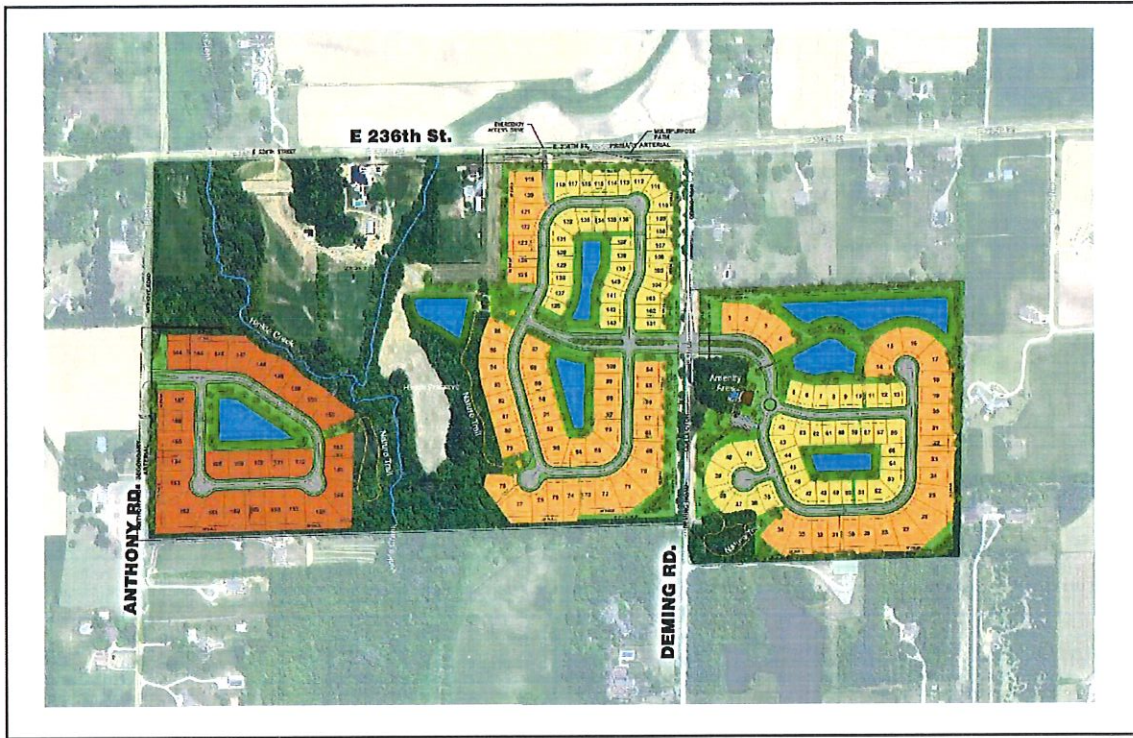
LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 35 MINUTES 34 SECONDS WEST 1689.07 FEET TO A POINT THAT MEASURES 1183.05 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 32 MINUTES 38 SECONDS WEST 2653.10 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER SAID POINT BEING 1201.03 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 01 DEGREES 26 MINUTES 24 SECONDS EAST 1024.35 FEET TO THE POINT OF BEGINNING, CONTAINING 78.24 ACRES, MORE OR LESS.

#### ALSO:

Part Of The Northeast Quarter Of Section Five (5), Township Nineteen (19) North, Range Four (4) East, Described As Follows, to-wit: Begin 60 Rods north of the Southwest corner of the West Half of the Northeast Quarter of said Section Five (5), Township Nineteen (19) North, Range Four (4) East, and run thence East 80 Rods, run thence North 79 90/100 Rods, run thence West 80 18/100 Rods, run thence South 79 90/100 Rods, to the Place Of Beginning, Containing 40 acres.

## EXHIBIT B

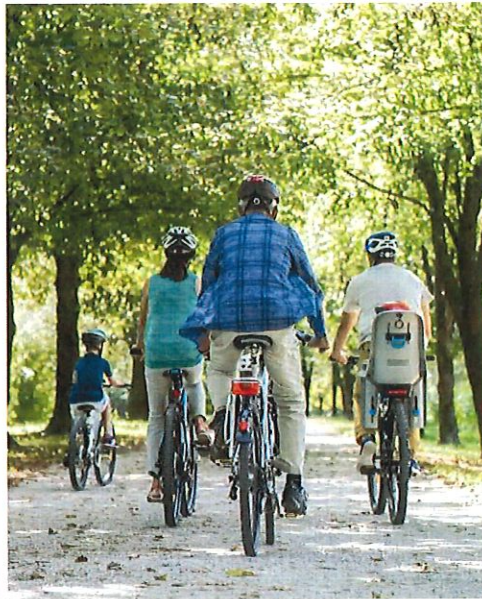
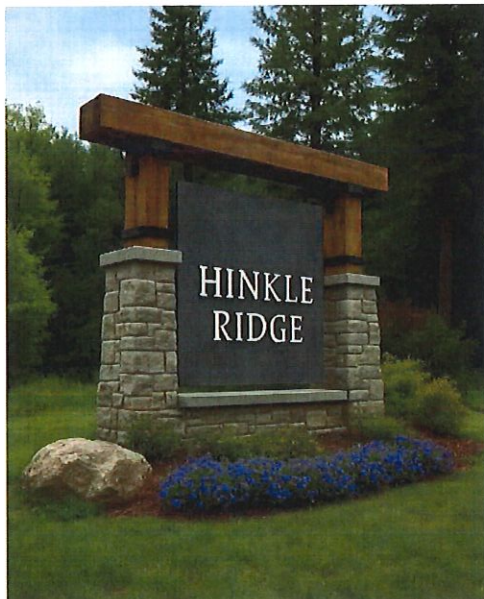
### Preliminary Development Plan



## EXHIBIT C

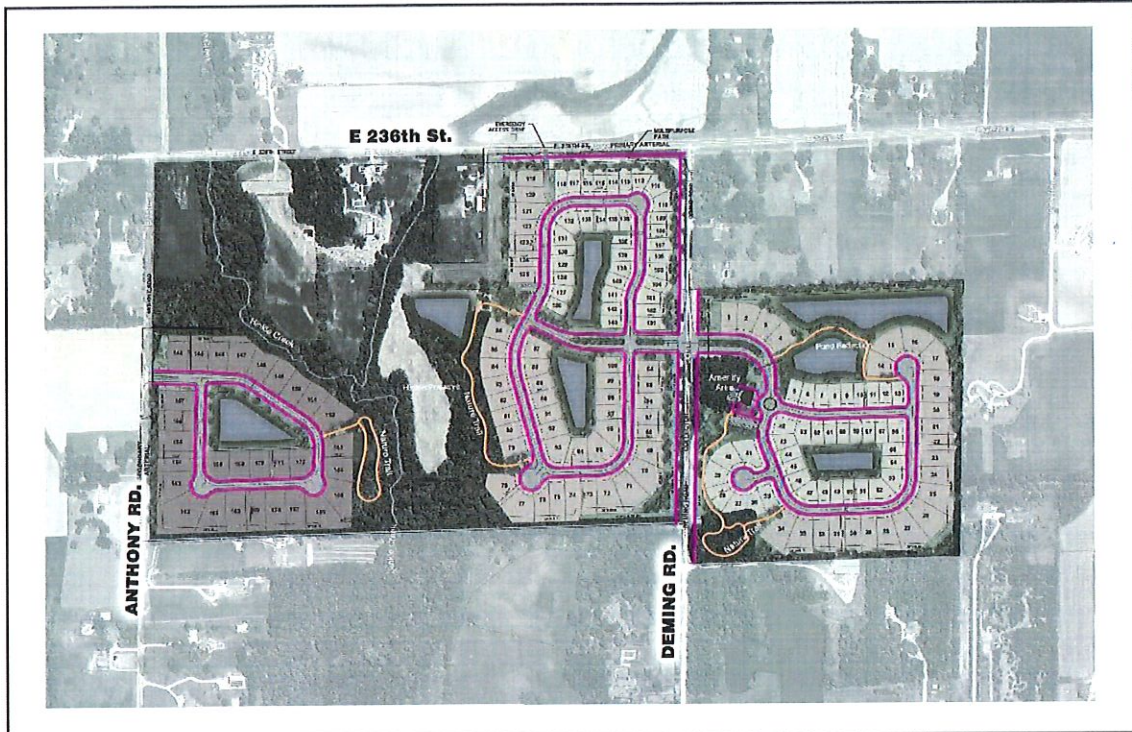
### Amenity/Sign Exhibit

DIFFERENT BY DESIGN





**EXHIBIT D**  
**Pedestrian Trailways**



## EXHIBIT E

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### Home Elevations

DIFFERENT BY DESIGN





## EXHIBIT E

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### Home Elevations

DIFFERENT BY DESIGN



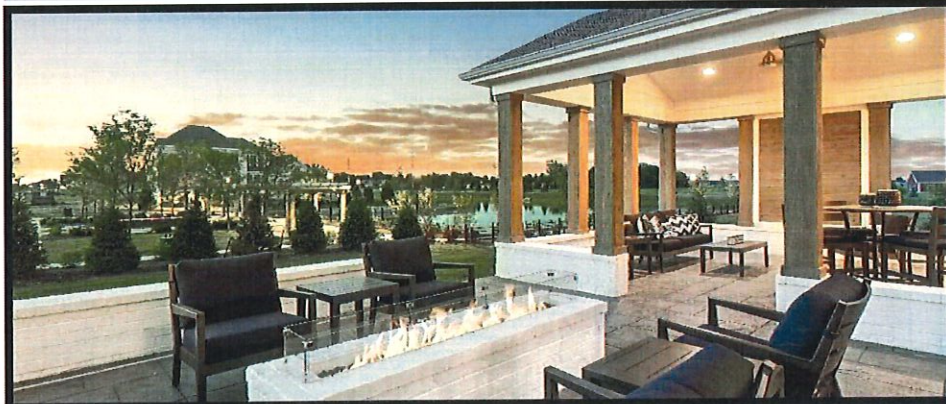


## EXHIBIT E

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### Home Elevations

DIFFERENT BY DESIGN



## EXHIBIT E

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### Home Elevations

DIFFERENT BY DESIGN





## EXHIBIT E

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### Home Elevations

DIFFERENT BY DESIGN



## EXHIBIT E

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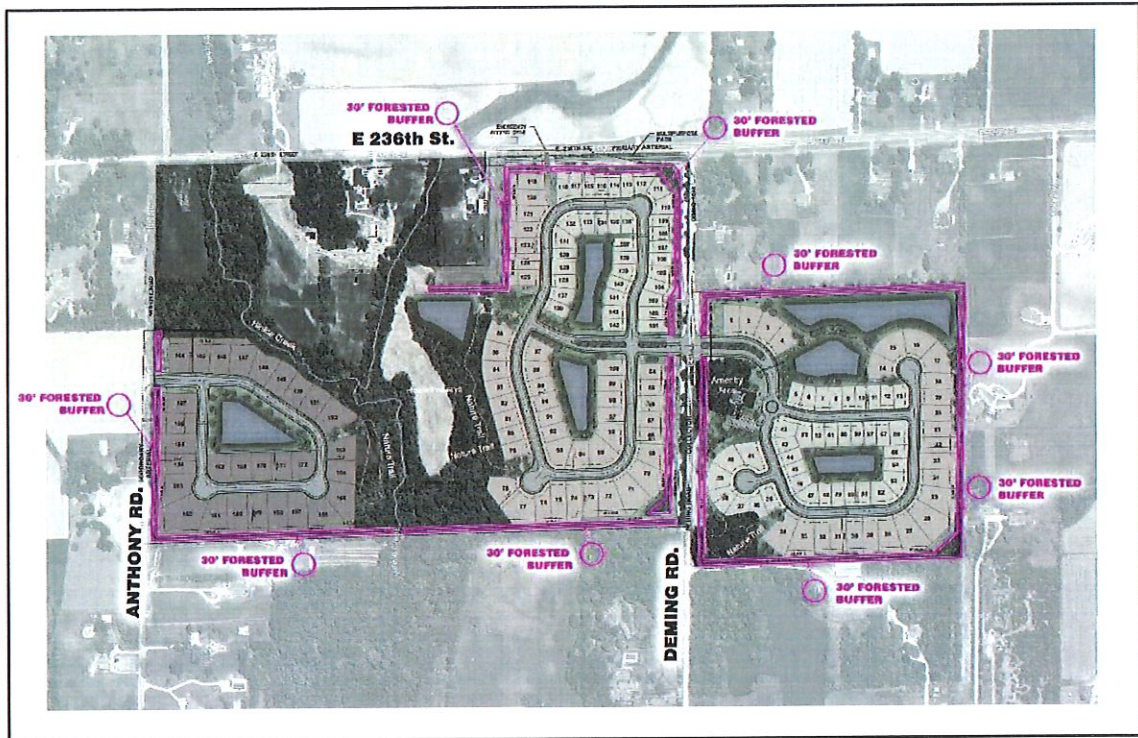
### Home Elevations

DIFFERENT BY DESIGN



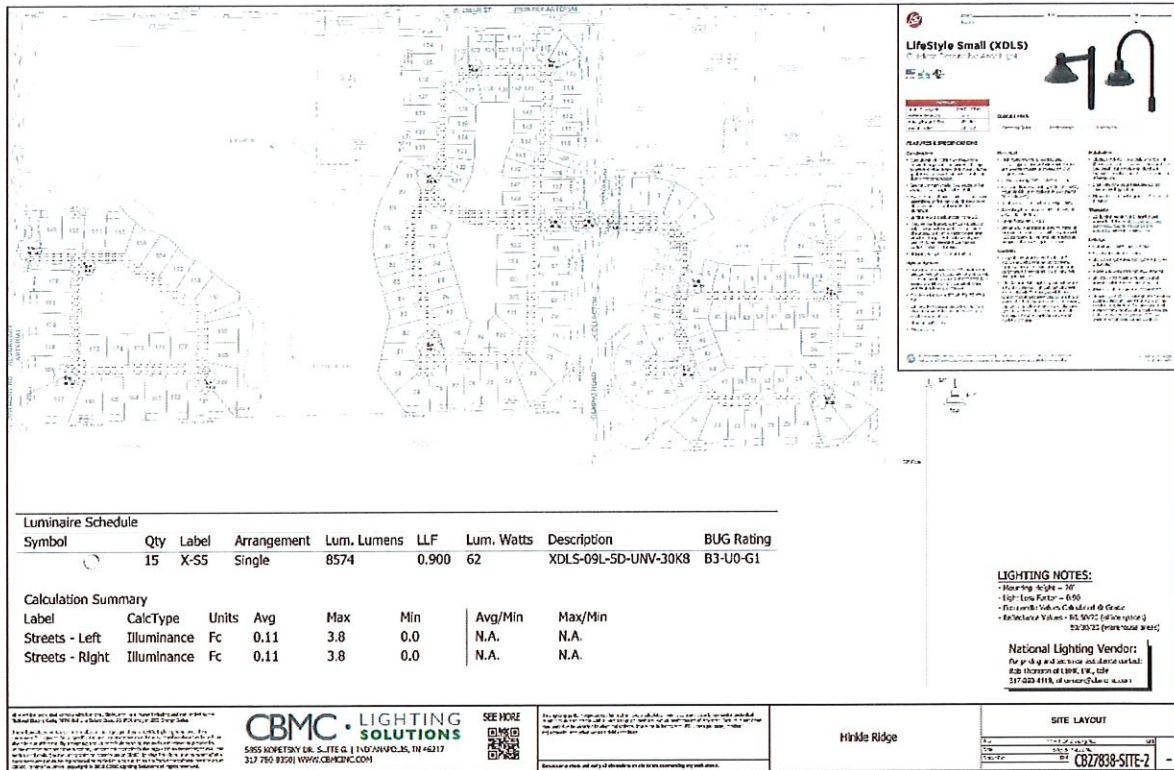


**EXHIBIT F**  
**Landscape Buffers**



# EXHIBIT G

## Lighting Exhibit



## **EXHIBIT H**

### **Commitments**

1. Landscape plantings associated with the buffers in Exhibit F shall consist of a minimum of one (1) tree per ten (10) linear feet.
2. Road improvements will be installed by the Developer consistent with the recommendations of a Traffic Study prepared by Corradino and dated May 2025.
3. Developer will install fire hydrants, hydrant markings on the road, and dry hydrants consistent with the standards of Hamilton County, Indiana.
4. An Outdoor Warning Siren will be installed as part of the public improvements if warranted by the Hamilton County Emergency Management Agency.
5. The Amenity Area identified in Exhibits B and C will be constructed in year 2027 or in year 2 of initial construction, whichever is later.
6. The Developer will reconstruct the Revis Carson regulated drain across and downstream of Hinkle Ridge, consistent with the recommendations of the Hamilton County Surveyor.