

ARTICLE 4.11. OFF-STREET LOADING REGULATIONS

4.11 INTENT.

- A. **LOADING FOR BUILDINGS, STRUCTURES OR USES.**
- B. **DESIGN AND CONSTRUCTION OF LOADING AREAS.** The following standards shall apply to the design of off-street loading areas.

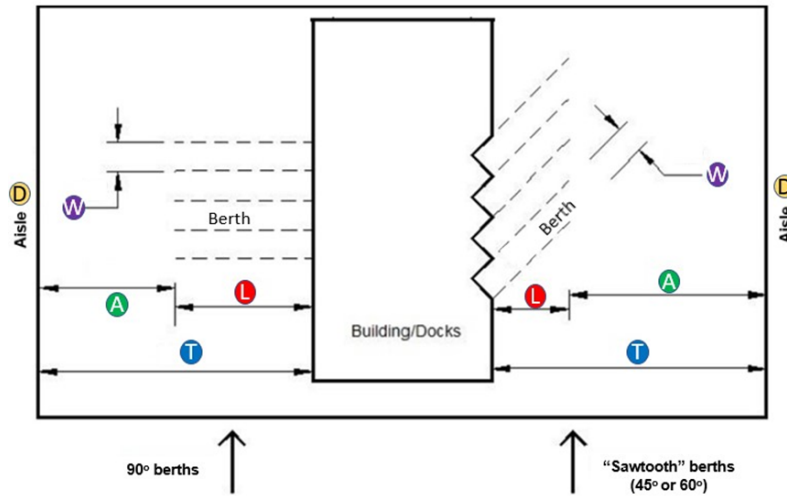


Table 4.11B: Loading Dock Dimensions						
		Berth		Apron (feet)	Total Offset (feet)	Drive Aisle Width (feet)
		Length (feet)	Width (feet)			
Truck Size	Dock Angle	L	W	A	T	D
Large (WB-65D)	90°	55	12	50	105	35
	60°	62	12	50	104	35
	45°	68	12	46	94	35
Medium (WB-40)	90°	35	12	43	78	35
	60°	32	12	43	75	35
	45°	26	12	43	69	35
Small (Box Truck)	90°	20	10	32	52	35
	60°	18	10	24	42	35
	45°	17	10	20	37	35

C. LOCATION OF OFF-STREET LOADING SPACES.

1. General Regulations.
 - a. All loading spaces shall be located on the same lot as the use served.
 - b. Each off-street loading area shall be designed and located in a manner which will not interfere with traffic movements and will not result in any vehicle, or part thereof, encroaching into any sidewalk, alley, street or public right-of-way.
 - c. Loading spaces shall not be located in a required yard or bufferyard.
 - d. Orientation of Loading Spaces. The following additional landscape requirements are applicable based upon yard type and property adjacency. These additional landscape requirements cannot be shifted to other landscape elements using an alternate landscape plan.

Table 4.11.C.1.d. Orientation of Loading Spaces		
Yard/Adjacency Type	Additional mandatory landscape elements in addition to required landscaping	
Side/Rear Yard	Berm Height (in feet)	Additional Plant Unit Value

Abutting Non-Residential	0	0
Abutting Residential	15	10
Front Yard	Berm Height (in feet)	Additional Plant Unit Value
Non-Gateway Corridor Street	6	6
Gateway Corridor	10	8
Residential Across Street	15	10

2. Smaller scale facilities. Areas listed in Table 4.11.E: Uses with no minimum required number of loading spaces may provide one required loading space per building in a “pull-off” loading area located adjacent to an interior access drive. A “pull-off” loading area shall not be subject to the prohibition against being located between the front lot line and front facade of any portion of the building served set forth in Article 4.11E(3) above.
3. Buildings within the TC: Town Center Zoning Classification. In the Town Center District, off-street loading facilities shall be located at the rear of the building or at the rear of the lot.

D. SURFACE OF LOADING AREAS.

- E. MINIMUM NUMBER OF OFF-STREET LOADING SPACES.** Off-street loading spaces for all uses shall be provided in accordance with the minimum requirements set forth in Table 4.11-E.

Table 4.11-E: Required Off-Street Loading

Use	Gross Floor Area of Building (Square Feet)*	Required Number of Loading Spaces	
		Minimum	Maximum
Industrial	< 10,000	0	N/A
	10,000—40,000	1	N/A
	40,000—100,000	2	N/A
	100,000—200,000	3	N/A
	Each additional 200,000 or portion thereof	1 additional	N/A
Office/professional service	< 20,000	0	1
	20,000—100,000	1	2
	100,000—200,000	2	3
	Each additional 200,000 or portion thereof	1 additional	
Other nonresidential	< 10,000	0	1
	10,000—100,000	1	2
	Each additional 100,000 or portion thereof	1 additional	
Retail	< 10,000	0	1
	10,000—25,000	1	2
	25,000—60,000	2	3
	60,000—120,000	3	4
	Each additional 100,000 or portion thereof	1 additional	

ARTICLE 4.12. ADDITIONAL FRONT, SIDE AND REAR SETBACK PROVISIONS

A. ADDITIONAL FRONT SETBACK PROVISIONS.

1. *Public streets and Private Streets*
 - a. *Public Streets.* In the case where the Thoroughfare Plan does not include a proposed right-of-way, or where the existing right-of-way is greater than the proposed right-of-way, the existing right-of-way line shall be used for setback measurement.
 - b. *Private streets.* The minimum front yard and minimum building setback from the right-of-way line of a private street shall be the same as for a local public street in the

applicable district.

- c. *Common setback provisions for Public and Private Streets.* Provided, however:
 - 1) The setback provisions of this Article are subject to the following modification: In any block in any district contained in this ordinance in which an existing front yard setback is established by existing, legally established buildings or structures on more than 60% of the total number of lots within the same block face fronting on the same public street, the minimum required front yard setback for any new building, structure or addition along such block face shall be the average of such established front yards if such dimension is less than the minimum front yard setback established by this ordinance.
 - 2) Any development permitted within a required front yard or required front bufferyard shall be those specified in the "Use of Minimum Yards and Bufferyards" sections of the applicable district.
- 2. *Double frontage lots.*
 - a. *Limited access street rights-of-way.* That portion of a double frontage lot located in a residential district which abuts any limited access street right-of-way shall be subject to setback and other requirements of this ordinance applicable to minimum rear yards.
 - b. *All other streets.* That portion of a double frontage lot which abuts any perimeter street in which a "non-access easement" is provided for by a properly approved and recorded plat shall be subject to setback and other requirements of this ordinance applicable to minimum rear yards.

B. SIDE AND REAR YARD EXCEPTIONS.

C. SETBACK EXCEPTION; LATERALLY-SUPPORTED EXTENSIONS.

D. EXCEPTIONS FOR SETBACKS ALONG ALLEYS.

E. USE OF REQUIRED YARDS IN INTEGRATED CENTERS OR INDUSTRIAL PARKS. To facilitate urban development and to enhance the quality of landscaping in the built environment, the Plan Commission may approve the use of required side and rear yards which abut other required side or rear yards of lots located within the same integrated center or industrial park for parking areas, loading areas, interior drives, or interior access drives. This is permitted if the required landscaping is moved to another area as an alternate landscape plan.

ARTICLE 4.17. RESERVED

ARTICLE 4.18 RESERVEDARTICLE 4.19 RESERVED

ARTICLE 4.20 RESERVED

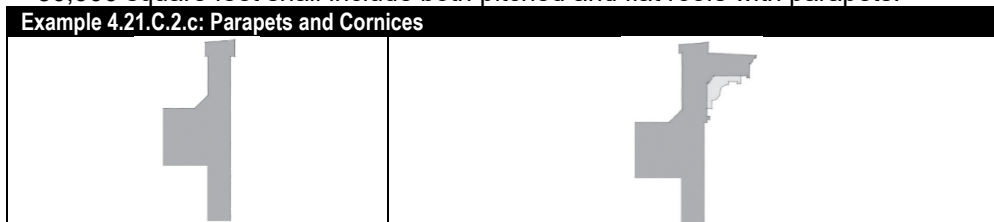
ARTICLE 4.21 ARCHITECTURAL STANDARDS

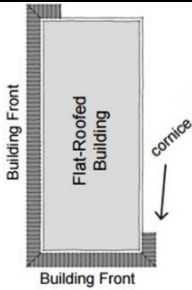
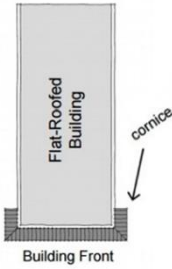
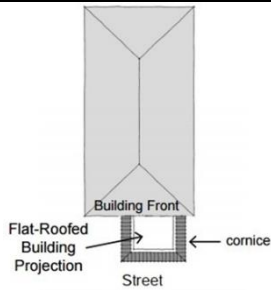
- A. Intent.** The intent of this Article is to consolidate standards found elsewhere in the code and to create standards that will ensure orderly, safe, and quality development and redevelopment.
- B. General Formatting and information.**
 - 1. Unless otherwise noted, photographs and drawings are provided as illustrations of intent. They do not imply that every element in the image is required and/or permitted.
 - 2. Determination of compliance with the architectural standards shall be made by the

applicable approval authority with the advice of the Design Review Committee and/or Staff.

C. General Requirements

1. Corporate Identity. The intent and purpose of the architectural standards supersede corporate identity designs. When a corporate identity design does not meet the intent of the architectural standards, the corporate identity design may be limited and/or modified as prescribed by the Plan Commission.
2. 360 Degree Design. A building shall have consistent detailing and proportions to ensure an “all-sided” architectural quality for the building.
 - a. Consistent Architectural Detailing. The design of the building shall provide consistent architectural details on all building walls. All sides of a building shall display a similar level of quality and architectural interest. For the purpose of this Article, the following definitions shall apply:
 - 1) A Principal Façade is any building façade in which any portion:
 - a) Is within an Integrated Center;
 - b) Meets or exceeds thirty-five (35) feet in height;
 - c) Has a public entrance
 - d) Is determined by the Director to be visible from:
 - (1) A Public and/or Private Street Frontage
 - (2) An Interior Access Drive
 - e) Abuts property that:
 - (1) Has a residential use or uses
 - (2) Has park uses, either public or private
 - (3) Is designated on a future land use map with either residential and/or park uses in the approved Comprehensive Plan
 - 2) A Secondary Façade is any building façade which does not have any of the characteristics of a Principal Façade listed in Article 4.21.C.2.a.1.
 - b. Parapets and Cornices
 - 1) Intent. To visually terminate an exterior wall on a flat roofed building, a cornice on a parapet wall shall be used. This cornice provides a minimal amount of protection to the wall that a pitched roof overhang would normally provide.
 - 2) All flat roofs shall have a parapet and cornice on all facades or walls. Flashing at the top of a parapet shall not qualify as a cornice.
 - 3) Parapets shall be the primary method of screening rooftop mechanical units from an elevation view.
 - 4) Flat roofs projecting from a street-facing arcade or active wall shall include a cornice; this cornice shall return back to a wall or roof or shall be continuous around the entire projection.
 - 5) A parapet more than ninety (90) feet in length shall include a change in parapet height or pitched roof height at least every ninety (90) feet. This change in height shall align with the vertical building bays. Non-industrial buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets.



Simple Parapet with Stone or Brick Cap	Parapet with Cornice	
Building Fronts		
		
Two Building Fronts: Wrap cornice 8' around exterior corners	One Building Front: Wrap cornice 8' around exterior corners	Building Front Building Projection: Wrap cornice around entire projection

D. Building Materials

1. Building Materials and Usage: General Regulations
 - a. Intent. Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high- quality materials and require minimal maintenance.
 - b. Location. Heavy materials shall be located below medium and light materials; medium materials shall be located below light materials. Heavy materials should extend to grade.
 - c. Building Rehabilitation. The rehabilitation of existing buildings shall comply with the requirements for exterior building materials. Use of alternate exterior materials for the rehabilitation of existing buildings is subject to approval by the Plan Commission upon recommendation of the Design Review Committee. See Article 4.21.G: Waivers.
2. Building Modes, Façade Points, and Façade Point Values. The following will be used for Article 4.21.D.3 and Table 4.21.D.4.
 - a. Building Modes are classifications of building categories with similar characteristics. These Building Modes will have specific Primary, Accent, and Discouraged façade materials.
 - b. Façade Points are the means by which façade materials are classified with more desirous façade materials earning a higher amount of Façade Points in comparison to less desirous façade materials.
 - c. The Façade Point values for each specific façade material may differ based upon the application upon a differing Building Mode. Façade Point Value (FPV) is the sum of the Façade Points for each individual façade.
3. Building Modes and Minimum Façade Point Values. Table 4.21.D.3 (below) provides the Building Modes, their description, and applicable minimum Façade Point Values (FPV)

	Mode	Description	Façade Point Value (FPV)	
			Principal Façade	Secondary Façade
Multifamily and Mixed Use	Apartments (Apts.)	Buildings with 7 or more residential units that do not have independent non-residential uses.	600	550
	Mixed Use	Buildings with 7 or more residential units that have independent non-residential uses.	650	650
Commercial Uses	Small Commercial	Single story commercial uses that have a footprint smaller than 10,000 square feet.	600	550
	Large Commercial	Multi-story commercial uses or commercial uses that have a footprint larger than 10,000 square feet. Shall not have residential uses.	600	550
	Small Industrial	Industrial or distribution uses with less than 100,000 square feet of gross floor area	550	500

Industrial/ Distribution Uses	Large Industrial	Industrial or distribution uses with at least 100,000 square feet of gross floor area	450	400
Building Modes Not Included Above		Design Requirement		
One and Two Family Residential		Residential Design Guidelines (requires Developer commitment)		
Master Plan		As approved by Master Plan		
Three to Six Family Residential		Residential Design Guidelines		

3. **Materials and Usage: Specific Regulations.** For the purpose of this Article, materials are divided into classifications as follows.
 - a. **Primary (P):** Primary Materials are those deemed most desirable due to aesthetic quality, permanence, and/or durability.
 - b. **Accent (A):** Accent Materials are those deemed desirable as a material to complement a Primary Material, but not be a Primary Material.
 - c. **Discouraged (D):** Discouraged Materials are those deemed not desirable for typical use, but could be approved in very limited quantities.
 - d. **Unclassified Materials** may be employed pursuant to submission, review, and approval by the *Plan Commission* through the Enhanced Alternative Material process. (See Article 4.21.G: Waivers, below)

Table 4.21.D.3 Materials and Usage		Residential		Industrial		Commercial	
		Apts	Mixed	Small	Large	Small	Large
Brick	Full depth	P	P	P	P	P	P
	Thin veneer (with outside comers)	P	P	P	P	P	P
Ceramic tile		P	P	P	P	P	P
Concrete Panels	Unpainted	D	D	D	D	D	D
	Painted	D	D	A	A	D	D
	Formliner (painted)	D	D	P	P	D	A
	Formliner (embedded brick/stone, etc)	P	P	P	P	A	P
Concrete Masonry	Smooth	D	D	D	D	D	D
	Smooth scored	D	D	A	A	D	D
	Specialty block (e.g textured, ground face or other decorative face	D	D	A	A	D	D
Copper		P	P	P	P	P	P
Exterior Insulation and Finish System (EIFS)		A	A	A	A	A	A
Fiber Cement	Panels	P	P	P	P	P	P
	Siding (medium density)	P	P	P	P	P	P
Glass	Block	D	D	A	A	A	A
	Transparent	P	P	P	P	P	P
	Tinted	P	A	P	P	A	A
	Reflective	A	A	P	P	A	P
Metal	Exposed fastener	D	D	D	D	D	D
	Flat non-ornamental or non-architectural	D	D	D	D	D	D
	Ornamental or architectural	P	P	P	P	P	P
	Standing Seam	D	A	D	D	A	A
Phenolic Panel		P	A	P	P	P	P
Stone	Natural or cultured	P	P	P	P	P	P
	Thin veneer	P	P	P	P	P	P

Stucco	A	A	A	A	A	A
Vinyl Siding	D	D	D	D	D	D
Wood, natural	A	A	A	D	A	A

e. Incorporation of Material Classes

1) Façade Point Values (FPV) are calculated using the method below:

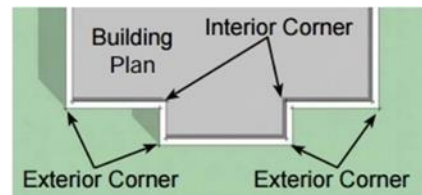
Classification	Measurement Unit	Multiplier	Façade Points (FP)
P (Primary)	% of Façade	8	% of Façade x 8
A (Accent)	% of Façade	2	% of Façade x 2
D (Discouraged)	% of Façade	0	% of Façade x 0
Façade Point Value = Sum of Façade Points			

Material	%	Mixed Use		Large Comm.		Large Industrial	
		Type	FP	Type	FP	Type	FP
Brick (Full Depth)	13.7	P	109.6	P	109.6	P	109.6
Concrete Panels (painted)	35.8	D	0	D	0	A	71.6
Formliner (Painted)	26.6	D	0	A	53.2	P	212.8
Glass, Transparent	21	P	168	P	168	P	168
Metal, Ornamental or Architectural	2.9	P	23.2	P	23.2	P	23.2
Façade Point Value= Sum of Façade Points (FP)			300.8		354.0		585.2
Result, based upon Table 4.21.D.2			Fail		Fail		Pass

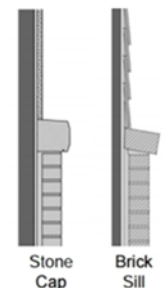
- 2) *Buildings* may be constructed primarily of one specific class I material provided the design is obviously superior to the general intent of this article, provides variation in detailing, footprint of the structure, or derivations in long wall sections to provide visual interest as approved by the Plan Commission after the review and recommendation of the Design Review Committee.
- 3) The Material Classes must be supplemented with the use of multiple colors, textures and/or architectural elements. Window and door trim, flashing, accent items, awnings, canopies, wall coping, gutter(s), and downspout(s) do not count toward the material class requirements.

4. Building Materials and Usage: Changes in Materials

a. Vertical Changes of Materials. A vertical change of materials from stone or brick to another material shall occur at an interior corner. Materials used on exterior walls shall not terminate at exterior corners.



b. Horizontal Changes of Material. Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill. In all other cases, the material above the brick or stone shall extend over the top edge of the masonry with trim or siding. Horizontal changes of material using a stone cap or brick sill shall not have the cap or brick sill interrupted by window or door opening.



c. Masonry Openings. Openings in a brick or stone facade shall have a stone lintel, a stone or brick arch, or a brick soldier course.

d. Signage and Design Elements.

- 1) Individual corporate image, trademark, or marketing architectural design elements and colors shall be incorporated only as secondary design elements to the development and not as dominant elements.




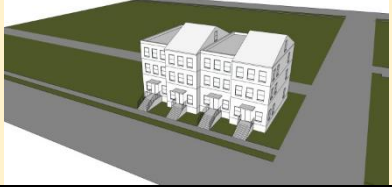

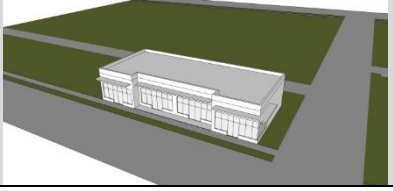
- 2) Signage material shall be incorporated into the overall design of the building. Signs shall be located to complement the architectural features of a building such as above the building entrance, storefront opening, or similar features.
- 3) The Town reserves the right to require significant departures from standardized architectural themes that are intended to market or brand any type of entity that will inhabit the structure.

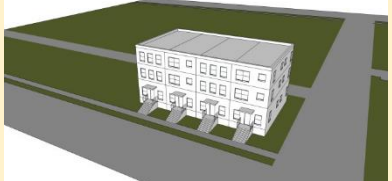

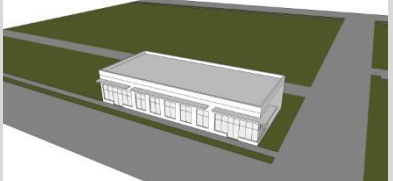
E. Massing and Articulation




1. The intent of the following standards is to create a built environment in which the massing of buildings contributes to a sense of human scale, with ground floor design, horizontal and vertical articulation, manipulation of building forms, and use of various materials, fenestration and architectural details to avoid long, monolithic building shapes and surfaces.
2. Horizontal Articulation. Each primary structure shall use horizontal articulation elements to break up long, flat walls.
 - a. Requirements




Table 4.21.E.2: Horizontal Articulation Requirements			
	Mode	Minimum Horizontal Articulation Types	Maximum Interval Between Articulations
Multifamily and Mixed Use	Apartments (Apts.)	2	50 feet
	Mixed Use	2	50 feet
Commercial Uses	Small Commercial	1	50 feet
	Large Commercial	2	100 feet
Industrial/ Distribution Uses	Small Industrial	1	50 feet
	Large Industrial	2	100 feet
Building Modes Not Included Above		Design Requirement	
One and Two Family Residential		Residential Design Guidelines (requires Developer commitment)	
Master Plan		As approved by Master Plan	
Three to Six Family Residential		Residential Design Guidelines	

- b. Examples of Horizontal Articulation Methods. Shown below are examples of horizontal articulation. The Plan Commission, at the advice of the Design Review Committee may approve alternate examples.

Table 4.21.E.2 Examples of Horizontal Articulation Methods.		
a. Change in material texture, patterning, or color - A change in material texture, patterning or color that extends the full height of the primary façade. Color is not an allowable articulation for Industrial or Distribution buildings.		
Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story (Commercial/Industrial/Distribution)
		
b. Horizontal offset or projection - A horizontal wall plane offset of at least 3 ft. extending for at least 50% of the average height of the primary façade		
Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story Commercial/Industrial
		

c. Change in fenestration pattern - A change in window size, style, or placement		
Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story Commercial/Industrial
		

d. Change in roof height or form - A variation in parapet height of at least 3 ft. or a change in roof form		
Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story Commercial/Industrial
		

e. Wall notch combination - A combination using at least one option from above, plus a wall notch. Wall notches shall be a minimum of 3 ft. deep and 8 ft. wide.		
Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story Commercial/Industrial
		


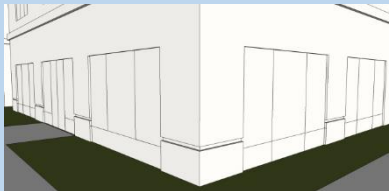






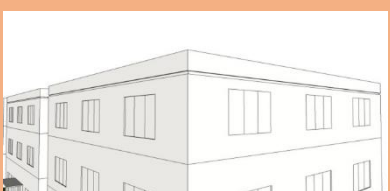
3. Vertical Articulation.

1) Each primary structure, or portion of primary structure, with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district.

2) The “base” is generally the portion of the building that meets the ground. It is at least 24 inches tall, but for taller buildings could be as tall as the first two stories. It shall include pedestrian oriented elements, high transparency, and be made of high-quality and durable materials. The “middle” is the least dominant façade element. It is generally located between the “base” (anywhere above 24 inches above the ground) and the “cap”, or roofline. The “cap” is where the building meets the sky. This is generally a predominant roofline or architectural element indicating the top of a building.



3) At least one of the following vertical articulation options shall be used for each of the three vertical element categories.

Table 4.23.E.3 Vertical Articulation Methods for Base, Middle, and Cap of Buildings	
Vertical Articulation for Base	
<p>a. Use of “heavy” material on ground floor</p> <p>Use masonry such as brick or stone, or other durable material to delineate the ground floor.</p>	
<p>b. Horizontal reveal line at base</p> <p>A horizontal reveal line a minimum of 24 in. from the ground.</p>	
<p>c. Arcade, gallery, or colonnade</p> <p>Use an arcade, gallery, or colonnade to accentuate the ground floor.</p>	
<p>d. Architectural detailing</p> <p>Use enhanced architectural detailing or fenestration on the ground floor.</p>	
Vertical Articulation for Middle	
<p>e. Stepback in massing</p> <p>A stepback in massing a minimum of 5 ft. from the ground floor façade.</p>	
<p>f. Change in material</p> <p>A change in material occurring between the first and second floors</p>	
<p>g. Variation in window size</p> <p>Visible variation in window size from ground floor to upper floor(s) (typically smaller as the building gets taller.)</p>	
Vertical Articulation for Cap	
<p>h. Cornice</p> <p>Use of cornice (on flat-roof buildings) or projecting roof line (for sloping roofs)</p>	
<p>i. Reveal line at top of building</p> <p>A “reveal” line or change in material, texture, patterning or color (min. 24 in. from top)</p>	



F. Additional Standards for Specific Uses or Locations



1. Additional Development Regulations for multi-building Multifamily

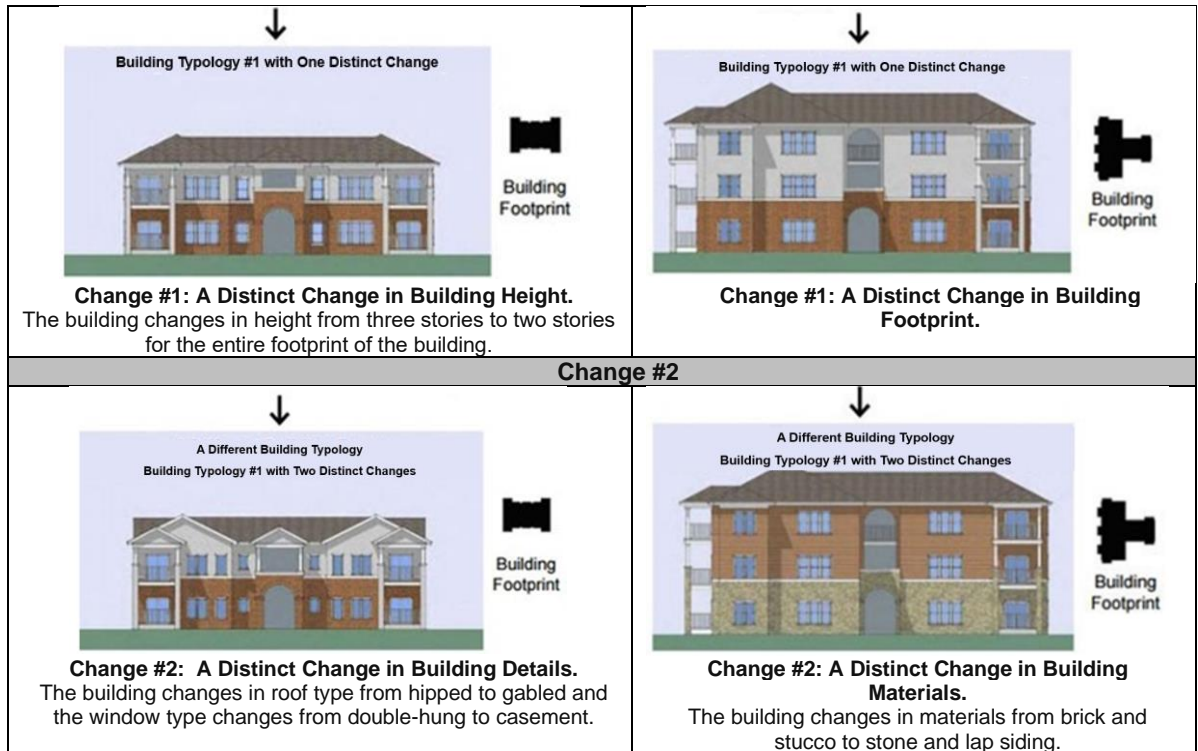
- a. Intent. To ensure building diversity, multi-building developments shall contain buildings that exhibit different building typologies. Accessory buildings including, but not limited to, detached clubhouses, garages, activity centers, leasing centers shall not count as a different building typology.
- b. Standard. Developments with at least five (5) residential buildings shall be required to use more than one building typology according to the following table.

Table 4.21.F.1: Building Variety	
Total Number of Residential Buildings	Minimum Number of Building Typologies Required:
At least five; less than 15	2 different building typologies
At least 15	3 different building typologies

- c. Different Building typology. Different building typology shall mean a building contains at least two (2) of the following when compared to another building:
 - 1) A distinct change in building footprint.
 - 2) A distinct change in building height. A distinct change in building height shall be a difference in building height of at least one story for the entire footprint of the building.
 - 3) A distinct change in building materials.
 - 4) A distinct change in building details. A distinct change in building details shall include, but shall not be limited to, one of the following:
 - a) Change in window type.
 - b) Change in window, door, or wall trim.
 - c) Change in roof, excluding changes in roof pitch.

Example 4.21.F.1.c.:	
Not Allowed	
	
<p>This duplex development of more than 15 buildings repeats the same building typology for the entire length of the development; it should contain at least three different building typologies.</p>	<p>The apartment complex of more than 15 buildings repeats a single building typology throughout the development; it should contain at least three different building typologies.</p>

Examples of Changing Building Typologies	
 <p style="text-align: center;">Building Typology #1</p>	 <p>Building Footprint</p>
<p>Initial Building Typology. This building elevation and footprint will be altered below to two different building typologies.</p>	
<p>Change #1</p>	



2. Additional Development Regulations for Town Center.

- a. Entrances. Major building entrances shall be oriented toward the front lot line;
- b. Building Placement in the TC: Town Center District. Building placement for all new construction on any lot shall be in compliance with the following provisions:
 - 1) For sites containing one building. In elevation view from the front lot line, at least 75% of the length of the facade of the building facing a street shall be located between the front lot line and the lesser of a five-foot setback or the established setback in the same block face;
 - 2) For sites containing multiple buildings. In elevation view from the front lot line, at least 75% of the visible facades of the buildings facing a street shall be located between the front lot line and the lesser of a five-foot setback or the established setback in the same block face; and
- c. Plazas. Plazas shall be provided along all non-building portions of a front yard in the TC: Town Center District in compliance with the following requirements:
 - 1) Plazas shall be located adjacent to a building;
 - 2) Plazas shall be surfaced with concrete, brick or other form of hardsurface pavers appropriate for the proposed development, except for those areas used for trees, foundation landscaping or planters; and,
 - 3) Plazas shall maintain surface areas at a slope of less than 3%, surface areas may be stepped, where appropriate, as necessary to accommodate natural topography;
- d. Minimum lot coverage. The minimum lot coverage shall not be less than 50%;
- e. Off-street parking. Off-street parking areas shall be located to the rear of a building.
- f. Off-street loading. Off-street loading facilities shall be located at the rear of the building or at the rear of the lot.

G. Waivers

1. Enhanced Alternative Materials
 - a. Creation of an Enhanced Alternative Material Initial Classification. To encourage the use of new materials or materials heretofore unclassified by this Article, the *Plan Commission* may grant a waiver to the *Development Requirements* specified in this Article subject to the findings shown in Section b below and the following procedures:
 - 1) The *Design Review Committee* shall make a classification recommendation to the *Plan Commission* upon inspection of technical specifications and/or material samples. If the classification recommendation results in the façade point requirements not being met, the *Design Review Committee* may:
 - a) Recommend an alternative, either a complete replacement of the material or enough of a replacement so as to meet the façade point requirements; or,
 - b) Recommend a Waiver to Development Standards based upon the proposed design.
 - 2) The Plan Commission shall be the final arbiter of classification.
 - a) Regardless of classification, the Plan Commission may request a replacement of the material.
 - b) If accepted by the *Plan Commission*, the material shall be assigned an interim classification, which can be used by *Staff*, the *Design Review Committee* and the *Plan Commission* for determination of façade point requirements for a period of one year from the Certificate of Occupancy of the building which received the interim classification. This interim classification may be used for additional buildings through the interim period.
 - b. Findings for an Enhanced Alternative Material Initial Classification. The *Plan Commission* may approve an interim material classification for a heretofore unclassified material upon a finding that:
 - 1) The existing material classifications do not adequately describe this material;
 - 2) The *Design Review Committee* has inspected the technical specifications and/or material samples and has provided guidance to the *Plan Commission*;
 - 3) The *Plan Commission* will direct the *Design Review Committee* to review the interim classification no later than one year after than the *Certificate of Occupancy* for recommendation of permanent classification.
 - c. Final Classification of the Material.
 - 1) When the interim classification period ends, the *Design Review Committee* shall forward a permanent classification recommendation to the *Plan Commission*, or recommend that it retain an interim classification, subject to further review. This recommendation may be based upon, but not limited to, the following:
 - a) Inspection of technical specifications, including reviews and information from other applications not within the Town; and,
 - b) Inspection of the workmanship, quality, and durability of the material in its application on the structure.
 - 2) The Plan Commission shall either certify the recommendation, determine its own classification, allow the material to retain its interim classification, subject to further review, or reject the material for further use.
 - 3) Should the Plan Commission desire to formalize the classification, they shall direct that the ordinance is amended to reflect the new material within an expedient amount of time.

2. Existing Building Waivers. To encourage façade renovation of existing legal non-conforming *building* facades, and innovative *Building* designs capable of enhancing the quality of the built environment, the *Plan Commission*, upon review and recommendation of the Design Review Committee, may grant a materials waiver based upon the findings in section c below.
 - a. Information required. Material type and square footages of materials for both the existing and proposed facades. A Façade Point calculation shall be made for each elevation of both the existing and proposed façade(s). Should the proposed façade be less than the required minimum Façade Points on any of the proposed facades, a waiver or redesign is necessary.
 - b. The applicant shall provide the information necessary to calculate the Façade Points as listed in the article above for both the existing building and the building after the proposed renovation.
 - c. Findings for Existing Building Materials. The *Plan Commission* may approve a waiver to allow an existing façade to not meet the minimum Façade Point Value upon finding that:
 - 1) The proposed Façade Points Value is increased by at least half of the difference between the existing Façade Point Value and required Façade Point Value.
 - 2) The proposed façade is more aesthetically pleasing than the existing façade.

Example: 4.21.G.2.c.1 Façade Point Value (Waiver for Existing Building)

If an existing façade has a Façade Point Value (FPV) of 400 and the required Façade Point Value is 600, then the applicant must bring the façade value up by at least half the difference between the values to be eligible for the waiver.

Calculation 1	
Explanation	E.g.
Required FPV	600
<i>Minus</i> Existing FPV	- 400
Difference	200
Half the Difference	100

Calculation 2	
Explanation	E.g.
Half the Difference	100
Existing FPV	+ 400
Minimum FPV for Waiver	500

In this case, this required minimum Façade Point Value to request a waiver would be 500.

ARTICLE 5.1. RESERVED

ARTICLE 5.2. RESERVED

ARTICLE 5.3. RESERVED

ARTICLE 5.4. RESERVED

ARTICLE 5.5. DEVELOPMENT PLANS REQUIRED FOR ARCHITECTURAL AND SITE DESIGN REVIEW FOR ALL DEVELOPMENT LOCATED IN ALL COMMERCIAL DISTRICTS (EXCEPT TC: TOWN CENTER DISTRICT) AND ALL INDUSTRIAL DISTRICTS WHEN LOCATED WITHIN 600 FEET OF A GATEWAY CORRIDOR OR WITHIN 600 FEET OF A RESIDENTIAL DISTRICT

5.5 INTENT.

- A. **GRADING.** In order to ensure that Gateway Corridors have a neat and kept appearance, the temporary storing of topsoil and grading shall comply with the following development requirements:
 1. The mounding of topsoil shall not have a slope greater than three to one;

2. Topsoil mounds shall be sowed with an appropriate ground cover that can be mowed to prevent erosion; and
3. Topsoil mounds shall not be located within or adjacent to a front or side yard setback and shall be located adjacent to the rear yard setback.

B. PERMITTED USES. All uses which are permitted in a given site’s underlying primary zoning district, except those uses expressly excluded in Article 5.5.C of this ordinance, are permitted within 600 feet of a Gateway Corridor or residential district.

C. EXCLUDED USES. The following uses shall be prohibited in all zoning districts within 600 feet of Gateway Corridor or residential district:

1. Antique mall;
2. Discount retailer; and
3. Flea market.

ARTICLE 5.6. RESERVED

ARTICLE 5.7. DEVELOPMENT PLANS AND PROCEDURES

A. APPLICABILITY AND REVIEW AUTHORITY.

1. All development, excepting legal conforming single family attached dwellings, single family detached dwellings, and two-family dwellings, shall be subject to the filing, review and appeal procedures set forth in Article 5.7 – Development Plans.
2. The table below provides general approval responsibilities.

Type of Development Activity	PC	Dir
New Construction	X ⁽¹⁾	
Building Addition	PC	Dir
(Increase at least 30% ⁽²⁾)	X ⁽¹⁾	
(Increase of Less than 30% ⁽²⁾)		X ⁽¹⁾
Other	PC	Dir
Accessory (Structure, Building or Use)		X ⁽¹⁾

PC--Plan Commission

Dir--Director

⁽¹⁾ Either the Plan Commission or Director may elect to defer their decisionmaking authority to the other at their discretion

⁽²⁾ Percent of gross floor area

Additional Articles to Consider

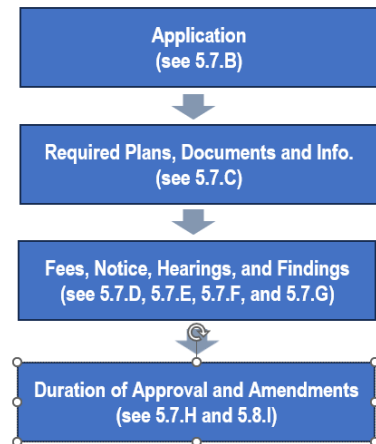
In addition to the requirements within the underlying zoning district and the information found within this Article, additional requirements may be found in the Articles listed below. This is not an all-inclusive list:

<u>Article</u>	<u>Subject</u>
4.1	Accessory Uses
4.2	Temporary Uses and Structures
4.7	Landscape Provisions
4.8	Performance Standards
4.9	Lighting Standards
4.10	Off-Street Parking Regulations
4.11	Off-Street Loading Regulations
4.12	Additional Front, Side, and Rear Setback Provisions
4.13	Requirements for All Private Streets and Alleys
4.16	Outdoor Operations
4.20	Standard for Commercial Indoor Lodging Facilities
5.7	Development Plans and Procedures
6.2	Master Plan
7.0	Sign Regulations
14.1	Land Use Matrix
14.2	Development Standards Matrices

3. Regardless of delegation, the Director shall require any proposed development to file a Development Plan for review and determination by the Plan Commission if any of the following circumstances exist:

- a. At the discretion of the Director;
- b. The Development Plan requires:

- 1) A Zone Map Amendment or includes parcel(s) that have received a Zone Map Amendment approval in the last twelve (12) calendar months;
- 2) A Planned Unit Development or includes parcel(s) that have received Planned Unit Development approval in the last twelve (12) calendar months;
- 3) A Primary Plat;
- 4) Relief from the Zoning Ordinance including, but not limited to:
 - a) Variance of Use;
 - b) Variance of Development Standards;
 - c) Development Incentive;
 - d) Waiver; and/or,
 - e) Waiver or Variance to the Subdivision Control Ordinance.



- c. The area within the Development Plan is adjacent to legal conforming residential uses;

B. APPLICATION. Application for development plan approval by the Plan Commission shall be in compliance with the Rules of Procedure of the Plan Commission.

C. REQUIRED PLANS, DOCUMENTS AND SUPPORTING INFORMATION.

1. In any case where the plan documentation and supporting information for a development plan requires the submission of a narrative, site plan, overall plan, landscape plan, building elevations, sign plan or lighting plans, such plans and elevations shall be submitted in compliance with the following requirements.
2. Information required for Site, Overall, Landscape, and Lighting Plans:

Table 5.7.D.X Information Required for Site, Overall, Landscape, and Lighting Plans				
	Site	Overall	Landscape	Lighting
Scale of not more than one (1) inch equals one hundred (100) feet	X	X	X	X
Address of the site;	X	X	X	X
Boundary lines of the site including all dimensions of the site;	X	X	X	X
North arrow and scale;	X	X	X	X
Proposed name of the development;	X	X	X	X
Sidewalk plan or alternate plan for pedestrian ways;	X	X	X	
Location of all floodway and floodway fringe areas within the boundaries of the site;	X	X	X	
All improvements to street system on-site and off-site;	X	X		
Area map insert showing the general location of the site referenced to major streets and section lines;	X	X		
Areas reserved for park, recreation, conservation, wetland, common area, lake or other similar uses;	X	X		
Building elevations, including building materials and colors; and	X	X		
Legal description of the real estate;	X	X		
Location and name of all existing and proposed public or private streets, access easements and rights-of-way within 200 feet of the real estate;	X	X		
Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;	X	X		
Location, dimensions, and type (e.g. ground, pole, wall) of all signs on the site. Include separate elevations of proposed sign structures with all dimensions drawn to scale;	X	X		
Names, centerlines and right-of-way widths of all streets, alleys and easements;	X	X		

Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line);	X			
Layout, number and dimension of all lots and out lots with zoning setback lines or building setback lines;	X			
Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;	X			
Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);	X			
Location, size and species of all proposed and existing trees over six inches in caliper at four and one-half feet above grade and all proposed and existing landscaping;	X			
Measurement of curb radius and/or taper;	X			
Names of legal ditches and streams on or adjacent to the site;	X			
Structures proposed for demolition should be indicated as such;	X			
Use of each structure by labeling including approximate density or size of all proposed uses and structures on the site (e.g. parking - number of parking spaces required and provided, residence - number of dwelling units per acre, office - gross floor area);	X			
All existing elevations and proposed land contour lines having at least two-foot intervals;			X	
Description of methods to preserve trees without injury and with sufficient area for the root system to sustain the tree;			X	
Description of protective care and physical restraint barriers at the drip line to prevent alteration, compaction or increased depth of the soil in the root system area prior to and during groundwork and construction; and			X	
Outline of all existing or proposed buildings or structures, including parking and loading areas;			X	
Size, species and spacing (on center) of all proposed trees, landscaping and ground cover;			X	
Survey of existing trees in required yards and required bufferyards, indicating exact location or existing trees over six inch caliber at four and one-half feet above grade and all flowering trees, shrubs and evergreens over six feet in height;			X	
The location of any existing or proposed freestanding signs;			X	
If architectural building lighting is proposed, elevations for each facade of the building indicating the location, type and intensity of lighting on each building facade and the intensity of such lighting at the lot line measured in footcandles.				X
Intensity of lighting at base of light structure and at the lot line measured in footcandles; and				X
Location and dimensions of all existing structures, parking areas and walkways;				X
Type and location of all exterior of lighting fixtures, including, wattage and type of light;				X
Any other information requested in writing by the Plan Commission or Director.	X	X	X	X

3. Information required for Building Elevation and Sign Plans

Table 5.7.D.X Information required for Building Elevation and Sign Plans		
	Building Elevations	Sign Plan
Drawn to scale	X	X
A separate true color rendering of the proposed building, including any proposed wall sign;	X	X
Address of the site;	X	X
Proposed name of the development;	X	X
Scale;	X	X
Details of any exterior architectural lighting proposed on or around the building; and	X	
Elevations for each facade of the building;	X	
Placement, size, color and illumination details for any proposed wall sign;	X	
Specification or sample of the type and color of building materials to be used for all wall, window, roof and other architectural features;	X	
A site plan indicating the location of any building upon which a sign is to be mounted, with the location of the signs indicated;		X
A site plan indicating the location of any existing or proposed freestanding signs;		X
A true color rendering of the proposed signs;		X
Elevation of proposed signs including size, materials and color;		X

Illumination details for proposed signs;		X
Placement, size, color and illumination details for any proposed wall sign; and		X
Any other information requested in writing by the Plan Commission or Director.	X	X

4. Information required for a narrative. The applicant must provide a narrative that states the following, at a minimum:
 - a. Provides a clear and concise description of the project.
 - b. Lists and details all required petitions to achieve the development as requested.
 - c. Details any requested relief from the ordinance, including but not limited to variances, waivers, and development incentives.
 - d. For Planned Unit Developments, the following shall be required:
 - 1) Written Statement of Character. A written statement of character of the PUD District shall provide an explanation of the character of the PUD District and the reasons why it has been planned to take advantage of the flexibility of these regulations.
 - 2) Development Amenities and Open Space. The PUD District Ordinance must include a statement of recreational amenities and open space. Such statements shall designate and convey active and/or passive recreational areas in accordance with Article 8.4. Open Space, Common Area & Amenity Standards.

D. FEES. To defray administrative costs, the fees as set forth in the fee schedule as approved by the Plan Commission and the Town Council for development plan approval by Director and for development plan approval by the Plan Commission, are to be paid by the applicant at the time of filing an application for development plan approval or upon receipt of an invoice for payment.

E. NOTICE

1. All notices for public hearings regarding a development plan approval before the Plan Commission shall be provided in accordance with the requirements set forth in the rules of procedure of the Plan Commission.
2. Notice shall not be required for development plan approvals delegated to Director.

F. HEARINGS. All public hearings regarding a development plan approval before the Plan Commission shall be conducted in accordance with the procedures set forth in the rules of procedure of the Plan Commission.

G. FINDINGS.

1. All findings specified above for the approval of a development plan shall be reduced to writing and signed by the Director of Planning in the case of a determination by the Director, or by the President of the Plan Commission in the case of a determination by the Plan Commission and retained as a part of the permanent record of the determination.
2. The Plan Commission or the Director may approve a development plan for architectural and site design review upon a finding that:
 - a. The development plan complies with all applicable development standards of the district in which the site is located;
 - b. The development plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
 - c. The development plan complies with all applicable provisions for architectural and site design review for which a waiver has not been granted;
 - d. The proposed development is appropriate to the site and its surroundings; and

- e. The proposed development is consistent with the intent and purpose of this ordinance.

H. DURATION OF DEVELOPMENT PLAN APPROVAL. Any development plan authorized by Article 5 - Development Plan Approvals shall be subject to the following duration provisions:

1. **Initial Approval Duration.** Development Plans may be approved by the Plan Commission or by the Director as an Improvement Location Permit.
2. **Extension Explanation.** Extensions may be granted by the Plan Commission or the Director. The Plan Commission may choose to extend an approval beyond the Director's extension. Once the Plan Commission has granted an extension, further extensions may only be granted by the Plan Commission.

Table 5.7 H.1 Duration of Development Plan or Development Plan approved as Improvement Location Permit		
Approval Authority	Plan Commission	Director
Approval Type	Development Plan	Improvement Location Permit
Approval Duration (Years)	3.0	3.0

Table 5.7 H.2 Extension of Development Plan and/or Development Plan approved as an Improvement Location Permit		
Extension Authority	Plan Commission	Director
Extension Duration (Years)	1.0	0.5
Maximum Number of Extensions	At the discretion of Plan Commission	One

I. AMENDMENTS

1. *Amendments to development plans pending determination by the Plan Commission.* Amendments to development plans pending determination by the Plan Commission may be made by the applicant at any time prior to a vote being called for by the Plan Commission. If, in the sole discretion of the Plan Commission, the proposed amendment is of such a nature that additional time is needed for review, the Plan Commission may continue the consideration of such amended development plan to the next meeting of the Plan Commission.
2. *Amendments to development plans pending determination by the Director.* Amendments to development plans pending determination by the Director may be made by the applicant at any time prior to a determination being made by the Director. If, in the sole discretion of the Director, the proposed amendment is of such a nature that additional time is needed for review, the amended development plan shall be reviewed within a reasonable time frame by the Director.
3. *Amendments to approved development plans.*
 - a. *Applicability.* The amendment procedures of this Article 5.8E(3) shall apply to:
 - 1) Minor amendments to any development plan which has already received approval from the Plan Commission or the Director; and
 - 2) Minor additions to sites which include existing development authorized prior to the effective date of this ordinance as stated in Article 1.
 - b. *Director's authority.*
 - 1) The Director is hereby authorized to approve minor amendments to development plans or minor additions to sites which include existing development through the improvement location permit process and without a public hearing if, in the determination of the Director, the requested minor amendments or minor additions:
 - a) Do not adversely impact the purpose or intent of the overall development;
 - b) Do not include a substantial increase in intensity of any land use relative to the previous land use on the real estate; and
 - c) Comply with the applicable development requirements.

- 2) If the Director determines that a request for minor amendment to a development plan or a minor addition to an existing development does not comply with the requirements set forth above, the Director may:
 - a) Deny the request; or
 - b) Refer to the request to the Plan Commission for determination.
- 3) Any request referred to the Plan Commission for determination shall be accompanied by an application for development plan approval and shall be subject to all application, fee, notice and hearing requirements specified above for new development.
- c. *Reporting.* Minor amendments or minor additions authorized by the Director shall be reported, in writing, to the Plan Commission at the next regular meeting of the Plan Commission.
- d. *Appeal.*
 - 1) Any decision of the Director regarding a minor amendment of a development plan or a minor addition may be appealed as follows:
 - a) An appeal of the interpretation of a development standard of the applicable district shall be to the Board of Zoning Appeals;
 - b) An appeal of the interpretation of any other development requirement specified in this Article 5 shall be to the Plan Commission; and
 - c) An appeal of a determination to approve or deny a minor amendment of a development plan or a minor addition shall be to the Plan Commission.
 - 2) All appeals shall be filed within 30 days of such determination.

ARTICLE 5.8. RESERVED

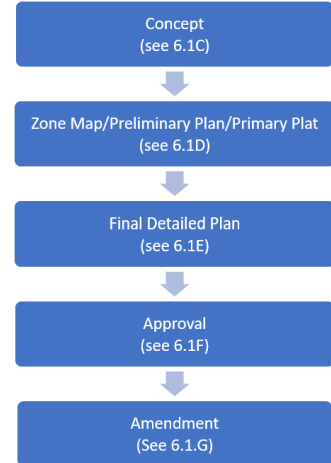
ARTICLE 6.1. PLANNED UNIT DEVELOPMENT DISTRICT

A. Intent.

- 1. The Planned Unit Development (PUD) District is intended to:
 - a. Achieve a higher quality of project design than could be accomplished through the strict application of a general use district or set of general use districts;
 - b. Provide for more efficient use of land including the reduction of land area disturbed for utility lines and motor vehicle access;
 - c. Permit special consideration of property with outstanding natural or topographical features;
 - d. Facilitate use of the most appropriate construction techniques in the development of land;
 - e. Provide for any individual land use not otherwise specified elsewhere in this ordinance.
 - f. Encourage imaginative uses of open space, promote high standards in design and construction, and further the purposes of the Comprehensive Plan.
 - g. Provide for greater flexibility in applying the ordinances to mixed zoning classifications;
 - h. Provide for innovative approaches to meet the demands of the residential and non-residential markets;
 - i. Provide for the recognition of the interdependency of the residential and non-residential markets;
 - j. Provide for the establishment of creative and unique developments that would not otherwise be able to be developed under the provisions of the Town’s standard zoning district regulations;

2. The Planned Unit Development (PUD) District is not intended to:
 - a. Create developments which are provided for as a matter of right within any individual district of this ordinance.
 - b. Adversely impact the adequate facilities required to serve the property and surrounding area.

B. Process. The complete review and approval process for a PUD consists of four elements and a process for amendment. These are as follows:



1. Concept Plan Review. (see Article 6.1C)
2. Zone map Amendment, Preliminary Plan, Primary Plat. (see Article 6.1D)
3. Final Detailed Plan. (see Article 6.1E)
4. Approval or Denial. (see Article 6.1F)
5. Amendment (if necessary.) (see Article 6.1G)

C. Concept Plan. The intent of the concept plan is to provide Staff with a non-binding, initial review of the general concept of the PUD to be submitted.

1. Requirements for Filing a Concept Plan. At a minimum, the following documents shall be filed by the petitioner requesting a Concept Plan Review:
 - a. A written description of the proposed preliminary Planned Unit Development; and
 - b. A sketch plan for the proposed development, for review by Staff prior to the filing of a petition of the Zone Map Amendment to a Planned Unit Development district.
2. Staff Review of a Concept Plan Staff shall review the proposed concept plan taking into consideration information regarding the terrain of the site, any unique natural features of the site, and uses proposed in the plan. In doing so, the staff's review may include, but not be limited to, the following:
 - a. Protection of unique topographical features on the site, including, but not limited to, slopes, streams and natural water features;
 - b. Protection and preservation of wooded areas, individual trees of significant size, wetlands or other environmentally sensitive features;
 - c. Development of common open space and recreational areas (passive or active) accessible to the residents or users of the PUD by way of sidewalks, footpaths or combined walkways/bikeways;
 - d. A more efficient use of the land including the reduction of land area disturbed for utility lines and motor vehicle access;
 - e. Creation of innovative residential and business environments;
 - f. Minimize the alteration of the natural site features through the design and situation of individual lots, streets and buildings;
 - g. Diversity and originality in lot layout;
 - h. Utilization of individual building designs which achieve an enhanced relationship between the development and the land;
 - i. Relationship to surrounding properties; and
 - j. Consistency with the Goals and Objectives of the Comprehensive Plan.
3. Response to Concept Plan Submittal.
 - a. The Director shall notify the petitioner of any staff comments related to the proposed concept plan. Notwithstanding anything contained in this ordinance to the contrary,

neither the staff's review of the proposed concept plan submitted for review nor staff's comments to the petitioner relating thereto shall be considered a denial, approval or decision concerning the proposed concept plan.

- b. The petitioner may modify the proposed concept plan and file a petition for zone map amendment, including a preliminary plan, after the earlier of:
 - 1) Receipt of comments from the staff; or
 - 2) The expiration of the 15-day period referred to above.

D. Zone Map Amendment / Preliminary Plan / Primary Plat. The following are required for the submittal of a Zone Map Amendment. Unless otherwise determined by the Director, these shall proceed concurrently.

1. Development Requirements.

- a. Development requirements applicable to a PUD shall:
 - 1) be those development standards and other requirements specified in the PUD District ordinance establishing such District;
 - 2) specify development standards applicable to each permitted use in the development and, at a minimum;
 - 3) adopt or include a variation of each development standard that is applicable to each such use in a district in which each such use is listed as a primary use.
- b. In any case in which an applicable development requirement or development standard has not been specified in the petition for zone map change, the applicable development requirement or development standard shall be that which is specified in the district of the Plainfield Zoning Ordinance which lists such use as a primary use and which imposes the highest standard for site development (e.g., minimum yards, minimum bufferyards, landscaping, lighting, architectural and site design requirements and the like).
- c. If the petitioner does not want an otherwise applicable development requirement or development standard for any permitted use in the development to be applicable, then the petition for zone map change shall contain a statement to such effect.

2. Planned Unit Development Ordinance

- a. Uses and Development Standards. The Planned Unit Development (PUD) Ordinance establishes the development standards and use standards for that Planned Unit Development District.
 - 1) Any Planned Unit Developments with use standards that reference the Plainfield Zoning Ordinance shall be interpreted to reference the current Plainfield Zoning Ordinance, not the Ordinance at time of that specific PUD Ordinance adoption.
 - 2) Unless specifically stated to the contrary in the PUD Ordinance, any overlay district within the Town of Plainfield Zoning Ordinance shall remain in effect within the geographical boundary of the PUD Ordinance. In a case of regulatory conflict, the most stringent regulation shall apply. This determination shall be made by the Director.
 - 3) It is the intent of the PUD to provide flexibility regarding the mixture of land uses. Within a PUD, any land use may be permitted if such use or uses can be shown to:
 - a) Provide an orderly relation and function to other uses in the development and to existing land uses,
 - b) Be compatible with such existing land uses,
 - c) Be compatible with the Comprehensive Plan of the Town.
 - 4) Primary uses, accessory uses, home occupations, and temporary uses in the PUD District shall be any use or range of uses specified in the PUD District ordinance. Modification of use shall require an amendment to the PUD District.

- b. Process. See *Article 6.0 Zone Map Amendment*.
 - c. Requirements. See *Article 6.0 Zone Map Amendment*.
3. Preliminary Plan. All petitions for zone map change to the PUD District shall contain a preliminary plan that satisfies the requirements of set forth below and shall specify in either general terms or detailed terms the development requirements that will apply to the real property that is included in the petition.
 - a. Requirements.
 - 1) Detailed Terms. Includes all the requirements in Article 6.1E.1 and may be advanced concurrently as a Final Detailed Plan; or,
 - 2) General Terms. Does not include all the requirements in Article 6.1E.1 and is advanced as a Preliminary Plan. Will require a Final Detailed Plan.
 4. Primary Plat. May be incremental or non-incremental and shall follow the regulations and requirements set forth in the Subdivision Control Ordinance. Secondary Plat approval shall be issued in a manner consistent with the procedures set forth in the Subdivision Control Ordinance and with any additional requirements or commitments entered into in connection with the approval of the Final Detailed Plan pursuant to the PUD Ordinance

E. Final Detailed Plan

1. Requirements. At a minimum, the following plans and documents are required:
 - a. Site Plan (for requirements, see *Article 5.7C.2*)
 - b. Overall Plan (for requirements, see *Article 5.7C.2*)
 - c. Landscape Plan (for requirements, see *Article 5.7C.2*)
 - d. Lighting Plan (for requirements, see *Article 5.7C.2*)
 - e. Building Elevations (for requirements, see *Article 5.7C.3*)
 - f. Sign Plan (for requirements, see *Article 5.7C.3*)
 - g. Narrative (for requirements, see *Article 5.7C.4*)
 - h. Traffic Study (Director's discretion)
 - i. School Impact Study (Director's discretion)
2. Process. See *Article 5.7 Development Plans* and the findings below.
3. Findings. The Plan Commission may approve a final detailed plan only upon a finding that:
 - a. The Final Detailed Plan satisfies the Development Requirements and Development Standards specified in the PUD District ordinance establishing such District;
 - b. The Final Detailed Plan accomplishes the intent set forth in Article 6.1A of the Zoning Ordinance;
 - c. The Final Detailed Plan provides for the protection or provision of the site features and amenities outlined in Article 6.1C.2 of the Zoning Ordinance.

F. Approval.

1. Commitments, Conditions and/or Surety. The Plan Commission and/or Town Council may permit or require the following:
 - a. Commitments. The Plan Commission may require or permit the owner of a parcel of property to make written commitments concerning the use or development of the subject property in connection with the recommendation of approval of a PUD or a final detailed plan approval pursuant to Article 4.15 of this ordinance.
 - b. Conditions. Conditions may be imposed on the approval of a PUD District which are reasonably necessary to assure compliance with the permitted use, development

requirements, development standards and other minimum requirements of the PUD District Ordinance.

- c. Surety. Bonds or other written assurance may be required which are reasonably necessary to guarantee the timely completion of a public improvement required by the proposed or approved PUD District ordinance. Such bond or other written assurance shall be of a form and substance approved by the Town.
2. Effective Approval. A PUD District Ordinance shall become effective after its approval by the Town Council and shall be recorded by the Town in the Office of the Recorder of Hendricks County, Indiana. The Zoning Map shall be amended accordingly. The use and development of the property shall thereafter be governed by the PUD District Ordinance, subject to review and approval of subsequent permits and approvals as required by the Town Code, and any other regulatory processes which may be required prior to commencement of construction within the PUD District.
 3. Duration of Approval. Assuming no extensions of approval (See Article 6.1F.4), the following shall apply.

Type of Approval	PUD Ordinance	Final Detailed Plan
Definition of Expiry	Failure to start construction	Failure to start construction
Time to Expiry	5 years from Effective Approval (See 6.1F.2)	3 years from Plan Commission Approval or Expiration of Building Permit (whichever is later)
What has Expired	PUD Ordinance, Preliminary Plan, Concept Plan (<i>note: the parcel(s) remain zoned PUD</i>)	Final Detailed Plan
Approvals required for reestablishment	PUD Ordinance, Preliminary Plan, and Concept Plan	Final Detailed Plan

4. Extension of Approval
 - a. By Director. One-time extension of up to a maximum two (2) years may be granted from the date of expiration of the PUD District Ordinance by the Director when extenuating circumstances can be clearly shown by the petitioner. The request for same shall be submitted to the Director in writing prior to the expiration date and shall clearly state the reasons why construction has not commenced.
 - b. By Plan Commission. The Commission may grant additional time extensions if there have not been adopted changes to Comprehensive Plan and zoning regulations that would impact the PUD District Ordinance.

G. Procedure for Amendment.

1. Standing for initiation of Amendment. In addition to the property owner(s), the Plan Commission or the Town Council shall have the standing to initiate a change or amend a PUD District Ordinance.
2. The procedure for amending an approved PUD District Ordinance (text amendment) shall be the same as the procedure for the adoption of the initial PUD District Ordinance as set forth herein. Changes that shall require an amendment to a PUD District Ordinance include changes which alter the Concept Plan, Preliminary Architectural Plans or intent of the initial PUD District, as determined by the Director, which shall include but are not limited to:
 - a. Significant increases in density or intensity.
 - b. Changes in the proportion or allocation of land uses.
 - c. Changes in the list of approved uses.
 - d. Changes in the locations of uses outside of the parameters set forth by the PUD District Ordinance.
 - e. Changes in functional uses of Open Space, where such change constitutes an intensification of use of the Open Space.

- f. Changes in the Concept Plan such that it creates a conflict with the intent of the PUD District Ordinance established with the original Concept Plan.

ARTICLE 10 ADMINISTRATION

ARTICLE 10.1. TOWN COUNCIL

10.1 TOWN COUNCIL. The Town Council shall have the following powers and duties in connection with the implementation of the Comprehensive Plan and this ordinance:

- A. Powers and duties as set forth in IC 36-7-4 et seq., currently or as amended.
- B. Such additional powers and duties as may be set forth for the Town Council elsewhere in this ordinance or state law.

ARTICLE 10.2. PLAN COMMISSION

A. ESTABLISHMENT.

B. MEMBERSHIP, QUALIFICATION AND TERMS.

C. DUTIES AND POWERS. The Plan Commission is hereby vested with the duties and powers imposed upon and granted to an Advisory Plan Commission under the Advisory Planning Law, including, without limitation, the powers and duties listed below. To effectuate the purposes of this ordinance, the Plan Commission may, to the fullest extent permitted by applicable laws:

- 1. Exercise powers and duties as set forth in IC 36-7-4 et seq., currently or as amended.
- 2. Exercise all powers conferred on it by state law in sections other than above, local ordinance, or rule in the manner so prescribed. This Article shall not be construed as a limitation on such powers.

D. COMMITMENTS.

- 1. The Plan Commission may, when in the discretion of the Plan Commission it is deemed necessary to:
 - a. Assure the compatibility of a proposed development with surrounding properties; or
 - b. Minimize the potential for the occurrence of detrimental effects from any attributes of a proposed development on surrounding properties, require or permit the owner of a parcel of property to make written commitments concerning the use or development of the subject property in connection with a development plan approval as provided for in this ordinance, or in connection with recommending approval of a zone map change to any zoning district classification contained in this ordinance to the Town Council as a condition of development.
- 2. Procedure
 - a. The commitments shall be reduced to writing in recordable form and signed by the owner(s) of the real estate.
 - b. The commitments shall be in effect for:
 - 1) As long as the real estate to which they apply remains zoned to the classification to which the real estate was zoned when the commitments were made; or
 - 2) Modified or terminated as provided below.
 - c. The commitments shall authorize their recording by staff in the office of the County Recorder upon the final approval of the zone map change by the Town Council or approval of the Development Plan or Primary Plat by the Plan Commission. Following

the recording of the commitments, staff shall return the original recorded commitments to petitioner and shall retain a copy of the recorded commitments in its file.

3. The Plan Commission, owners of all parcels of ground adjoining the real estate and all owners of real estate within the area included in the petition who were not petitioners for approval, and other specially affected persons designated in such commitments shall be entitled to enforce such commitments pursuant to I.C. 36-7-4-1015 or as otherwise provided by applicable law.
4. The commitments required by the Plan Commission shall be in substantially the form set forth in Exhibit A of this ordinance.

A. MODIFICATION OF COMMITMENTS BY THE PLAN COMMISSION.

1. Commitments required or permitted by the Plan Commission may be modified or terminated by a decision of the Plan Commission, made at a public hearing after notice to adjoining owners has been given pursuant to the rules of procedure of the Plan Commission.
2. Any modification or termination of the commitments shall not be effective until:
 - 1) Reduced to writing;
 - 2) Submitted to public hearing;
 - 3) Approved by the Plan Commission;
 - 4) Executed and notarized by the present owner(s) of the real estate; and
 - 5) Recorded in the office of the County Recorder.
3. The modification or termination of commitments shall be in substantially the form set forth in Exhibit B of this ordinance.

ARTICLE 10.3. BOARD OF ZONING APPEALS

A. ESTABLISHMENT.

B. MEMBERSHIP, QUALIFICATION AND TERMS.

C. DUTIES AND POWERS.

1. *Duties and powers generally.* The Board of Zoning Appeals shall have the duty and power to exercise the duties and powers as set forth in IC 36-7-4-900 et seq., currently or as amended.
2. *Conditions.* The Board of Zoning Appeals may impose reasonable conditions as a part of its approval of any special exception or variance from the terms of this ordinance.
3. *Commitments.*
 - a. The Board of Zoning Appeals may permit or require the owner of a parcel of property to make a written commitment concerning the use or development of that parcel in the case of a petition for a special exception, variance from the terms of this ordinance or a variance of development standards. All such commitments shall be in recordable form and shall be recorded in the office of the County Recorder and shall take effect upon the granting of the special exception or variance. Unless modified by a decision of the Board of Zoning Appeals, a recorded commitment shall be binding on the owner of the parcel, each subsequent owner, and each other person acquiring an interest in the parcel.
 - b. The commitments required by the Board of Zoning Appeals shall be in substantially the form set forth in Exhibit C of this ordinance.
 - c. A commitment may be modified or terminated only by a decision of the Board of

Zoning Appeals made at a public hearing after notice.

- d. The modification or termination of commitments shall be in substantially the form set forth in Exhibit D of this ordinance.
 - e. By permitting or requiring commitments, the Board of Zoning Appeals does not obligate itself to approve or deny any request. This section does not affect the validity of any covenant, easement, equitable servitude, or other land use restriction created in accordance with law.
4. *Rules.* The Board of Zoning Appeals shall adopt rules concerning: the filing of appeals; applications for special exceptions and variances; the giving of notice; the determination of interested parties to receive notice; the conduct of hearings; the determination of use variances and development standards variances; the creation, form, recording, modification, enforcement and termination of commitments; and the designation of which specially affected persons and classes of specially affected persons are entitled to enforce commitments.
5. *Special exceptions.*
- a. *Statement of purpose.* Certain land uses have characteristics and locational impacts which, if inappropriately located, may have a detrimental effect upon other land uses within the town. It is therefore recognized that such land uses should be regulated to preserve property values, as well as promote the public health, safety, comfort, community moral standards, convenience and general welfare of the town.
 - b. *Uses permitted by special exception.* Only those uses identified in each individual zoning district as uses permitted by special exception.
 - c. *Grant of a special exception.* The Board of Zoning Appeals is hereby authorized to grant special exceptions subject to the following requirements:
 - 1) *Form of filing.* A petition for special exception shall be filed with the Board of Zoning Appeals in accordance with the requirements for the filing of a variance, except as such requirements may be modified in this Article. Such petition shall include proposed detailed findings of fact pursuant to Article 10.3C.5.c.3. below, in support of the determinations required to be made by the Board of Zoning Appeals.
 - 2) *Waiver of development standards.* A petition for special exception may contain a request to waive development standards of the zoning district determined to be inappropriate for the individual special exception use. The Board of Zoning Appeals may approve such a waiver only if such waiver is specifically requested in said petition and specifically approved by the Board of Zoning Appeals. Any development standards which are waived in this manner shall require additional findings by the Board of Zoning Appeals as specified in IC 36-7-4-918.5 et seq, for the grant of a variance of development standards.
 - 3) *Findings of fact.* The Board of Zoning Appeals may grant a special exception only upon making a written determination and adopting appropriate findings of fact, based upon the evidence presented at a public hearing, that:
 - a) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
 - b) The proposed use will not injure or adversely affect the adjacent area or property values therein; and
 - c) The proposed use will be consistent with the character of the district, land uses authorized therein and the Town Comprehensive Plan.
 - d. *Conditions for the grant of a special exception.* The grant of a special exception shall be subject to the following conditions.
 - 1) The proposed use shall conform to all development standards of the applicable zoning district (unless a variance of such development standards is requested as

- part of the special exception petition and approved by the Board of Zoning Appeals as set forth above).
- 2) The proposed use shall conform to all conditions attached to the grant of the special exception by the Board of Zoning Appeals. Such conditions may include any reasonable site, development, operational standards, performance standards, requirements, and restrictions deemed necessary to ensure compliance with the findings of fact determinations. The grant of a special exception may be for a limited period of time, as specified by the Board of Zoning Appeals.
- e. *Basis of Board of Zoning Appeals review.* In reviewing a special exception petition and making a determination as to compliance with the required findings of fact, the Board of Zoning Appeals shall give consideration to the particular needs and circumstances of each special exception application and shall examine the following items as they relate to the proposed use:
- 1) Topography and other natural site features;
 - 2) Zoning of the site and surrounding properties;
 - 3) Driveway locations and street access;
 - 4) On-site and off-site accommodations for vehicular and pedestrian circulation patterns;
 - 5) Amount, location and design of off-street parking areas and off-street loading areas;
 - 6) Building character, including height, intensity, materials and architecture;
 - 7) Landscaping, screening and buffering of adjacent properties;
 - 8) Compatibility of the proposed use, site design and architecture with the district in which the use is proposed to be located;
 - 9) Extent to which the proposed use, site design and architecture comply with the regulations and development standards that would be applicable if the site were zoned to a commercial district or industrial district of this ordinance which would permit the proposed use as a primary use;
 - 10) Open space and other site amenities; and
 - 11) Availability and adequacy of streets, sanitary facilities, potable water, storm water management system and other utilities.
- f. *Amendments to approved special exceptions.*
- 1) The Director is hereby authorized to approve minor amendments or accessory buildings, structures or use additions to sites which are the subject of a special exception grant through the improvement location permit process and without a public hearing if, in the determination of the Director, the requested minor amendments or accessory buildings, structures or use additions:
 - a) Do not adversely impact or alter the purpose or intent of the special exception use authorized by the Board of Zoning Appeals;
 - b) Do not adversely impact the findings of fact made by the Board of Zoning Appeals;
 - c) Do not include a substantial increase in intensity of any special exception use;
 - d) Utilize site design and architectural features which are consistent and compatible with the existing improvements authorized for the special exception use; and
 - e) Comply with the development standards of the district in which the special exception use is located or with the terms and conditions of any waiver authorized by Article 10.3.C.5.c.2. and granted by the Board of Zoning Appeals.

- 2) If the Director determines that a request for minor amendments or accessory buildings, structures or use additions to a special exception use does not comply with the requirements set forth above, the Director shall deny the request. In the event of a denial by the Director, the petitioner shall have the right to appeal said denial to the Board of Zoning Appeals under Article 10.3.C.1.a above, or file a petition for a special exception under Article 10.3C.1.d above.
 - 3) Minor amendments or accessory buildings, structures or use additions to a special exception use shall be reported, in writing, to the Board of Zoning Appeals at the next regular meeting of the Board of Zoning Appeals.
6. *Other powers.* The Board of Zoning Appeals shall exercise all powers conferred on it by state law, local ordinance or rule in the manner so prescribed. This Article shall not be construed as a limitation on such powers.

ARTICLE 10.4. STAFF AGENCIES

- A. ESTABLISHMENT.**
- B. ADMINISTRATION OF PLANNING AUTHORITY.**
- C. DUTIES AND POWERS OF THE DIRECTOR.**
- D. STAFF.**

ARTICLE 10.5. DESIGN REVIEW COMMITTEE

- A. ESTABLISHMENT.** The Plan Commission is hereby authorized to establish, by resolution, a Design Review Committee as an advisory committee of citizens.
- B. DUTIES AND POWERS.** The Design Review Committee shall advise in sufficient detail to assist the Plan Commission's:
 - 1. Review and determination of development plans.
 - a.
 - 2. Review and recommendation of Planned Unit Developments as to:
 - a. Preliminary plan conceptual design review;
 - b. Zone map change; and
 - c. Final detailed plan review.
 - 3. Site plan review for an improvement location permit applied for in connection with an economic revitalization area resolution adopted pursuant to Ord. 5-97;
 - 4. Site plan review in connection with a special exception use application for wireless telecommunications facilities; and
 - 5. Other applications or petitions identified by the Director as needing additional technical review, including, but not limited to, the review of applications or petitions for improvement location permits, zone map change, primary plat, secondary plat, variance of use, variance of development standards and special exceptions.
- C. MEMBERSHIP, TERMS, VACANCIES AND REMOVAL.**
 - 1. *Membership.* Membership of the Design Review Committee shall be appointed by the Plan Commission Such membership shall be determined as follows:
 - a. One ex officio, non-voting member may be appointed by the Plan Commission from its membership; and
 - b. Five voting citizen members.

- c. One alternate citizen member who may participate in discussion with the Design Review Committee. This alternate citizen member shall not vote unless a voting-eligible citizen member has a conflict of interest or is absent from the meeting.
- 2. *Terms.*
 - a. Citizen members of the Design Review Committee shall serve three-year terms.
 - b. The term of ex officio, non-voting Plan Commission members shall be for a period of one year.
 - c. Initial terms of citizen members appointed pursuant to this ordinance shall be: two members for a period of one year; two members for a period of two years and one member for a period of three years.
- 3. *Vacancy.* In the case of a vacancy on the Design Review Committee, the Plan Commission shall, as soon as practicable, appoint a new member to the Design Review Committee to complete the term which was vacated.
- 4. *Removal.* The Plan Commission shall have the power to remove any member of the Design Review Committee at any time.

D. MEETINGS, HEARINGS AND PROCEDURES.

- E. RECORDS.** The Design Review Committee shall keep a record of its meetings detailing, at a minimum, all recommendations made. This record shall remain on file with the staff for a period of six months following the meeting.

ARTICLE 10.6. HEARING OFFICER

- A. ESTABLISHMENT.**
- B. POWERS AND DUTIES.**
- C. APPOINTMENT AND TERM.**
- D. REMOVAL.**
- E. VACANCY.**
- F. RULES OF PROCEDURE.**
- G. CONDITIONS AND COMMITMENTS.**
- H. APPEALS.**

14.0 Appendix

14.1 Land Use Matrix

- A. Intent.**
- B. Use Type Definition within Tables 14.C.1, 14.C.2, and 14.C.3.**
- C. Table of Uses.**
- D. Additional Types of Uses**
- E. Definitions and Specific Standards**
 - 1. Agricultural Land Uses
 - 2. Commercial Land Uses

- 3. Industrial Land Uses
- 4. Institutional Land Uses
- 5. Lodging Land Uses
 - a. Residential indoor Lodging
 - b. Campground
 - c. Commercial Indoor Lodging
 - 1) Specific Standards. The Intent is to establish physical and design requirements of Commercial Indoor Lodging facilities.
 - a) Types of Commercial Indoor Lodging facilities. This ordinance differentiates between two (2) types of Commercial Indoor Lodging facilities as stated in the requirements below:
 - (1) Transient Commercial Indoor Lodging
 - (2) Extended stay Commercial Indoor Lodging
 - b) General Requirements. All Commercial Indoor Lodging facilities shall comply with the following requirements, except where differentiated below.
 - (1) Operations Standards
 - (a) No operator, owner, keeper, or proprietor of any Commercial Indoor Lodging shall rent or provide a room for any number of persons greater than the sleeping accommodations provided within the particular rental unit
 - (b) No operator, owner, keeper, or proprietor, patron, visitor, or guest of any Commercial Indoor Lodging shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit except when temporarily designated as a hospitality suite by the Commercial Indoor Lodging.
 - (c) The utilization of clotheslines or other clothes-drying equipment or facilities outside of a room that are located on or are visible from the outside of a room of Commercial Indoor Lodging are prohibited.
 - (d) Excepting dwelling units for an onsite manager/maintenance/security employee, Commercial Indoor Lodging facilities are not to serve as a residence.
 - (e) No occupational tax certificate shall be issued for the purpose of conducting business from a guest room of a Commercial Indoor Lodging facility.

Table 14.1.E.5.c.2.b.1: Operations Standards		
	Transient	Extended Stay
Duration of Stay	No more than 30 nights	Up to and more than 30 nights
Housekeeping	Required and included within standard room rate	Available and may be included at an extra charge

(2) Building / Facility Amenities

- (a) Room Access. Primary access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open. Private balconies/patios are allowed.

Table 14.1.E.5.c.2.b.2: Building/Facility Amenities Differentiated by Types of Commercial Indoor Lodging		
	Transient	Extended Stay

Minimum Height (in stories)	2	3
Required Facility Amenities	Transient	Extended Stay
24-hour desk staffing;	Optional	Yes
Prohibition of storage of any personal possessions within shared common areas or exterior balconies of the building and/or site;	Yes	Yes
In-room or common area (5 washer/dryer units per 100 rooms or portion thereof) laundry facilities	Optional	Yes
Optional Facility Amenities	Transient	Extended Stay
Business center of a size at least 120 square feet	Optional	(1)
Fitness center of at least 350 square feet for every 200 rooms or portion thereof	Optional	(1)
Swimming pool at least 375 sf x 4 feet of depth	Optional	(1)
Meeting areas or conference rooms	Optional	(1)
On-site restaurant or other available food options (such as room service on an on-site convenience retail store.)	Optional	(1)
Other options as approved by the Plan Commission	Optional	(1)
⁽¹⁾ At least four (4) of the optional amenities which must be maintained to retain Extended Stay status.		

- (3) Room Standards. All Commercial Indoor Lodging facilities shall comply with the following requirements, except where differentiated in Table 14.1.E.5.c.2.b.3.b.
 - (a) Every operator, owner, keeper, or proprietor of any Commercial Indoor Lodging shall keep and maintain in each rental unit, a telephone equipped to place a direct call to 911.
 - (b) Guest Room Amenities

Table 14.1.E.5.c.2.b.3.b: Guest Room Amenities

Required Amenities	Transient	Extended Stay
Room or space in which people sleep	Yes	Yes
Water Closet with bathtub and/or shower	Yes	Yes
Closet (enclosed or open)	Yes	Yes
Kitchen Facilities (which may not be located in the bedroom or bathroom) including a refrigerator, cooktop, dedicated sink, and cabinets for cooking/dining supplies.	Optional	Yes
Each guest room of an Extended Stay Commercial Indoor Lodging shall be equipped with a sprinkler system and hard-wired smoke detector approved by the fire marshal.	Optional	Yes

- c) Compliance
 - (1) The common areas and unoccupied rooms of an extended stay Commercial Indoor Lodging facility are subject to inspection by the Town of Plainfield. Such inspections will typically occur during business hours unless there is a situation deemed an emergency by appropriate authority.
 - (2) No extended stay Commercial Indoor Lodging shall be initially constructed or thereafter operated, and no transient Commercial Indoor Lodging may be converted to be and operated as extended stay Commercial Indoor Lodging unless in full compliance with each of the above provisions.
 - (3) An extended stay Commercial Indoor Lodging facility that fails to meet the requirements of this ordinance is then classified as transient and is thus prohibited from offering any extended stay Commercial Indoor Lodging in more than two (2) of its guest rooms.
 - (4) Any Commercial Indoor Lodging operated, conducted, or maintained contrary to the provisions of this article may be declared to be unlawful

and a violation of the Unsafe Building Ordinance. The Town may, in addition, or in lieu of all other remedies, commence actions or proceedings for abatement, removal or enjoinder thereof, in the manner provided by state law and this Code.

6. Office/Professional Land Uses
7. Recreational Land Uses
8. Residential Land Uses
9. Storage Land Uses
10. Vehicle Commercial Land Uses

14.2 Development Standards Matrices

A. Single Family Residential Districts

1. Districts Included
2. Single Family Residential Development Standards Matrices

Table 14.2A.2.a-f: Single Family Residential District Development Standards									
a.	General Development Standards	Unit	RR	R1	R2	R3	R4	R5^(a)	R5^(b)
	Minimum Lot Area	Sq. Ft.	65,000	30,000	15,000	10,000	6,000	5,000	10,000
	Minimum Lot Width	Feet	150	100	90 ⁽²⁾	80 ⁽²⁾	60	50	70
	Minimum Lot Frontage ⁽¹⁾	Feet	90	50	40	35	25	25	35
	Maximum Lot Coverage		10%	20%	35%	35%	40%	40%	40%
	Maximum Lot Depth-to-Width ratio		3:1	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾
	Mandatory Attachment to public/semi-public water and sewer		No	Yes	Yes	Yes	Yes	Yes	Yes
Notes: ^(a) Single Family ^(b) Two-Family ⁽¹⁾ On a public street and gain direct access from said public street or an abutting alley ⁽²⁾ For all lots in any subdivision which were included in a primary plat that received approval prior to January 1, 2007, and which were included in an approved, recorded secondary plat within three years of the date of primary plat approval, and if the subdivision is developed in more than one section, approval for each subsequent section shall be filed for within three years of the approval of the prior section. (See Table 14.2A.2.f) ⁽³⁾ Not applicable									
b.	Minimum Yards and Setbacks (front)	Unit	RR	R1	R2	R3	R4	R5	
	Primary Structure	Feet	30	30	30	30	30	30	
	Unenclosed Porch	Feet	20	20	20	20	20	20	
	Minimum Yards and Setbacks (side)	Unit	RR	R1	R2	R3	R4	R5	
	Minimum Yard	Feet	20	10	12 ⁽¹⁾	10 ⁽¹⁾	6	6	
	Minimum Yards and Setbacks (rear)	Unit	RR	R1	R2	R3	R4	R5	
	Accessory Building	Feet	35	10	10	5	5	5	
	Primary Building	Feet	25	25	25	20	20	20	
Notes: ⁽¹⁾ For all lots in any subdivision which were included in a primary plat that received approval prior to January 1, 2007, and which were included in an approved, recorded secondary plat within three years of the date of primary plat approval, and if the subdivision is developed in more than one section, approval for each subsequent section shall be filed for within three years of the approval of the prior section. (See Table 14.2A.2.f)									
c.	Maximum Building Height	Unit	RR	R1	R2	R3	R4	R5	
	Primary Building Height	Feet	35	35	35	35	35	35	
	Accessory Building Height	Feet	25	25	25	25	25	25	
d.	Minimum Main Floor Area								
	One Story Building	Unit	RR	R1	R2	R3	R4	R5	
	Main Floor	Sq. Ft.	1,700	1,700	1,500	1,300	1,200	1,000	
	Two or More Story Building	Unit	RR	R1	R2	R3	R4	R5	
	Main Floor	Sq. Ft.	1,200	1,200	1,200	1,100	900	720	
	Total Finished Floor Area	Sq. Ft.	1,700	1,700	1,500	1,300	1,200	1,000	
e.	Reserved								
f.	Special Provisions ⁽¹⁾	Unit	RR	R1	R2	R3	R4	R5	
	Minimum Lot Width	Feet	(N/A)	(N/A)	80 ⁽¹⁾	70 ⁽¹⁾	(N/A)	(N/A)	
	Minimum Side Yard	Feet	(N/A)	(N/A)	8 ⁽¹⁾	6 ⁽¹⁾	(N/A)	(N/A)	

Notes: ^(N/A) Not Applicable
⁽¹⁾ Special Provisions for Certain Lots Primary Platted In A Subdivision Before January 1, 2007. For all lots in any subdivision which were included in a primary plat that received approval prior to January 1, 2007, and which were included in an approved, recorded secondary plat within three years of the date of primary plat approval, and if the subdivision is developed in more than one section, approval for each subsequent section shall be filed for within three years of the approval of the prior section, the development standards set forth below shall be deemed to be modified to read as above.

B. Multi-Family Districts

1. Districts Included
2. Multi-Family Residential Development Standards Matrices

Table 14.2B.2.a-i: Multi-Family Residential District Development Standards					
a.	General Development Standards	Unit	R6	RU	RI
	Maximum project gross density	Dwelling units per acre	8	(N/A)	(N/A)
	Minimum project frontage on a public street and gain access from said public street	Feet	150	50 ⁽¹⁾	50
	Mandatory Attachment to public/semi-public water and sewer		Yes	Yes	Yes
Notes: ⁽¹⁾ Or abutting alley ^(N/A) Not applicable					
b.	Minimum Yards and Setbacks				
	Front	Unit	RU	RI	RI
	Front (minimum)	Feet	20	5	10
	Front (maximum)	Feet	(N/A)	25	20
	Side	Unit	R6	RU	RI
	Side	Feet	30	(Below)	15
	Accessory Building	Feet	(N/A)	6	10
	Nonresidential Uses	Feet	(N/A)	15	(N/A)
	Residential Uses	Feet	(N/A)	6	(N/A)
	Rear (minimum)	Unit	R6	RU	RI
	Rear	Feet	30	(Below)	20
	Accessory Building	Feet	(N/A)	5	10
	Primary Building	Feet	(N/A)	25	15
	Interior Yard (minimum)	Unit	R6	RU	RI
	Buildings containing Dwelling units	Feet	15 ⁽¹⁾	6	15
	Accessory buildings or uses	Feet	5	5	10
Notes: ^(N/A) – Not Applicable ^(Below) -Detailed Standards for uses or structures immediately below ⁽¹⁾ -Or ten (10) feet plus one (1) additional foot for every ten (10) feet of aggregate length of any wall of a building, whichever is the greater.					
	Front		R6	RU	RI
	Driveways		Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Walkways with a maximum width of up to six feet		Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Signs as regulated by Article VII		Yes ⁽¹⁾	No	Yes ⁽¹⁾
	Front stairs, stoops, patios or open balconies which project no more than ten feet from the building, but shall not encroach into any public right-of-way		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Side		R6	RU	RI
	Open space free from buildings or structures		Yes	Yes	Yes
	Rear		R6	RU	RI
	Open space free from buildings or structures		Yes	Yes	Yes
	Driveways		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Walkways		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Parking Areas		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Interior Access Drives		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Interior Access Driveways		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Interior Yards around building containing dwelling units (See 14.2.B.3.a-c below)		R6	RU	RI
	Individual interior access drives leading to attached garages serving individual units		Yes	No	No
	Open space		Yes	Yes	Yes
	Foundation landscaping		Yes	Yes	Yes
	Walkways not exceeding six (6) feet in width		Yes	Yes	Yes
	Interior access drives, parking areas, open balconies, uncovered porches and patios which do not project more than 50% into the required interior yard.		Yes	No	No
	Interior access drives leading to parking areas located between the rear lot line and the rear building line.		No	Yes	Yes

	Interior access drives leading to overhead garage doors.	No	Yes	Yes
	Uncovered porches and patios which do not project more than five feet into the required interior yard.	No	Yes	Yes
	Interior yards around accessory buildings or uses (See 14.2.B.3.d below)	R6	RU	RI
	Open space	Yes	Yes	Yes
	Foundation landscaping	Yes	Yes	Yes
	Walkways not exceeding six (6) feet in width	Yes	No	No
	Interior access drives leading to carports or overhead garage doors.	Yes	Yes	Yes
	Walkways with no maximum width	No	Yes	Yes
Notes: ⁽¹⁾ Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV.				
d.	Building Height			
	Maximum Height of Primary Building, not to exceed containing a Dwelling Unit (R6 and RU)	Stories	Feet	
	R6	5	50	
	RU	3	40	
	Maximum Height of Primary Building, not to exceed containing a Dwelling Unit (RI)	Stories	Feet	
	Commercial Residential, Multifamily Dwelling, Institutional Residential	4	40	
	Single Family Attached Dwelling, Attached Dwelling (Missing Middle)	3	45	
	Minimum Height of Primary Building, not to exceed containing a Dwelling Unit (RI)	Stories	Feet	
	Commercial Residential, Multifamily Dwelling, Institutional Residential	8	100	
	Single Family Attached Dwelling, Attached Dwelling (Missing Middle)	2	24	
e.	Architectural Review	R6	RU	RI
	Subject to the requirements for the filing of a development plan for architectural and site design review.	Yes	Yes	Yes
f.	Reserved			
g.	Developed recreational open space requirements.	Unit	R6	RU
	Percent of total lot are of the project area	Percent	10	(N/A) (N/A)
	May overlap any required interior yards or perimeter yards		No	(N/A) (N/A)
	Direct linkage to any adjacent portion of the Greenway Plan		Yes	(N/A) (N/A)
Notes: ^(N/A) – Not Applicable				
h.	Utilization of private streets, interior access driveways and interior access drives in compliance with the standards set forth in Article IV to serve individual buildings and dwelling units.	R6	RU	RI
	Private Streets	Yes	Yes	Yes
	Interior access driveways	Yes	Yes	Yes
	Interior access drives	Yes	Yes	Yes
i.	Development Standards within the RU District. Unless specified elsewhere, the following development standards for single and two-family dwellings shall apply:	Single Family Dwellings	Two-Family Dwellings	
	Individual Lots	R-4 District	R-5 District	

C. Mixed Use Districts

- Districts Included
- Mixed Use Development Standards Matrix

a.	General Development Standards	Unit	TC	RF
	Minimum Lot Width and Frontage on a public street	(feet)	25	(2)
	Minimum Lot Size	Sq. Ft.	(3)	(3)
b.	Minimum Yards and Setbacks			
	Front-Town Center	Unit	TC	
	Front	Feet	0	
	Front-Residential Flex			
	Habitable Areas	Unit	RF	
	Two Family, Single Family Detached, Attached (Missing Middle) Dwellings	Feet	20	
	Commercial Residential, Single Family Attached	Feet	0	
	Dwelling Multifamily	Feet	25	
	Other Master Plan Uses	Feet	(5)	
	Accessory Dwelling Unit	Feet	(N/A)	
	Not Listed Above		(5)	
	Non Habitable Area	Unit	RF	
	Porch	Feet	10	
	Garage (Front Loaded)	Feet	(4)	
	Garage (Side Loaded)	Feet	20	

	Garage (Rear Loaded)	Feet	(6)
	Side (excepting attached dwelling units)	Unit	TC RF
	Abutting an alley	Feet	5 6
	Abutting a lot line	Feet	0 (1) 6
	Side Yard	Feet	(N/A) (N/A)
	Bufferyard	Feet	5 (N/A)
	Rear	Unit	TC RF
	Abutting an alley	Feet	5 20 (7)
	Abutting a lot line	Feet	0 (1) 10
	Side Yard	Feet	(N/A) (N/A)
	Bufferyard	Feet	5 (N/A)
Notes	(N/A) – Not Applicable		
:	(1) -If a side or rear setback is provided along any side or rear lot not abutting an alley, such setback shall not be less than five (5) feet.		
	(2) -There shall be no minimum lot requirement. The developer and/or subdivider must provide evidence that the size of any and all lots are conducive to the construction of at least one (1) of the permitted primary uses without the necessity of relief from the standards.		
	(3) There shall be no minimum lot area requirements. The developer and/or subdivider must provide evidence that the size of the lot is conducive to the construction of at least one (1) of the permitted primary uses without the necessity of relief from the standards. Minimum Lot Width will determine type of lot access and parking.		
	(4) At least five (5) feet behind Habitable Area		
	(5) As determined in approved Master Plan		
	(6) To the rear of the primary structure		
	(7) From centerline of alley		
c.	Use of Minimum Yards. All minimum yards and bufferyards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Article 4.7 - Landscape Provisions of this ordinance and shall remain free from structures except where expressly permitted below.		
	Minimum front yards	TC	RF
	Driveways	Yes (1)	(2)
	Signs as regulated by Article VII	Yes (1)	(2)
	Plazas developed in compliance with Article 5.6C(3)(a)	Yes (1)	(2)
	Walkways from the sidewalk to a building entrance	Yes (1)	Yes (1)
	Minimum front Bufferyards	TC	RF
	Driveways	Yes (1)	(N/A)
	Signs as regulated by Article VII	Yes (1)	(N/A)
	Walkways from the sidewalk to a building entrance	Yes (1)	Yes (1)
	Minimum side and rear yards	TC	RF
	Driveways	Yes (1)	(2)
	Interior Access Driveways	Yes (1)	(2)
	Parking Areas	Yes (1)	(2)
	Loading Areas	Yes (1)	(2)
	Walkways or other pedestrian way connections to adjoining lots	Yes (1)	Yes (1)
	Minimum side and rear bufferyards	TC	RF
	Walkways or other pedestrian way connections to adjoining lots	Yes (1)	Yes (1)
Notes	(1) Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV.		
:	(2) As Determined in approved Master Plan		
d.	Maximum Building Height	Unit	TC RF
	Primary Building Maximum Building Height	Feet	50 (N/A)
	Primary Buildings, not to exceed	Stories	4 (N/A)
	Two Family, Single Family Attached, Single Family Detached, Attached (Missing Middle Dwellings)	Feet	(N/A) 40
	Commercial Residential	Feet	(N/A) 60
	Dwelling Multifamily	Feet	(N/A) 60
	Other Master Plan Uses	Feet	(N/A) 40 (6)
	Accessory Dwelling Unit	Feet	(N/A) 20
	Accessory buildings	Feet	25 25
e.	Architectural Review	TC	RF
	Subject to the requirements for the filing of a development plan for architectural and site design review.	Yes	Yes
f.	Reserved		
g.	Off Street Loading	TC	RF
	Located on the lot served	Opt	Yes
	Located within fifty (50) feet of the lot served	Opt	No
	Compliant with Article 4.11	Yes	Yes

h.	Reserved						
i.	Single Family, Two-Family, and Multi-Family Development Standards						
	Single Family Dwellings		TC		RF		
	Individual Lots		R-4 District		(2)		
	Part of a larger multi-family dwelling project		RU District		(2)		
	Two-Family Dwellings		TC		RF		
	Individual Lots		R-5 District		(2)		
	Part of a larger multi-family dwelling project		RU District		(2)		
	Multi-Family Dwellings		TC		RF		
	Multi-family that is not a mixed use		RU District (1)		(2)		
Notes: (1) Dwelling units in mixed-use buildings shall be located on the upper stories of buildings, unless authorized by the approval of a development incentive. (2) See Table C.2.a and C.2.b above							
j.	Parking Access, Location, and Garage Type						
	TC: Town Center	Access to Parking Area		Parking Location			
		Street	Alley (1)	Front	Rear	Interior	
		(3)	Req	No	Opt	Opt	
	RF: Residential Flex	Access to Parking Area		Parking Location			
		Street	Alley (1)	Front	Rear	Interior	
		Dwelling, Single Family Detached, Dwelling, Two Family	No	Req	No	Req	No
		Frontage Width: 60 feet or less	Opt	Opt	Opt	Opt	No
	Frontage Width: More than 60 feet, less than 80 feet	Opt	Opt	Opt	Opt	No	
	Frontage Width: 80 feet or more	Opt	Opt	Opt	Opt	No	
		Access to Parking Area		Parking Location			
		Street	Alley (1)	Front	Rear	Interior	
		Dwelling, Single Family Attached	No	Req	No	Req	No
		Attached (Missing Middle)	No	Req	No	Req	No
		Commercial Residential	Opt (2)	Opt	No	Opt	No
		Dwelling Multifamily	Opt (2)	Opt	No	Req	Req
		Other Master Plan Uses	(2)	(2)	(2)	(2)	(2)
		Accessory Dwelling Unit	No	Req	No	Req	No
		Garage Door Facing (Garages may not be required. If provided, the following provisions are prescribed)					
		Dwelling, Single Family Detached, Dwelling, Two Family	Alley/Rear	Front	Side	Interior	
	Frontage Width: 60 feet or less		Req	No	No	No	
	Frontage Width: More than 60 feet, less than 80 feet		Opt	Opt (4)	Opt	No	
	Frontage Width: 80 feet or more		Opt	No	Opt	No	
		Alley/Rear	Front	Side	Interior		
	Dwelling, Single Family Attached	Req	No	No	No		
	Attached (Missing Middle)	Req	No	No	No		
	Commercial Residential	Opt	No	No	Opt		
	Dwelling Multifamily	Opt	No	No	Opt		
	Other Master Plan Uses	Opt	No	No	No		
	Accessory Dwelling Unit	Req	No	No	No		
Notes:		No- Not allowed Opt Optional Req-Required (1) Must be an improved alley (2) To be determined in approved Master Plan (3) Only if Plan Commission/Director determine no other access is feasible. (4) Not in TC: Town Center					

D. Commercial Districts

- Districts Included
- Commercial Districts Development Standards Matrix

a.	Minimum Lot Width and Frontage. Each lot or integrated center shall have a minimum lot width and frontage on a public street as shown below:	Unit	AC	GC	HB	NR	OD
	Minimum Lot Width and Frontage	Feet	50	50	50	50	50
b.	Minimum Yard and Setbacks	Unit	AC	GC	HB	NR	OD
	Minimum Front Yard and Building Setback	Unit	AC	GC	HB	NR	OD
	Front	Feet	20	20	20	20	20
	Outdoor Dining	Feet	10	10	10	10	10
	Minimum Side Yard and Setback	Unit	AC	GC	HB	NR	OD
	Minimum Side Yard	Feet	10	10	10	10	10
	Minimum Side Bufferyard (1)	Feet	20	20	20	15	15

Minimum Side Yard and Setback		Unit	AC	GC	HB	NR	OD
Minimum Rear Yard		Feet	10	10	10	10	10
Minimum Rear Bufferyard ⁽¹⁾		Feet	20	20	20	15	15
Minimum Yards for Out Lots		Unit	AC	GC	HB	NR	OD
Out Lot to Out Lot		Feet	5	5	5	5	5
Out Lot to Integrated Center Perimeter		Feet	⁽²⁾	⁽²⁾	⁽²⁾	⁽²⁾	⁽²⁾
Main Integrated Center to Outlot		Feet	0	0	0	0	0
Notes:	⁽¹⁾ When facing or abutting a residential use that is not legal nonconforming. ⁽²⁾ Applicable minimum front, side or rear yard requirements for the zoning district.						
c.	Use of Minimum Yards. All minimum yards and bufferyards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Article 4.7 - Landscape Provisions of this ordinance and shall remain free from structures except where expressly permitted below.						
Minimum Front Yards		AC	GC	HB	NR	OD	
Driveways		Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	
Minimum Front Bufferyards		AC	GC	HB	NR	OD	
Driveways		Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	
Minimum Side and Rear Yards		AC	GC	HB	NR	OD	
Interior Access Driveways connecting to adjoining lots		Yes	Yes	Yes	Yes ⁽¹⁾	Yes ⁽¹⁾	
Minimum Side and Rear Bufferyards		AC	GC	HB	NR	OD	
Shall be landscaped with grass and shrubbery, trees or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for perimeter landscape yards as set forth in Article IV.							
Notes:	⁽¹⁾ Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV. ⁽²⁾ Provided that no portion of the parking area may be located closer to the right-of-way than ten feet; except for minimum front yards abutting the Ronald Reagan Parkway or a frontage street parallel to the Ronald Reagan Parkway, where parking areas shall be prohibited.						
d.	Maximum Building Height	Unit	AC	GC	HB	NR	OD
Maximum Building Height		Feet	75	75	75	35	75
e.	Architectural Review	AC	GC	HB	NR	OD	
Subject to the requirements for the filing of a development plan for architectural and site design review.		Yes	Yes	Yes	Yes	Yes	

E. Industrial and Distribution Districts

1. General Development Standards
2. Industrial Development Standards Matrix

a. Minimum Lot Size, Width, and Frontage. Each lot or integrated center shall have a minimum lot width and frontage on a public street as shown in the table below		Unit	AG	CI	I1	I2	I3	I4
Minimum Lot Size		Acres	5	N/A	N/A	N/A	N/A	N/A
Maximum Lot Coverage		Percent	10%	N/A	N/A	N/A	N/A	N/A
Maximum Lot Depth to Width Ratio			4:1	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width and Frontage		Feet	300	75	75	100	150	150
b. Minimum Yards and Setbacks		Unit	AG	CI	I1	I2	I3	I4
Minimum Front Yard and Building Setback (Front)		Feet	30	30	30	60	120	120
Minimum Side Yard and Setback		Unit	AG	CI	I1	I2	I3	I4
Minimum Side Yard		Feet	50	10	10	10	10	20
Minimum Side Bufferyard ⁽¹⁾		Feet	50	25	25	50	100	150
Minimum Rear Yard and Setback		Unit	AG	CI	I1	I2	I3	I4
Minimum Rear Yard		Feet	See below	10	10	10	10	20
Minimum Rear Bufferyard ⁽¹⁾		Feet	See below	25	25	50	100	150
Agricultural Rear Yard		Unit						
Agricultural Building		Feet	150	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)
Residential Accessory Building		Feet	50	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)
Residential Primary Building		Feet	50	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)
Minimum Yards for Out Lots		Unit	AG	CI	I1	I2	I3	I4
Out Lot to Out Lot		Feet	(N/A)	5	(N/A)	(N/A)	(N/A)	(N/A)
Out Lot to Integrated Center Perimeter		Feet	(N/A)	⁽²⁾	(N/A)	(N/A)	(N/A)	(N/A)
Main Integrated Center to Outlot		Feet	(N/A)	0	(N/A)	(N/A)	(N/A)	(N/A)

Notes :	⁽¹⁾ When facing or abutting a residential use that is not legal nonconforming. ⁽²⁾ Applicable minimum front, side or rear yard requirements for the zoning district. (N/A) – Not Applicable							
c. Use of Minimum Yard.								
	Minimum Front Yards	AG	CI	I1	I2	I3	I4	
	Driveways	⁽³⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	
	Minimum Front Bufferyards	AG	CI	I1	I2	I3	I4	
	Driveways	⁽²⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	
	Minimum Side and Rear Yards	AG	CI	I1	I2	I3	I4	
	Interior Access Driveways connecting to adjoining lots	⁽²⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	
	Minimum Side and Rear Bufferyards	AG	CI	I1	I2	I3	I4	
	Shall be landscaped with grass and shrubbery, trees or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for perimeter landscape yards as set forth in Article IV.							
Notes :	⁽¹⁾ Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV. ⁽²⁾ Not addressed by ordinance.							
d. Maximum Building Height								
		Unit	AG	CI	I1	I2	I3	I4
	Primary Building	Feet	35	50	35	75 ⁽²⁾	⁽¹⁾ ⁽²⁾	⁽¹⁾ ⁽²⁾
	Accessory Building	Feet	25	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾
	Agricultural Building	Feet	⁽¹⁾ ⁽⁴⁾	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾
Notes:	⁽¹⁾ Unlimited ⁽²⁾ Provided that the setback for that portion of the building or structure which is in excess of 35 feet shall be increased by one foot each one foot of building or structural height above 35 feet until the ultimate height is allowed. ⁽³⁾ Not addressed ⁽⁴⁾ Provided that for each additional foot over 50 feet in height, one additional foot shall be added to the minimum yard and building setback requirements.							
e. Minimum Main Floor Area								
	One Story Building	Unit	AG	CI	I1	I2	I3	I4
	Main Floor	Square Feet	1,200	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)
	Two or More Story Building	Unit	AG	CI	I1	I2	I3	I4
	Main Floor	Square Feet	800	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)
	Total Finished Floor Area	Square Feet	1,200	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)
Notes:	(N/A) – Not Applicable							
f. Reserved								
g. Architectural Review.								
	Subject to the requirements for the filing of a development plan for architectural and site design review.	AG	CI	I1	I2	I3	I4	
		No	Yes	Yes	Yes	Yes	Yes	
	⁽¹⁾							

F. Institutional and Master Planned Districts