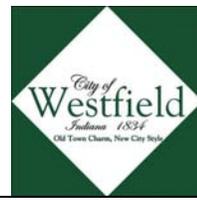


TABLE OF CONTENTS



Article 1 – 9 RESERVED

Original Westfield-Washington Township Comprehensive Zoning Ordinance

Article 10 ORDINANCE DESCRIPTION

- 16.10.01 Title
- 16.10.02 Authority
- 16.10.03 Ordinance Jurisdictional Area
- 16.10.04 Applicability
- 16.10.05 Purpose and Intent
- 16.10.06 Definitions
- 16.10.07 Severability
- 16.10.08 Interpretation
- 16.10.09 Repealer
- 16.10.10 Transitional Rules
- 16.10.11 Administrative Officer
- 16.10.12 Saving Provision
- 16.10.13 Establishment of Zoning Districts
- 16.10.14 Establishment of Overlay Districts
- 16.10.15 Official Zoning Map
- 16.10.16 Planned Unit Development
- 16.10.17 District Land Uses
- 16.10.18 Powers and Duties
- 16.10.19 Floodplain Standards / District
- 16.10.20 Advisory Plan Commission Certification
- 16.10.21 City Council Certification
- 16.10.22 Validity
- 16.10.23 Adoption

Article 11 ZONING DISTRICTS

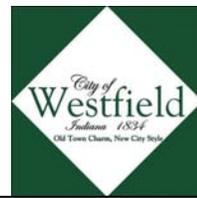
Single-Family Residential Districts

- 11.01 Applicability
- 11.02 Intent and Purpose
- 11.03 General Requirements - Prohibitions
- 11.04 **AG-SF1**, Agriculture-Single Family 1
- 11.05 **AG-SF1I**, Agriculture-Single Family 1 In-Town
- 11.06 **SF-1**, Single-Family 1
- 11.07 **SF-2**, Single-Family 2
- 11.08 **SF-3**, Single-Family 3
- 11.09 **SF-4**, Single-Family 4
- 11.10 **SF-5**, Single-Family 5
- 11.11 **SF-A**, Single-Family Attached

Multiple-Family Residential Districts

- 11.12 Applicability
- 11.13 Intent and Purpose
- 11.14 General Requirements - Prohibitions
- 11.15 **MF-1**, Multiple-Family 1
- 11.16 **MF-2**, Multiple-Family 2
- 11.17 Multi-Family Development Plan
- 11.18 Fencing, and Accessory Building Requirements

TABLE OF CONTENTS



Business Districts

- 11.19 Applicability
- 11.20 Intent and Purpose
- 11.21 General Requirements - Prohibitions
- 11.22 **GO**, General Office
- 11.23 **GO-PD**, General Office-Planned Development
- 11.24 **LB**, Local Business
- 11.25 **LB-PD**, Local Business-Planned Development
- 11.26 **GB**, General Business
- 11.27 **GB-PD**, General Business-Planned Development
- 11.28 **SB-PD**, Special Business-Planned Development
- 11.29 **CB** Corporate Business Park

Industrial Districts

- 11.30 Applicability
- 11.31 Intent and Purpose
- 11.32 General Requirements - Prohibitions
- 11.33 Performance Standards
- 11.34 **EI**, Enclosed Industrial
- 11.35 **EI-PD**, Enclosed Industrial-Planned Development
- 11.36 **OI**, Open Industrial
- 11.37 **OI-PD**, Open Industrial-Planned Development

Special Districts

- 11.38 Applicability
- 11.39 Intent and Purpose
- 11.40 General Requirements – Prohibitions
- 11.41 **SD-1**, Special District One
- 11.42 **SD-2**, Special District Two
- 11.43 **SD-3**, Special District Three
- 11.44 Special District Procedures

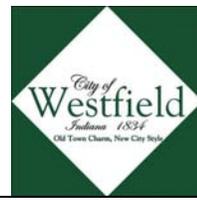
Article 12 OVERLAY DISTRICTS

- 12.01 Applicability
- 12.02 Intent and Purpose
- 12.03 General Requirements - Prohibitions
- 12.04 US Highway 31 Overlay Zone
- 12.05 US Highway 31 Landscape Zone
- 12.06 State Highway 32 Overlay Zone
- 12.07 State Highway 32 Landscape Zone
- 12.08 State Highway 32 Frontage
- 12.09 State Highway 32 Intersections
- 12.10 Trails / Greenways
- 12.11 Ground Water / Well Head Protection Area

Article 13 PLANNED UNIT DEVELOPMENT

- 13.01 Applicability
- 13.02 Intent and Purpose
- 13.03 General Requirements - Prohibitions
- 13.04 Residential (Single-Family, Multi-Family (2,3,4 units), Condominiums, Apartments)
- 13.05 Commercial / Business

TABLE OF CONTENTS



- 13.06 Office / Research Park
- 13.07 Corporate Business Park
- 13.08 Industrial / Warehousing

Article 14 OFF-STREET PARKING REQUIREMENTS

- 14.01 Applicability
- 14.02 Intent and Purpose
- 14.03 General Requirements – Prohibitions
- 14.04 Residential
- 14.05 Commercial/Business
- 14.06 Office / Research Park
- 14.07 Corporate Business Park
- 14.08 Industrial / Warehousing

Article 15 OFF-STREET LOADING REQUIREMENTS

- 15.01 Applicability
- 15.02 Intent and Purpose
- 15.03 General Requirements – Prohibitions
- 15.04 Commercial/Business
- 15.05 Office / Research Park
- 15.06 Corporate Business Park
- 15.07 Industrial / Warehousing

Article 16 LANDSCAPING STANDARDS

- 16.01 Applicability
- 16.02 Intent and Purpose
- 16.03 General Requirements – Prohibitions
- 16.04 Preservation and Replacement of Trees
- 16.05 Selection, Installation, and Maintenance of Plant Materials
- 16.06 Landscape Design Standards
- 16.07 On-Site and Street Frontage Landscaping Requirements
- 16.08 Buffer Yard / Transitional Yard Requirements
- 16.09 Parking Area Landscaping
- 16.10 Recommended Plant Materials – Plant Use Tables
- 16.11 Residential
- 16.12 Commercial/Business
- 16.13 Office / Research Park
- 16.14 Corporate Business Park
- 16.15 Industrial / Warehousing

Article 17 LIGHTING STANDARDS

- 17.01 Applicability
- 17.02 Intent and Purpose
- 17.03 General Requirements – Prohibitions
- 17.04 Residential
- 17.05 Commercial/Business
- 17.06 Office / Research Park
- 17.07 Corporate Business Park
- 17.08 Industrial / Warehousing



Article 18 SIGN STANDARDS

- 18.01 Applicability
- 18.02 Purpose and Intent
- 18.03 General Prohibitions
- 18.04 Exemptions
- 18.05 General Sign Regulations
- 18.06 Residential District Signs
- 18.06.1 Permitted Nonresidential Uses in a Residential District
- 18.07 Nonresidential District Signs
- 18.08 Permits
- 18.09 Appeals and Variances
- 18.10 Violations and Penalties
- 18.11 Amendments
- 18.12 Validity
- 18.13 Adoption

Article 19 NON-CONFORMING STRUCTURES, LOTS AND USES

- 19.01 Applicability
- 19.02 Intent and Purpose
- 19.03 General Requirements – Prohibitions
- 19.04 Distinction Between Illegal Non-conforming and Legal Non-conforming
- 19.05 Non-conforming Structures
- 19.06 Non-conforming Lots of Record
- 19.07 Non-conforming Use Specifications
- 19.08 Non-conforming Uses of Structures
- 19.09 Non-conforming Uses of Land
- 19.10 Non-conforming Signs
- 19.11 Repairs and Maintenance
- 19.12 Annexation and Non-conforming Structures, Lots and Uses

Article 20 DEVELOPMENT PLAN REVIEW

- 20.01 Applicability
- 20.02 Intent and Purpose
- 20.03 General Requirements
- 20.04 Principals and Standards of Design
- 20.05 Standards of Improvements
- 20.06 Plat Certificates and Deed of Dedication
- 20.07 Architectural Design and Review Requirements
- 20.08 Architectural Review Commission (ARC)

Article 21 ENFORCEMENT AND PENALTIES

- 21.01 Applicability
- 21.02 Intent and Purpose
- 21.03 Scope of Violations
- 21.04 Authority to Take Enforcement Action
- 21.05 Investigation of Violations
- 21.06 Inspection of Violations

TABLE OF CONTENTS



- 21.07 Responsibility of Violations
- 21.08 Violations Justifying Issuance of a Stop Work Order
- 21.09 No New Permits at Location Where Violations Exists
- 21.10 Enforcement, Remedies, and Injunctive Relief
- 21.11 Court-Imposed Fines
- 21.12 Civil Zoning Violations
- 21.13 Enforcement

Article 22 ADMINISTRATION

- 22.01 Applicability
- 22.02 Intent and Purpose
- 22.03 General Requirements – Prohibitions
- 22.04 Floodplain District – Standards, Appeal, Variances
- 22.05 Temporary Event/Use
- 22.06 Adult Entertainment Establishments
- 22.07 Mobile Homes, Manufactured Homes, Mobile Home Parks
- 22.08 Contingent Uses and Requirements
- 22.09 Special Exceptions – Requirements and Procedures
- 22.10 Wireless Communication Service Facilities
- 22.11 Board of Zoning Appeals
- 22.12 Variance Procedures
- 22.13 Establishment of Controls
- 22.14 Amendments to Ordinance
- 22.15 Comprehensive Plan (reference only)
- 22.16 Thoroughfare Plan (reference only)
- 22.17 Building Code (reference only)
- 22.18 Processes, Permits and Filing of Fees (Applications & Petitions)
- 22.19 Figures & Schedules

Article 23 DEFINITIONS

- 23.01 General
- 23.02 Defined Words and Phrases

Article 24 APPENDIXES

- 24.01 Exhibit A – Commitments
- 24.02 Exhibit B –
- 24.03 Exhibit C –
- 24.04 Exhibit D –