Maple Knoll

PLANNED UNIT DEVELOPMENT

ORIGINAL ORDINANCE

Ordinance No.: 04-02

Adoption Date: February 9, 2004

Instrument No.: 200500013559

386.00 (189)

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ORDINANCE NO. 04-02

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0304-PUD-02) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on February 6, 2004; and

WHEREAS, the Westfield Town Council is subject to the provisions of IC 36-7-4-608(f) or IC36-7-4-608(g) concerning any action on requests received from the Advisory Plan Commission.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16-04.Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in the attachment "Maple Knoll Planned Unit Development" hereto (Real Estate) from EI to Mixed use PUD.

This real estate being subject to commitments and standards as detailed in the attachment "Maple Knoll Planned Unit Development

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF Feb ,2004

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Teresa Otis Skelton	Teresa Otis Skelton	Teresa Otis Skelton
Jack Hart	Jack Hart	Jack Hart
David Mikesell	David Mikesell	David Mikesell
Bob Smith	Bob Smith	Bob Smith
Ron Thomas	Ron Thomas	Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

WESTFIELD, INDIANA

PUD ORDINANCE NO. 04-02

THE MAPLE KNOLL
PLANNED UNIT DEVELOPMENT
DISTRICT

RECEIVED
FEB 9 2004
WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

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AND SCHEDULE OF EXHIBITS

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ORDINANCE NO. 04-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Maple Knoll PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Platinum Properties, LLC for the real estate containing approximately 625 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate"); and

WHEREAS, under docket number 0304-PUD-02, on February 5, 2004, the Commission, by a vote of 5 in favor, 2 opposed, and 1 abstention, forwarded this matter to the Town Council with a favorable recommendation;

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is

adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

A. Encourage flexibility in the development of land in order to promote its most appropriate use;

B. Improve the design, character and quality of new development;

C. Encourage a harmonious and appropriate mixture of uses;

D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

E. Preserve the natural environmental and scenic features of the Real Estate;

F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and

G. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The terms, conditions, provisions and development standards created by this Maple Knoll PUD replace and supersede the terms, conditions, provisions, and development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "Pud Ordinance").

SECTION 3. DEFINITIONS. The definitions of words and terms specified in what is attached hereto and made a part hereof as though fully set forth herein as Exhibit 2 shall apply throughout this Maple Knoll PUD.

SECTION 4. THE DISTRICTS. Attached hereto and incorporated herein by reference as Exhibit 3 is a concept plan (the "Concept Plan") which allocates the Real Estate into different use districts (collectively the "Districts") established by this Maple Knoll PUD; namely (i) the Employment District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 4 (the "Employment District"), (ii) the Mixed Use District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 5 (the "Mixed Use District"), (iii) the Urban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 6 (the "Urban Residential District"), and (iv) the Suburban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 7 (the "Suburban Residential District').

SECTION 5. UNDERLYING ZONING. The PUD Ordinance requires that an underlying zoning classification, corresponding to a zoning classification within the Zoning Ordinance, be assigned to each area of the real estate. To this end, attached hereto and incorporated herein by reference as Exhibit 8 (the "Underlying Zoning Map"), is a drawing assigning to each area of the Real Estate an underlying zoning classification corresponding to a zoning classification existing in the Zoning Ordinance. The Underlying Zoning Districts are further discussed in Section 6, Section 7, Section 8, and Section 9 below.

SECTION 6. THE EMPLOYMENT DISTRICT. The Employment District is reclassified on the Zone Map from the Enclosed Industrial (EI) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the General Business (GB) District of the Zoning Ordinance in force at the time of the

enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 9 is a copy of the General Business (GB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 7. MIXED USE DISTRICT. The Mixed Use District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the Special Business (SB) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 10 is a copy of the Special Business (SB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 8. URBAN RESIDENTIAL DISTRICT. The Urban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Urban Residential District, except as modified by this Maple Knoll PUD.

SECTION 9. SUBURBAN RESIDENTIAL DISTRICT. The Suburban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 10. SIZE AND DIMENSIONS OF DISTRICTS. The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

10.1 Within the Mixed Use District, the total number of residences may not exceed 733;

10.2 Within the Urban Residential District, the total number of residences shall not exceed 504;

10.3 The term "Empty-Nester Residence" is defined in Exhibit 2. If all of the residences within the Suburban Residential District are Empty-Nester Residences, then the total number of Residences within the Suburban Residential District shall not exceed 600, and if all of the Residences within the Suburban Residential District are not Empty-Nester Residences,

then the total number of Residences within the Suburban Residential District shall not exceed 500; and

10.4 The total number of residences within all of the Real Estate shall not exceed 1,800.

SECTION 11. PERMITTED USES. Permitted uses within each of the Districts are as follows:

11.1 Permitted uses within the Employment District, which replace and supersede the permitted uses within the General Business (GB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "A" on what is attached hereto and incorporated herein by reference as Exhibit 12 (the "Permitted Use Exhibit"). In addition, Live-Work Units are permitted within the Employment District;

11.2 Permitted uses within the Mixed Use District, which replace and supersede the permitted uses within the Special Business (SB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "B" of the Permitted Use Exhibit; provided, however, that only uses which are identified on the Permitted Use Exhibit as "Agricultural Uses" and "Residential Uses" and beside which there is a corresponding "X" shall be permitted within that portion of the Mixed Use District located west of Spring Mill Road.

11.3 Permitted uses within the Urban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning

classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "C" of the Permitted Use Exhibit. Also, school bus facilities and depots are permitted in the Urban Residential District for use by the Westfield/Washington Township School Corporation;

11.4 Permitted uses within the Suburban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "D" of the Permitted Use Exhibit; provided, however, that multi-family dwellings and two family dwellings are permitted in the Suburban Residential District, but only if they are Empty-Nester Residences.

SECTION 12. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development and architectural standards applicable to each of the Districts are as follows:

12.1 The development and architectural standards for buildings located within the Employment District are attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in Exhibit 9 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 9 and any other provisions of the Zoning Ordinance.

12.2 The development and architectural standards for buildings located within the Mixed Use District are attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth

in Exhibit 10 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 10 and any other provisions of the Zoning Ordinance.

12.3 The development and architectural standards for buildings located within the Urban Residential District are attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 11 and any other provisions of the Zoning Ordinance.

12.4 The development and architectural standards for buildings located within the Suburban Residential District are attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 12 and any other provisions of the Zoning Ordinance.

SECTION 13. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

13.1 Shrubs are not required to be planted within woodlands located within buffer yards.

13.2 Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.

13.3 At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).

13.4 With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

SECTION 14. SIGNAGE. Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

SECTION 15. LIGHTING. Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any lighting provisions and/or standards set forth in the Zoning Ordinance.

SECTION 16. PARKING. Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any parking provisions and/or standards set forth in the Zoning Ordinance.

SECTION 17. STREET STANDARDS. Attached hereto and incorporated herein by reference as Exhibit 21 are the Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.

SECTION 18. OPEN SPACE/TRAILS. The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District. The Open Space within the Urban Residential District shall be greater than or equal to 10% of the area of the Urban Residential District. The Open Space within the Suburban Residential District shall be greater than or equal to 10% of the area of the Suburban Residential District.

The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersections with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

SECTION 19. REVIEW. Upon Developer's request, any decision of the Commission made after the enactment of the Maple Knoll PUD and pertaining to or arising out of the application of any provision of the Maple Knoll PUD or the Zoning Ordinance to the Real Estate may be appealed to the Town Council.

SECTION 20. PHASING. Attached hereto and made a part hereof as though fully set forth herein as Exhibit 22 is a drawing illustrating the anticipated phasing of development.

SECTION 21. ANNEXATION. There are rectangular parcels of land located adjacent to or near the Suburban Residential District and identified, on the date of the enactment of this Maple Knoll PUD, as parcel numbers 08-09-10-00-00-006.000, 08-09-10-00-00-007.000, 08-09-10-00-00-008.000, 08-09-10-00-00-009.000, 08-09-10-00-00-010.000, 08-09-10-00-00-011.000, 08-09-10-00-00-012.000, 08-09-10-00-00-013.000, 08-09-10-00-00-014.000, 08-09-10-00-00-015.000 and 08-09-03-00-00-020.001 (collectively the "Rectangular Parcels"), but which are not part of the Real Estate. In the Developer's discretion, these Rectangular Parcels, once acquired by the Developer, may be annexed to the Maple Knoll PUD, subject to the provisions of this Maple Knoll PUD applicable to what is identified on the Concept Plan as the Suburban Residential District.

Upon motion duly made and seconded, this Maple Knoll PUD was fully passed by the members of the Council this _____ day of _____, 2004.

TOWN COUNCIL, TOWN OF WESTFIELD

BY: AYE		NAY
_____	Teresa Otis Skelton	_____
_____	John Hart	_____
_____	David Mikesell	_____
_____	Robert Smith	_____
_____	Ronald Thomas	_____

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ZONING DESCRIPTION

A part of the Northwest Quarter of Section 2, a part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to a point on the South line thereof; thence East along the South line of said Half Quarter Section to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence East along the North line of said Quarter, Quarter Section 275.18 feet; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in th~ Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; 1) North 00 degrees 30 minutes 00 seconds West 508.) 1 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the Northwest corner of said Quarter Section; thence North along the East line of the Southwest Quarter of said Section. 3 to the South line of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter, Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof, said point also being on the South line of the Northeast Quarter of said Section 3; thence East along said South line to the Southeast corner of said Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9

Y2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the Northwest corner of said Quarter Section; thence South along the West line of said Half Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 625 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S/34676Z0N/Legals
February 3,2000
JLM {R} JJF {F}
Revised: March 18,2003
MEB (R) RJC (F)
Revised: June 17,2003
MEB(R) CCH(F)

H:\Janet\Platinum\Maple Knoll\Legal Description 625 Acres (PUD).doc

EXHIBIT 2

Definitions

1. Allee. A linear alignment of trees, one or more rows wide, straddling a line of site (linear open space, walkway, or thoroughfare) that usually terminates at a landmark. Spacing between trees may be inconsistent, so as not to obscure visual or physical access to shop fronts, driveways, or walkways. There are four basic types of allees: 1) *circumstantial allee* – the syncopated placement of trees, coinciding with the entrances and composition of adjacent facades, 2) *regular allee* – the evenly spaced placement of trees, independent of the composition of adjacent facades, 3) *double allee* – the even spacing placement of trees in two adjacent rows, forming a canopy over walkways, and 4) *clustered allee* – the naturalistic placement of trees.

2. Assisted Living. A Building containing Residences for the aged or infirm in which three (3) or more persons, who need not be of the same immediate family, are received, kept, and/or provided with food, shelter, and/or care for compensation. Included are limited care apartments and suites for the elderly or infirm.

3. Attached Single Family Residence. A Residence attached to one or more other Residences.

4. Belt. An unspecified arrangement of plants within the landscape used to define a space or screen it from external views that may undermine the spatial experience. The height and density of plantings is subjective and determined by the desired amount of screening.

5. Buffer Yard. This term shall have the same meaning as set forth in the Zoning Ordinance; provided, however, that drainage and utility easements may exist in any required Buffer Yard.

6. Builder. A person or entity regularly engaged in the construction of commercial or residential buildings.

7. Building. A Building is a structure intended to be occupied by (i) one or more Residences, any or all of which may be separately owned, (ii) one or more businesses, any or all of which may be separately owned, and/or (iii) uses accessory to residential or non-residential uses. Different portions of a single Building may be owned by different persons or entities, either in fee simple or under Indiana law governing condominiums.

8. Building Height. Building Height shall be measured (i) from the average ground level at the foundation of a Building facing the street, (ii) to the highest point of

the roof for a flat roof, to the deck line of a mansard roof, and to the mean line between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.

9. Department. The Department of Community Development of the Town.

10. Detached Single Family Residence. A Residence which is not attached to another Residence.

11. Developer. The Developer shall be Platinum Properties, LLC, and its successors and assigns.

12. DPR Provisions. The provisions of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance, as the same may from time to time be amended.

13. Elevation. A front, rear, or two sides of a residential or non-residential building.

14. Empty-Nester Residence. An "Empty-Nester Residence" is any Residence for which the applicable Homeowners Association provides for lot maintenance relief in the form of lawn and landscaping maintenance, and snow removal, all to an extent to be determined by the Developer in its sole discretion.

15. Facade. The front Elevation of a building.

16. Homeowners Association. The "Homeowners Association" is the non-profit corporation established by the Developer in accordance with the Declaration of Covenants, Conditions, and Restrictions.

17. Internal Commercial Street. Any street within the Employment District or a commercial section of the Mixed-Use District, other than a Perimeter Street.

18. In[redacted]et internal to the Urban District, the Suburban Di[redacted]e Mixed-Use District, other than a Perimeter St[redacted]

19. Live-Work Un[redacted]dential and commercial spaces coexist, and wh[redacted]ted to the ground story frontage. Although the structure has single ownership, the commercial space may be owner-occupied or leased separately. Architecture may be residential or commercial (flexhouse) in appearance and construction.

20. Open/Green Space. Unimproved, commonly owned areas of a subdivision, multi-family, commercial or industrial development such as: parks, public pathways, railroad rights-of-way, lakes, ponds, water retention areas, water detention areas,

screening buffers, etc.; provided, however, that lakes, ponds, water retention areas, and water detention areas shall not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate.

21. Perimeter Street. State Road 32, 169th Street, 161st Street, Ditch Road, Spring Mill Road, and/or Austrian Pine Way.

22. Private Streets. A street that is not dedicated for public use and shall not be accepted for maintenance by the Town, unless complying with Town Standards.

23. Product Type. Residences can be identified by a combination of attributes, including size, architectural style, number of stories, color, and exterior building material. A change in any one of these attributes will result in a different combination. Residences having different combinations shall be defined as different product types.

24. Public Streets. Streets that are dedicated for public use, accepted for maintenance by the Town, and constructed to the standards of the Town for depth and materials.

25. Residence. A building intended for occupancy by a single family. A Residence may be an Attached Residence and/or a Detached Residence.

26. SF. SF is an acronym designating the words "square footage".

27. Slip Lane. Parking takes place outside the public right-of-way, but along a moving lane. The lane and sidewalk become private. Parking lanes may be parallel to, at an angle to, or perpendicular to the moving land and on one or both sides of the lane. The slip lane is separated from the thoroughfare by a median. Frontages may not be set back from the right-of-way more than eighty (80) feet. These types are used in Mixed-Use and Employment Districts.

28. Town. The Town of Westfield, Indiana.

29. Understory Tree. A tree that grows between 10 and 30 feet tall.

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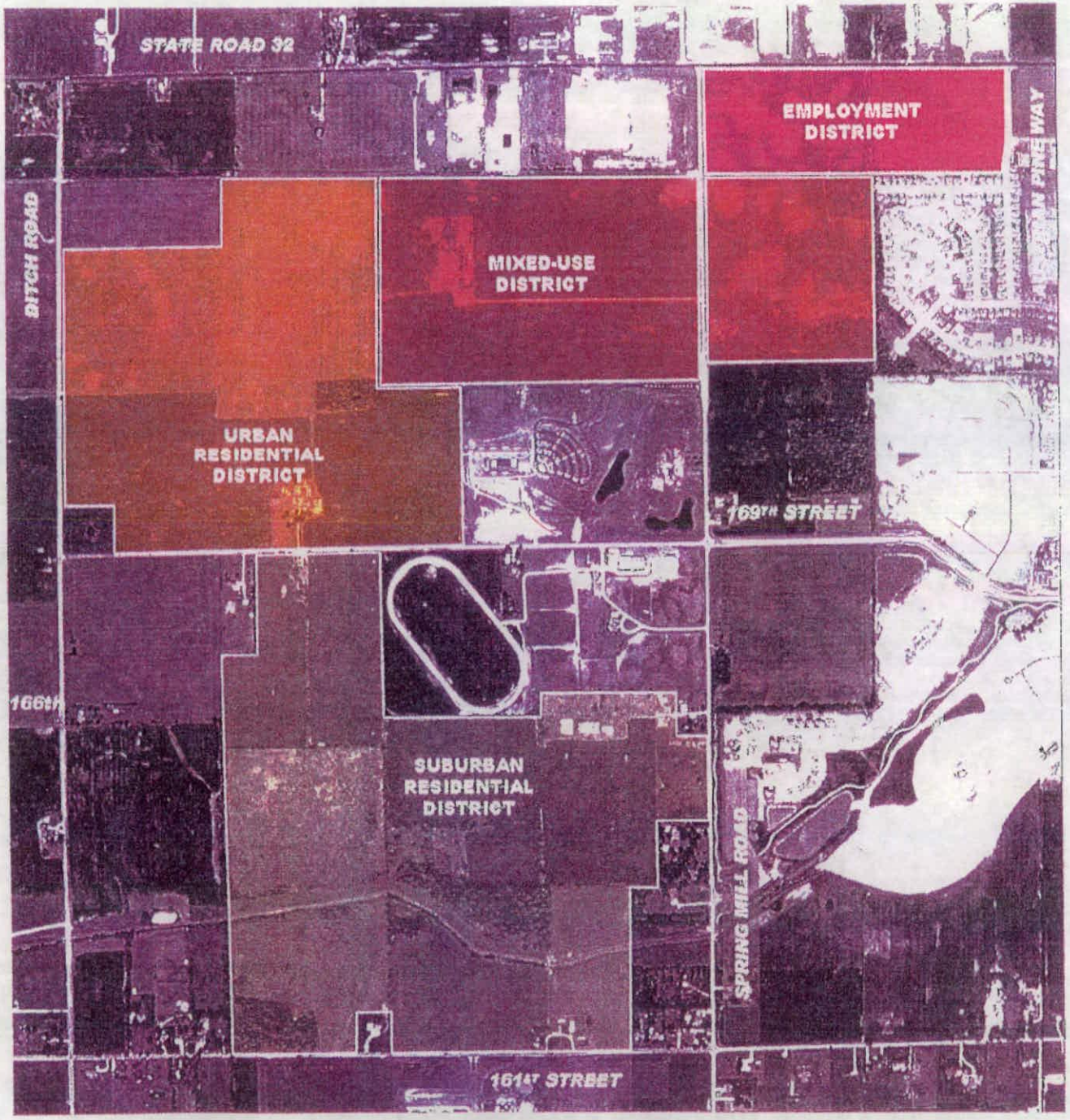

STATE ROAD 32
EMPLOYMENT DISTRICT
MIXED-USE DISTRICT
URBAN RESIDENTIAL DISTRICT
SUBURBAN RESIDENTIAL DISTRICT
BITCH ROAD
169TH STREET
161ST STREET
SPRING MILL ROAD

EXHIBIT 4

ZONING DESCRIPTION - EMPLOYMENT DISTRICT

A part of the Northwest Quarter of Section 2, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence South along the West line 876.48 feet; thence East parallel to the North line of said Quarter Section to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in the Office of the Recorder, Hamilton County, Indiana; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the place of beginning, containing 48.7 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc employ dis.rtf
July 21,2003

EXHIBIT 5

ZONING DESCRIPTION – MIXED-USE DISTRICT

A part of the Northwest Quarter of Section 2 and a part of Section 3 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County .Indiana, being more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9 1/2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five. recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence West parallel to the North line of said Half Quarter Section to the West line of said Half Quarter Section; thence North along said West line to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to the West line of the Northeast Quarter of said Section 3; thence South along said West line to the Southwest corner of said Quarter Section; thence East along the South line of said Quarter Section to the place of beginning, containing 145.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc mixed-use dis.rtf
July 21, 2003

EXHIBIT 6

ZONING DESCRIPTION - URBAN RESIDENTIAL DISTRICT

A part of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to the South line of said Half Quarter Section; thence East along said South line to the Southeast corner of said Half Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter-Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof; thence West along the North of said Half Quarter, Quarter Section to the Northwest corner thereof, said point also being the Southeast corner of the Northwest Quarter of said Section 3; thence North along the East line of said Northwest Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 180.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc urb res dis.rtf
July 21, 2003

EXHIBIT 7

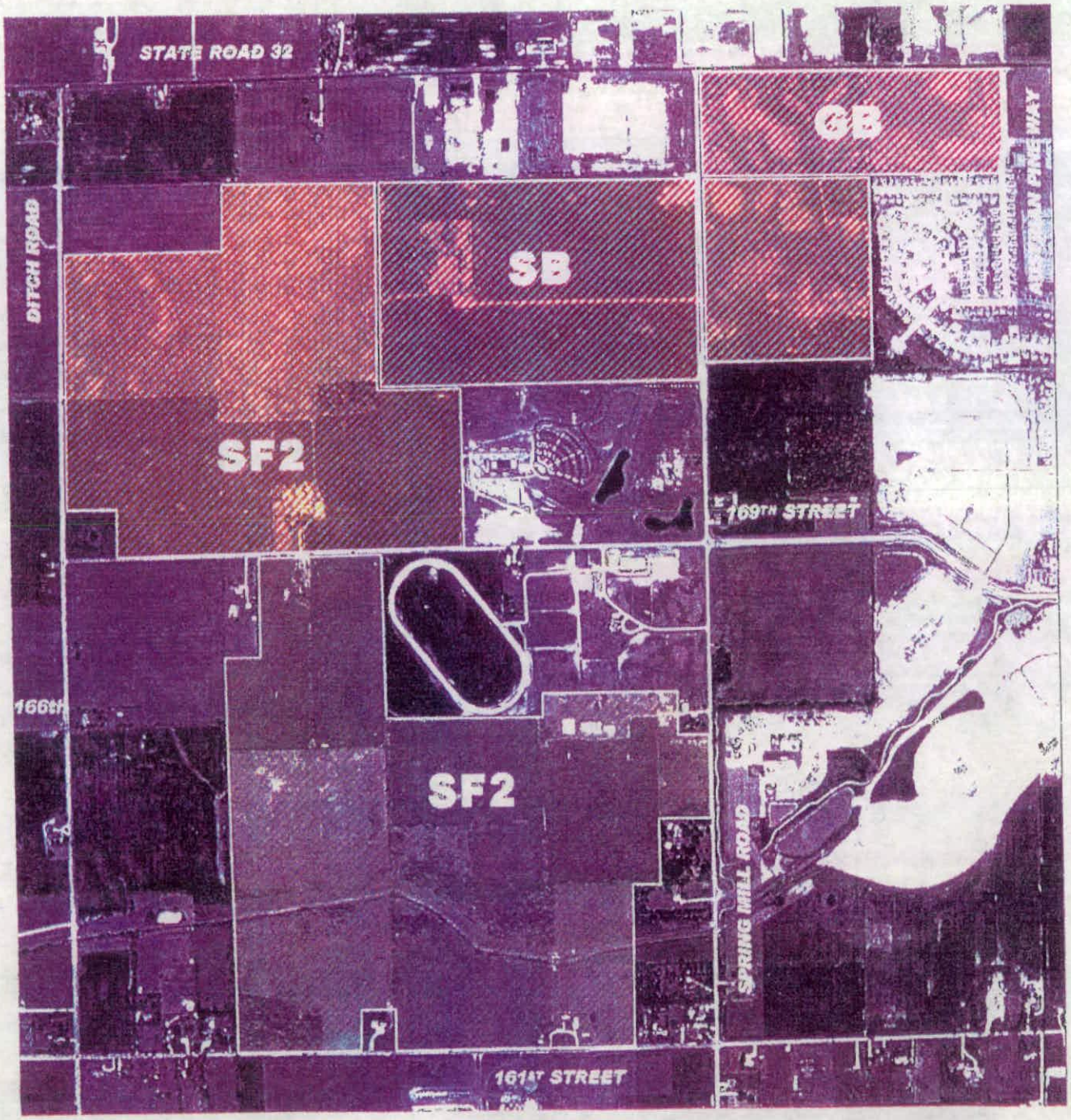
ZONING DESCRIPTION - SUBURBAN RESIDENTIAL DISTRICT

A part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence North along the East line of said Quarter-Quarter Section to the North line of said Quarter-Quarter Section thence West along said North line to a point 275.18 feet East of the Northwest corner of said Quarter-Quarter Section; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in the Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; I) North 00 degrees 30 minutes 00 seconds West 508.11 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the place of beginning, containing 249.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc suburb res dis.rtf
July 21,2003


STATE ROAD 32
GB
SB
SF2
SF2
DITCH ROAD
169TH STREET
166th
SPRING HILL ROAD
161ST STREET

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~3. General Requirements and Guidelines - Historical~~

a) Commercial Buildings and Signage - Structures to be remodeled or altered to be utilized for commercial purposes shall retain original design and features of the existing structure. Materials used for restoration and repair for windows, doors, exterior siding, roofing and other exterior needs shall replicate to the extent possible the existing materials utilized in the period of initial construction.

b) Exterior modifications for porches, overhangs, chimneys and room additions shall be compatible in design of the original structure or like structures. Wood products and white and earth tone colors shall be utilized to the extent possible.

c) All signage shall be constructed of wood or wood products or materials which simulate wood in appearance. Raised lettering or routed lettering shall be utilized to the extent possible. Sign colors shall be earth tones and aesthetically compatible with the structure or setting onto which it is placed.

d) Residences - New homes, single or multi-family, to be located in the district shall be of a design and constructed with materials to be contemporary with existing structures. Modifications to existing homes and accessory buildings shall also be compatible with the period of original construction utilizing white, earth tones or historical colors and emphasis on wood exteriors.

e) Approval Procedure - An applicant requesting a building permit shall provide to the Building Commissioner three copies of the specifications and design for all renovation, restoration or new construction and signage in the local business - historical district (LB/H). The Building Commissioner will provide information to all applicants on the type of facilities that are being encouraged and the materials for construction that the Plan Commission has endorsed. Any person who shall make application for an improvement location permit for a new building or the substantial alteration of an existing building whether it be the restoration, rehabilitation, or its adaptive use shall submit preliminary drawings, including site plan, sign plans, floor plans and elevations to the Plan Commission for review and approval.

f) Exemption - All requirements or conditions pertaining to setback lines, lot area sized, parking requirements and loading and unloading berths may be waived by the Plan Commission without a variance based upon the general purpose and intended use of the facility to be restored or rehabilitated.

F. GB - General Business District - This district is established to accommodate the general business needs of the township including incorporated and unincorporated towns and is served by public water and sewers. This district is more comprehensive than the local business district.

1. Special Requirements - None

2. Permitted uses - See Figure 2 for list of permitted businesses. Any other business not listed which can be classified as general business will be eligible with the approval of the Plan Commission

3. Special Exceptions -

   - Auto rustproofing
   - Gasoline service stations
   - General construction company
   - Coal yards
   - Mobil home sales
   - Salt storage - outside
   - Book stores, adult
   - Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
   - Lumber yards - including millwork
   - Multi-family housing
   - Taverns
   - Industrial schools or training facilities
   - Amusement parks
   - Convents, monasteries, theological schools, rectories, parish houses
   - Large animal hospitals
   - Manufactured home parks (in accordance with provisions of WC 16.04.090)
   - Outdoor theaters
   - Material recycling facilities (MRFs)
   - Commercial composting facilities

4. Minimum Lot Area - None

5. Minimum Lot Frontage on Road - 80 Feet

6. Minimum Setback Lines -

   - Front Yard -
     ⇒ General Business - 60 feet for newly established area
     Average of other businesses in the block for established business areas
     ⇒ Planned business development (see WC 16.04.050 F)

   - Side Yard -
     ⇒ General Business - For side yards adjoining a road or street - not less than 60 feet in new area.
     For side yards abutting a residential area, 60 feet, or if there is an alley between a residential district and the general

business district, the side yard setback shall be 20 feet from the alley.
In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet
- Minimum Lot Width at Building Line - None

7. Maximum Building Height - Not to exceed 60 feet
8. Minimum Ground Level Square Footage - None
9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
10. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~G. SB - Special Business District - This district is established to provide for the needs of general~~ business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -
   - All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
   - Multi-family Housing
2. Special Exceptions -
   - Auto rustproofing
   - Auto sales, new or used, service and repair
   - Fruit stands, temporary
   - Any outdoor food and beverage business
   - Self-service food and beverage business
   - Gasoline service stations
   - Coal yards
   - ~~Salt storage - outside~~

C

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~business district, the side yard setback shall be 20 feet from~~ the alley.
In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet

- Minimum Lot Width at Building Line - None

7. Maximum Building Height - Not to exceed 60 feet

8. Minimum Ground Level Square Footage - None

9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.

10. Loading and Unloading Berths - Loading and unloading berths shall be provided as ~~identified in this ordinance.~~

G. SB - Special Business District - This district is established to provide for the needs of general business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -

   - All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
   - Multi-family Housing

2. Special Exceptions -

   - Auto rustproofing
   - Auto sales, new or used, service and repair
   - Fruit stands, temporary
   - Any outdoor food and beverage business
   - Self-service food and beverage business
   - Gasoline service stations
   - Coal yards
   - Salt storage - outside

- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Lumber yards - including millwork
- Liquor stores and taverns
- Restaurants - drive-in and carry-out food and beverage stores
- Industrial schools or training facilities
- Amusement parks
- Convents, monasteries, theological schools, rectories, parish houses
- Large animal hospitals
- Manufactured home parks (in accordance with provisions of WC 16.04.090
- Outdoor theaters
- Material recycling facilities (MRFs)

3. Minimum Lot Area - As required under Planned Business Development district.

4. Minimum Lot Frontage on Road - As required under Planned Business Development district.

5. Minimum Setback Lines - As required under Planned Business Development district.

6. Maximum Building Height - As required under Planned Business Development district.

7. Minimum Ground Level Square Footage - As required under Planned Business Development district

8. Parking - Off-street and/or private parking shall be provided in accordance with the provisions of this ordinance.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~H. LB-PD and GB-PD - Local Business - Planned Development and General Business - Planned~~ Development - The purpose of these districts is to allow commercial development of such a nature that the areas will be developed in a compatible design and that overall supporting services including roads and utilities can be provided in a proper manner to accommodate the needs of business in these districts. Outlot development should be compatible in general exterior design, coloration, and use of materials to that of the primary development structure or structures.

1. General Requirements - The general requirements for obtaining a building permit for a planned business development in any district shall be in accordance with the following procedures. In any district in which rezoning of land, or a special exception, or an exemption from special exception restrictions, or a variance from the ordinance requirements is requested in connection with the development of land or buildings subject to the provisions, requirements, and standards of this ordinance governing

WC 16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear year, and without the issuance of any permit.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- ~~Repairing, servicing or refurbishing equipment or parts, excluding motor~~ vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

   - Front yard - 50 feet
   - Side yard - 12 feet; 50 feet if corner lot
   - Rear yard - 30 feet
   - Minimum lot width at building line - 85 feet

7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -

   - Single story - 1350 square feet
   - Two-story - 800 square feet
   - Tri-level - 800 square feet (basement and first level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. SF 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

   - Single Family Dwellings
   - Churches
   - Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

   - Subdivisions - not less than 15,000 square feet
   - Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

   - Subdivisions - not less than 50 feet
   - Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

   - Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
     - not less than 80 feet on all other streets.
     Subdivisions - not less than 30 feet
   - Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
     Three acre lots - 30 feet
   - Rear yard - Subdivision - 30 feet
     Three acre lots - 30 feet
   - Minimum lot width at building line - Subdivisions - 100 feet
     Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single family -

   - Single story - 1200 square feet
   - Two story - 800 square feet
   - Tri-level - 800 square feet (basement & 1st level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

A = Employment Distric
B = Mixed Use District
C = Urban Residential
D = Suburban Residentia

AGRICULTURAL USES

CO	LI	MU		
A	B	C	D	
X	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal agricultural use on the same lot.
				Agricultural Uses, Land Animal Related Commercial agricultural activities involving the production of animals and the preparation of products for human use, including dairying, poultry, livestock, or other such operations, but excluding meat processing and packaging operations.
X	X	X	X	**Agricultural Uses, Non-Animal Related** Agricultural and farming activities involving the production and preparation of plants for animal or human use, including horticulture, nurseries, forestry, sugar making, viticulture, grains and seed crops, fruits and vegetables of all kinds, greenhouse applications, and lands devoted to soil conservation, wildlife habitat and forestry management; all such uses exclude the processing and packaging of plants as food stuffs, with the exception of viticulture operations and small-scale marketing of processed fruit products, as in fruit markets.
				Aquaculture The commercial cultivation and processing of aquatic life, including fish, shellfish and seaweed.
				Commercial Non-Farm Animals Animal production for human use, not including animals for agricultural use as listed above, but including animals for commercial production, such as bees and apiary products, fur animals, and exotic animals.
				Equine Services Operations involved in the shelter and care of horses, as well as breeding, training, and for giving lessons, including stables, stud farms, and other related uses.
				Feed Lot An open-air area restricted by fencing or other structure in which animals are fed, watered, and otherwise maintained for the purpose of growing for market and limited to less than 150 cattle, 300 swine or sheep, or 10,000 fowl, per facility.
				Feed Mill A facility where various feed stuffs are inventoried and processed for the purpose of providing complete or partial animal rations. This facility sells its product either directly to the user or may provide the service of delivery to the user. Sale of other agricultural items may be included and shall be an incidental accessory use. Limited, portable operation of feed mills as non-commercial uses on farms is allowed as an accessory use.

A	B	C	D	
				RESIDENTIAL USES
				Accessory Apartment A separate and complete dwelling unit contained within the structure of a single family dwelling unit, and containing only one bedroom.
				Accessory Livestock, Non-Farm Animals Keeping domestic livestock, or poultry for personal use in a manner that is customarily accessory and clearly incidental and subordinate to the principal rural residential uses on the same lot.
	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal residential use on the same lot.
				Boarding House A dwelling or part thereof in which, for compensation, temporary lodging and meals are provided.
	X	X		**Elderly Housing** The use of a site for a residential/service complex to house elderly persons who are capable of caring for themselves and maintaining independent households. A typical complex would include separate dwelling units, containing independent cooking, bathroom, and sleeping facilities, to be occupied by only one (1) person or couple. Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature, such as barber or beauty services, a pharmacy, and so forth, may be included in the complex.
				Guest House An accessory building containing a lodging unit with or without kitchen facilities, used to house occasional nonpaying visitors or guests of the occupants of a dwelling unit on the same site.
				Home Occupation An accessory occupational use to the residential dwelling conducted by its inhabitants which is clearly incidental to the use of the structure for residential purposed and does not change the residential character of the site. There are three classifications of home occupation:
X	X	X	X	Home Occupation, Class I – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty (20) percent of the total square footage of the residential structure, with no employees not living on-site, with no external signs and with no sales conducted on site.
				Home Occupation, Class II – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with up to two (2) employees not living on-site, with permitted incidental sales of goods produced on site, but with no external business identification signs permitted.
				Home-based Business – A home occupation based in the primary residential structure (not more than twenty-five (25) percent of the total square footage of the residential structure) or one accessory structure, with up to two (2) employees not living on-site, with permitted incidental sales of merchandise constructed/manufactured on-site or incidental to services performed on-site, and with minimal advertising signs as per the Westfield Washington Township Zoning Ordinance.

A	B	C	D	
				Manufactured Home Park A site containing spaces with required improvements and utilities that may be leased for the long-term placement of manufactured houses and that may include services and facilities for the residents.
	X	X	X	**Multifamily Dwelling** The use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.
	X	X	X	**Single Family Dwelling** The use of a lot for only one (1) dwelling unit~~, including site-built housing or manufactured housing~~.
				Temporary Dwelling The temporary use of a manufactured home as a residence on a lot previously occupied by permanent dwelling that is destroyed to such an extent as to be unlivable, such temporary dwelling to be permitted to remain during the period of reconstruction of the permanent dwelling.
	X	X	X	**Two Family Dwelling** The use of a lot for two (2) dwelling units within a single building.

PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES

A	B	C	D	
X	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal public, semipublic, or office facility use on the same lot.
				Airport A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.
	X			**Assisted Living Facilities** Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.
				Camping Facility A plot of ground upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.
				Cemetery Land used for burying the human dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
				Cemetery, Pet Land used for burying dead domesticated animals and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
X	X			**Charitable, Fraternal, or Social Organization** A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members and guests.
X	X	X	X	**Community Center** A facility designed for educational, recreational, cultural, and social activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
X	X			**Cultural Facility** A library, museum, or similarly registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
X	X			**Day Care Facility** A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.
X	X			**Funeral Home** An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.
X	X	X	X	**Governmental Facility** A government owned or operated building, structure, or land used for public purpose.

A	B	C	D	
				Group Home
				A housing unit classified further as one of the following:
				(a) Group Home, Class I. A facility providing 24-hour care in a protected livin arrangement for not more than fifteen (15) residents. This classification include foster homes, homes for the physically and mentally impaired, homes for th developmentally disabled, congregate living facilities for persons 60 years of age an older, and maternity homes.
				(b) Group Home, Class II. A facility providing 24-hour care in a protected livin arrangement for not more than fifteen (15) residents. This classification include homes for juvenile delinquents, halfway houses providing residence in lieu c institutional sentencing, halfway houses providing residence to those needin correctional and mental institutionalization. This classification also include emergency shelter during crisis intervention for not more than fifteen (15) victims c crime, abuse, or neglect, and residential rehabilitation for alcohol and chemica dependence for 15 or fewer individuals.
X	X			**Hospice**
				An establishment primarily engaged in the provision of supportive care for terminally i: patients in a homelike facility.
X	X			**Hospital**
				A facility providing medical, psychiatric or surgical services for sick or injured person: primarily on an inpatient basis, including ancillary facilities for outpatient and emergenc treatment, diagnostic services, training, research and administration, and services t patients, employees, and visitors.
X	X			**Medical Clinic**
				An establishment providing medical, psychiatric or surgical services exclusively on ar outpatient basis, including emergency treatment and diagnostic services.
X	X			**Nursing Home**
				A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.
X	X			**Office**
				An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.
X	X			**Office Showroom**
				An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.
X	X			**Postsecondary Educational Institution**
				A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

A	B	C	D	
X	X			**Professional/Technical Training/Educational Institution** An establishment engaged in providing training or education in the arts, business an clerical operations or other specialized professional or technical field, having regula sessions with regularly employed instructors, where academic degrees or certificates ar not necessarily issued and where licensing by the Indiana Department of Education ma not be required.
X	X	X	X	**Religious Facilities** A building or structure, or group of buildings or structures, that by design and constructio is primarily intended for conducting organized religious services ***and associate accessory uses!!!***. **(explore concerns associated with youth facilities—noise activity, etc.)**
X	X			**Retirement Center** A facility designed for educational, recreational, social, and other similar types o activities for retired persons.
X	X	X	X	**School (K-12)** A school offering educational instruction in grades kindergarten (K) through twelve (12), or any portion thereof, having regular sessions with regularly employed instructors, tha teach those subjects that are fundamental and essential in general education, and which are licensed by the Indiana Department of Education.
X	X	X		**Telecommunication Services** Any facility used to provide telephone or telegraph services to the public, but no including general offices or wireless communication facilities.
	X			**Temporary Care Facility** A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.
X	X	X	X	**Utility Service Facility** Generating plants, electrical switching facilities and primary substations, and othe services which are necessary to support principal development and involve mino structures such as lines and poles.
				Wastewater Treatment Facility Facility designed for the treatment and discharge of wastewater.
X	X	X		**Water Treatment Facility** Facilities designed for the collection, treatment, and transport of potable water.
X	X	X		**Wireless Communications Facility** Any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, transmission cables, equipment facilities, and a Support Structure.

BUSINESS AND PERSONAL SERVICES

A	B	C	D	
X	X	X		**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal business or personal service use on the same lot.
X	X			**Aircraft Charter Service** An establishment primarily engaged in the private air transportation of passengers and cargo, usually performed under private contract with a person, group of persons, or private company or corporation.
X	X			**Airport Transportation Service** An establishment primarily engaged in the ground transportation of passengers, luggage, and other small cargo from and to airports.
X	X			**Appliance Repair** An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.
X	X			**Auction House** A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.
	X			**Bed and Breakfast** A business involving renting rooms to overnight guests and offering breakfast meals only to those guests. The owners of the business shall live on the premises.
				Boat Storage A storage facility utilizing enclosed buildings and/or unenclosed outdoor areas for the seasonal or year-round storage of *four* or more boats.
				Bottled Gas Storage and Distribution An establishment primarily engaged in the retail sale of pressurized gas products, such as natural gas and propane, from bulk gas storage facilities.
				Cargo and Package Service An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.
	X			**Catalog and Mail-Order Sales** Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.
X	X			**Caterer** A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.
X	X			**Cleaning and Maintenance Services for Buildings** Establishments primarily engaged in providing building cleaning and maintenance services, such as window cleaning, janitorial service, floor waxing, and office cleaning on a contract or fee basis.

A	B	C	D	
X				**Coin-Operated Laundry and Dry Cleaning** An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.
X	X			**Convenience Storage** A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.
X	X			**Copy and Other Administrative Business Services** A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.
X				**Dry Cleaning and Laundry Pickup** An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.
X				**Dry Cleaning and Laundry Service** An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.
X				**Electrical Repair** An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.
X	X			**Employment Agency** An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.
X				**Equipment Rental, Heavy** An establishment involved in renting small tools and equipment, such as plumbing tools, lawn and garden equipment, janitorial equipment, and so forth.
X				**Equipment Rental, Light** An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.
X	X			**Estate Services** A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.
X				**Exterminating Service** A service related to the eradication and control of rodents, insects, and other pests.
X	X			**Financial Service** An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services.
X				**Gunsmith** An individual who designs, makes or repairs small firearms.

A	B	C	D	
				Industrial Equipment Repair An establishment primarily engaged in repairing industrial equipment, including repairing heavy-construction and earth-moving equipment.
X	X			**Insurance Agency** An agency whose business is to underwrite, sell or broker insurance policies.
X	X			**Interior Decorating** An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.
X	X			**Legal Service** An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.
X				**Locksmith** An establishment engaged in making or repairing locks.
X	X			**Lodging** A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.
X	X			**Meeting Facilities** Establishments primarily engaged in the operation of exhibition, exposition, convention, conference and like meeting facilities that may include food preparation or catering facilities on-site.
X				**Office Equipment Repair** An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.
X				**Parking Facility** An area on a site with or without a principal use, which includes one or more off-street parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features. A parking facility includes parking lots, parking garages, and parking structures, and includes both publicly and privately owned facilities.
X	X			**Personal Grooming Services** An establishment providing human personal grooming services including, but not limited to, cutting and styling men's hair, shaving and trimming beards, women's hairdressing/styling, facials, manicures and other related services.
X	X			**Pet Services** Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.
X	X			**Photographic Service** An establishment primarily engaged in developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting photographic equipment.

A	B	C	D	
X	X			**Real Estate Agency** An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.
X	X	X	X	**Real Estate Sales Office or Model Home Office** The temporary use of a mobile office, or similar structure, or a model home, as a sales office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
X				**Security Systems Services** Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.
X				**Shoe Repair** A place of business primarily engaged in repairing footwear.
X				**Small Engine and Motor Repair** An establishment involved in repairing lawn mowers, garden equipment, model airplane engines, and so forth.
X				**Tailoring** An establishment primarily engaged in making and selling men's and women's clothing to individual order.
X				**Tanning Salons** Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.
				Taxidermist One who prepares, stuffs, and mounts the skins of animals, especially vertebrates.
X				**Travel Agency** An agency engaged in selling and arranging personal transportation and accommodations for travelers.
X				**Upholstery Service** An establishment offering reupholstery and repair services and specific upholstery materials for sale.
X	X			**Veterinary Service (Indoor)** An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.
X	X			**Veterinary Service (Outdoor)** An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where some services may be performed or provided outdoors.

RETAIL AND WHOLESALE TRADE

A	B	C	D	
X	X			**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to th principal retail or wholesale trade use on the same lot.
X				**Agricultural Sale Barn** A facility where a livestock auction market is conducted and may include agricultur products or equipment sold on a consignment basis.
X				**Agricultural Supply** An establishment involved in the retail sale of animal feeds, fertilizers, pesticides, seed and other farm supplies, and non-mechanized equipment.
X				**Apparel Shop** An establishment involved in selling clothing and clothing accessories.
X				**Appliance Sales** Establishments involved in selling instruments or devices designed for a particular use such as stoves, fans or refrigerators, that are operated by gas or electric current.
X				**Audio/Video Store** An establishment primarily engaged in the rental or retail sale of prerecorded audi and/or video performances.
X				**Automotive Sales** Establishments primarily engaged in the retail sale of new and used automobiles noncommercial trucks, motor homes or recreational vehicles, including incidental storage maintenance and servicing.
X				**Automotive Supply** An establishment primarily engaged in the retail sale of automotive parts, tires, anc accessories.
X				**Bakery (Retail)** An establishment primarily engaged in the production and/or retail sale of baken products.
X				**Bakery (Wholesale)** An establishment primarily engaged in manufacturing bakery products for sale primarily for home service delivery, or through one (1) or more non-baking retail outlets.
X				**Bookstore** A place of business where books and magazines are the main items offered for sale.
X				**Building Materials** Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.
X				**Cabinet Sales** Establishments primarily engaged in selling cabinets, none of which are made on the premises.

A	B	C	D	
X				**Camera and Photographic Supply** An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.
X				**Confectionery** An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.
X				**Convenience Store** Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.
X				**Department Store** A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.
X				**Drapery Sales** Places of business where draperies are the main product offered for sale.
X				**Drugstore** An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.
X				**Electronic Devices** Establishments primarily engaged in the retail sale of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work
				Fertilizer Sales (Bulk) Establishments involved in the sale and/or application of bulk fertilizer and fertilizer materials.
				Fertilizer Sales (Packaged) Establishments involved in the sale of packaged fertilizer and fertilizer materials.
X				**Florist (Retail)** An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.
X				**Florist (Wholesale)** An establishment primarily engaged in the wholesale distribution of flowers and/or florist supplies.
				Farmers Market An establishment primarily engaged in the retail sale of fresh fruits and vegetables.

A	B	C	D	
X				**Flooring, General Sales** Places of business where floor coverings or hard wood flooring are the main products offered for sale.
X				**Furniture Sales** Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.
X				**Gallery** An establishment primarily engaged in displaying and selling artistic work to the general public.
X				**Garden Centers** Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.
X				**Gift Shop** An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.
X				**Grocery Store** A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour; fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.
X				**Handicrafts** Places of business that sell articles fashioned by those engaged in handicrafts.
X				**Hardware** An establishment primarily engaged in the retail sale of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.
				Heavy Machinery Sales Establishments primarily engaged in marketing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.
X				**Hobby, Toy, and Game Shops** Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.
X				**Home Improvement Center** An establishment with greater than 30,000 square feet of gross floor area that is primarily engaged in the retail sale to the general public of various basic hardware lines (such as tools, builders hardware, paint and glass, and garden supplies), household goods, durable household goods (appliances and residential lawn care equipment), electronic equipment, household animal supplies, nursery products, etc. Examples of this include: Lowe's, Menard's and Home Depot.
X				**Housewares and Home Furnishings** Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

A	B	C	D	
				Industrial Supplies Establishments primarily engaged in marketing industrial supplies, such as bearing boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.
X				**Jewelry** An establishment primarily engaged in selling any combinations of lines of jewelry, su as diamonds and other precious stones mounted in precious metals such as ring bracelets and brooches; sterling and plated silverware; and watches and clocks.
X				**Leather Goods and Luggage Stores** Establishments primarily engaged in the retail sale of luggage, trunks, and leather good except clothing.
X				**Liquor Store** An establishment primarily engaged in the retail sale of packaged alcoholic beverage such as ale, beer, wine and whiskey, for off-premises consumption.
				Marine Supply An establishment primarily engaged in the retail sale of motorboats and other watercra marine supplies, and outboard motors, including incidental storage.
				Manufactured Housing Sales Establishments primarily engaged in the retail sale of new and used mobile homes, ne manufactured houses, and new modular homes, including incidental storage.
X				**Meat Market** A place of business where fresh, frozen or cured meats are sold and where no anima are butchered on the premises.
X				**Motorcycle Sales** Establishments primarily engaged in the retail sale of new and used motorcycles, mot scooters, and personal watercraft, including incidental storage, maintenance an servicing.
X				**Music Store** An establishment primarily engaged in selling musical instruments, phonograph record compact discs, tapes, sheet music and similar musical supplies.
X				**Office Supplies** Places of business where stationer and office supplies, such as envelopes, typewrit and mimeograph paper, file cards and folders, pens and pencils, and so forth, in additio to customary office equipment are offered for sale or lease. These businesses may als include repair and service for equipment sold or leased.
X				**Optical Goods** Establishments involved in selling visual devices or products.
X				**Pet Shop** A place of business where domestic animals, and products for the health and care domestic animals, are sold.
X				**Petroleum Products** An establishment primarily engaged in the retail sale of petroleum products, such as fu oil and kerosene, from bulk liquid storage facilities.

A	B	C	D	
X				**Restaurant** An establishment engaged in the retail sale of prepared food and drinks for consumptior on the premises or for carry-out. This use may include the retail sale of individua servings of alcoholic beverages for consumption on the premises only.
X				**Restaurant (Drive-In)** An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.
X				**Sporting Goods** Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.
X				**Tavern** A place of business where alcoholic beverages are sold to be drunk on the premises. The establishment may also sell some food items for consumption on the premises.
X				**Tobacco Shops, Specialty** Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.
X				**Used Merchandise (Antiques)** A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.
X				**Used Merchandise (Flea Market)** An open-air market for secondhand articles and antiques.
				Used Merchandise (General) A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

AUTOMOTIVE AND TRANSPORTATION SERVICES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to th principal automotive or transportation service use on the same lot.
				Automotive Paint Shop An establishment primarily engaged in automotive painting and refinishing.
X				**Automotive Rentals** Establishments involved in renting passenger cars, noncommercial trucks, motor home or recreational vehicles, including incidental parking and servicing of vehicles availabl for rent.
X				**Automotive/Boat Repair/Service Shop** An establishment primarily engaged in general or specialized automotive, motorcycle, c watercraft repairs, including rust-, weather- and sound-proofing, as well as detailing an like services.
X				**Automotive Tire Sales/Repair** An establishment primarily engaged in the retail sale and repair of automotive tires.
				Bus Terminal A facility designed to accommodate passengers who arrive and depart on commercia buses, which may include management offices, bus parking or storage areas an personal services for passengers.
X				**Car Wash** An area or structure equipped with automatic or self-service facilities for washin automobiles.
				Cold Storage Facility A facility designed for storing perishable goods in a cold place.
X				**Gasoline Service Station** An establishment primarily engaged in selling gasoline and lubricating oils and which ma sell other incidental merchandise or perform minor repair work.
				Grain Elevator A building for buying, selling, storing, discharging and sometimes processing grain.
X				**Refueling Center** An establishment engaged in selling automotive fuel only. Such an establishment may be affiliated with a shopping center anchor tenant.
				Taxicab Base Facility An establishment primarily engaged in furnishing passenger transportation by automobiles not operated on regular schedules.
				Transfer or Storage Terminal An establishment primarily engaged in furnishing local and long distance trucking and storage services, including parking and storage areas for vehicles used in the operatior of the terminal.

Trucking Terminal

A terminal facility used by property-carrying motor vehicles, which may include associated office space and truck maintenance facilities.

Wrecker Service

A service for towing wrecked or disabled automobiles or freeing stalled automobiles.

AMUSEMENT AND RECREATIONAL SERVICES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal amusement or recreational use on the same lot.
				Amphitheater An open air structure devoted primarily to the showing of theatrical or musical productions, with the provision of seating areas for patrons. These uses frequently include refreshment stands.
				Club or Lodge A use providing meeting, recreational or social facilities for a private or nonprofit association, primarily for use by members and guests.
				Park and Recreational Services, For Profit Commercially-operated, for-profit, park and recreational uses which may include: • establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and picnic grounds;
	X	X	X	• sports and recreation clubs which are restricted to use by members and their guests, including country, golf, tennis, yacht, swimming pools and amateur sports and recreation clubs;
X	X			• physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance and exercise classes, whether or not on a membership basis.
	X	X	X	**Park and Recreational Services, Not For Profit** Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
	X	X	X	**Private Recreational Facility** A recreational facility for use by residents and guests of a particular residential development, church, private primary or secondary educational facility or limited residential neighborhood, including both indoor and outdoor facilities and privately-owned golf courses open to the public.
				Resorts A facility for temporary guests where the primary attraction is generally recreational features or activities.
				Theater, Indoor A building for showing motion pictures or for live dramatic, dance, musical, or other productions, which is usually commercially operated.
				Transient Amusement Enterprises Carnivals, circuses or other similar transient amusement enterprises.

MANUFACTURING, MINING, CONSTRUCTION, AND INDUSTRIAL USES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal manufacturing, mining, construction, or industrial use on the same lot.
				Apparel An establishment primarily engaged in manufacturing clothing and clothing accessories.
				Appliance Assembly An establishment primarily engaged in manufacturing instruments or devices for a particular use, such as stoves, fans or refrigerators, that are operated by gas or electric current.
				Beverage Products Establishments primarily engaged in manufacturing beverages, beverage bases and beverage syrups.
				Bottling Machinery An establishment primarily engaged in manufacturing machinery for use by the food products and beverage manufacturing industries in washing, sterilizing, filling, capping, labeling, and so forth, of food and beverage products; and parts and attachments for the machinery.
				Cans and Metal Containers Establishments primarily engaged in manufacturing metal cans and metal shipping containers such as barrels drums, kegs, and pails, from purchased materials.
				Cement Products A use engaged in processing and manufacturing materials or products predominantly from cement.
				Commercial Printing Establishments primarily engaged in letterpress and screen commercial or job printing, including flexography; in printing by the lithographic process, in engraving and plate printing; in gravure printing; or in printing newspapers, periodicals, books, greeting cards, and so forth.
X	X	X	X	**Construction Trailer** The temporary use of a mobile home, or similar structure, as a construction office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
				Cut Stone and Stone Products Establishments primarily engaged in cutting, shaping and finishing marble, granite, slate and other stone for building and miscellaneous uses.
				Dairy Products Establishments primarily engaged in manufacturing creamery butter, natural cheese, condensed and evaporated milk, ice cream, and frozen desserts, and special dairy products, such as processed cheese and malted milk; and processing (pasteurizing, homogenizing, vitaminizing, bottling) fluid milk and cream, and related products, for wholesale or retail distribution.

Electronic Devices and Instruments
Establishments primarily engaged in manufacturing devices or instruments that work by the methods or principals of electronics.

Engineering and Scientific Instruments
Establishments involved in manufacturing instruments used in engineering and scientific procedures.

Farm Machinery and Equipment
Establishments primarily engaged in manufacturing farm machinery and equipment, including tractors, for use in preparing and maintaining the soil; planting and harvesting crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes.

Food Products
Establishments involved in manufacturing or processing food products.

Furniture
An establishment involved in manufacturing, repairing and/or refinishing furniture.

General Contractor
An individual who contracts to perform work or to provide supplies on a large scale, or an individual who contracts to erect buildings.

Glass and Glassware
Establishments primarily engaged in manufacturing glass and glassware, pressed, blown or shaped from glass produced in the same establishment; or establishments primarily engaged in manufacturing glass products from purchased glass.

Grain Mill Products
Establishments primarily engaged in manufacturing grain mill products such as flour, cereal, meal, and so forth.

Hard Surface Floor Coverings
Establishments involved in manufacturing hard surface floor covering, such as tile and linoleum.

Heavy Machinery Service and Repair
Establishments primarily engaged in servicing and repairing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.

Jewelry Products
Establishments primarily engaged in manufacturing jewelry and other articles worn on or carried about the person, made of precious metals with or without stones (including the setting of stones where used), including cigarette cases and lighters, vanity cases and compacts; trimmings for umbrellas and canes; and jewel settings and mountings; or establishments primarily engaged in manufacturing costume jewelry made of all materials, except precious stones and rolled gold plate and gold filled materials.

Kennel
An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats, and/or other small domesticated household pets (not farm animals) where the entire operation is confined inside a building.

Laboratories

Facilities equipped for experimental study in a science or for testing and analysis; facilities providing opportunity for research, experimentation, observation or practice in a field of study.

Leather Goods

Establishments primarily engaged in manufacturing leather goods, such as handbags and purses, billfolds, checkbook covers, saddles, horse whips, and so forth, and where no leather tanning or curing is done on the premises.

Machine Assembly

An establishment involved in manufacturing and assembling machinery.

Machine Shop

A workshop in which materials are machined to size and assembled.

Metalworking Machinery

An establishment involved in manufacturing machinery to be used for shaping objects out of metal.

Mineral Extraction

The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, and mining operations.

Musical Instruments

Establishments primarily engaged in manufacturing pianos, with or without player attachments; organs; other musical instruments; and parts and accessories for musical instruments. Such establishments may also provide repair services.

Office and Computer Equipment

Establishments primarily engaged in manufacturing office equipment such as typewriters, desk calculators, adding and accounting machines, duplicating machines and similar equipment; and/or in manufacturing electronic computer and peripheral equipment and/or major logical components intended for use in electronic computer systems.

Optical Instruments and Lenses

Establishments primarily engaged in manufacturing instruments that measure an optical property, including apparatus, except photographic, that projects or magnifies, such as binoculars, prisms and lenses; optical sighting and fire control equipment and related analytical instruments; or establishments primarily engaged in manufacturing eyeglass lenses, frames, or fittings.

Paper Products

Establishments involved in manufacturing products from paper, paperboard, cardboard or other similar materials, such as envelopes, paper bags, file folders, stationery, wrapping paper, boxes and so forth, and where no paper, paperboard, cardboard or other similar materials, are produced on the premises.

Petroleum Products, Bulk Storage

Establishments primarily engaged in the wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas, from bulk liquid storage facilities.

Pharmaceuticals

Establishments primarily engaged in manufacturing, fabricating or processing drugs in pharmaceutical preparations for human or veterinary use. Most of the products of these

establishments are finished in the form intended for final consumption, such as ampuls, tablets, capsules, vials, ointments, medicinal powders, solutions and suspensions. Products of this industry consist of two important lines: pharmaceutical preparations promoted primarily to the dental, medical or veterinary professions; and pharmaceutical preparations promoted primarily to the public.

Boat Building

Establishments primarily engaged in building all types of boats, including converting and altering boats.

Signs and Advertising Displays

Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties.

Stamping, Metal and Automotive

Establishments primarily engaged in manufacturing metal stampings and spun products, including porcelain enameled products such as household appliance housings and parts (cooking and kitchen utensils) and establishments primarily engaged in manufacturing automotive stampings, such as body parts, hubs, and trim.

Structural Steel Fabrication

Establishments primarily engaged in fabricating iron and steel or other metal for structural purposes, such as bridges and buildings.

Warehousing and Distribution Activities

Establishments involved in storing, stocking or distributing non-liquid merchandise or commodities.

Watches and Clocks

Establishments primarily engaged in manufacturing watches, watch cases, clocks, mechanisms for clockwork operated devices and clock and watch parts, including those engaged in assembling watched and clocks from purchased movements and cases.

Welding

Establishments primarily engaged in manufacturing welding equipment, electric welding apparatus and accessories.

Wood Products

Establishments primarily engaged in manufacturing wood products from purchased wood.

EXHIBIT 13

Development and Architectural Standards – Employment District

I. Lots:

1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 20 Feet.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 100 Feet.

5) Minimum Lot Area: 2,000 Square Feet

6) Front Setback: 0-80 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 0 Feet.

9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way; provided, however, that any Building located upon that segment of the Employment District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Employment District.

II. Buildings:

1) Maximum Building Height: Thirty-five (35) feet.

2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:

a. The exterior of all Buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a

depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. General:

1) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.

2) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

EXHIBIT 14

Development and Architectural Standards – Mixed Use District

I. Lots:

1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 20 Feet.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 60 Feet.

5) Minimum Lot Area: 1,000 Square Feet

6) Front Setback: 0-80 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 0 Feet.

9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.

II. Non-Residential Buildings:

1) Maximum Building Height: Thirty-Five (35) Feet.

2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

a. The exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level façade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or trim PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

7) In no case shall the rear of a non-residential building face Spring Mill Road.

III. Residences:

1) Attached Residences: The following shall replace and supersede the DPR Provisions pertaining to Attached Residences:

a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.

b. Asphalt/Fiberglass shingles are allowed.

c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.

d. Chimney chases must be enclosed by permitted building materials. Exposed metal chimney chases are prohibited.

e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

g. All utility panels shall be screened or located in an area not visible from the public right-of-way.

h. Detached garages shall be allowed provided that its architecture is compatible with the primary building.

i. The rear elevation of any building containing attached single family residences which are reasonably visible from Spring Mill Road shall not be parallel or substantially parallel to Spring Mill Road.

2) Detached Residences: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:

a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone) excluding windows and doors.

b. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited..

c. Pitched roofs shall be 6:12 minimum, exclusive or porches, bump-outs, or dormers.

d. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

e. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

f. Detached garages shall be allowed.

g. In addition, Builders shall pick at least two (2) of the following items:

i) Dormers.

ii) Reverse gable or hip roof.

iii) Covered front porch (min. 16 SF and min. 8 feet deep).

iv) Decorative door surround, trim molding, or header.

v) Garage bump-out (min. 2 feet).

vi) Dimensional shingles.

vii) Accent siding, decorative vents, or accents in gable peak or face.

viii) Shutters on all operable windows.

ix) Keystone or decorative brick or wood surround on one or more windows or doors.

x) Bay or "boxed-out" window.

xi) Decorative porch railing.

xii) Decorative columns.

xiii) Decorative trim molding at gutter height.

xiv) Brick full height of front facade including gables.

xv) Brick wainscot around sides and rear elevations.

xvi) Additional wall mounted exterior lights, or post mounted decorative yard lights as approved by covenants.

xvii) Decorative garage door.

EXHIBIT 15

Development and Architectural Standards – Urban Residential District

I. Lots:

1) All lots shall have frontage along a Public Street, Private Street, or Lane and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 40 Feet; provided, however, that greater than or equal to fifty (50) percent of all residential lots shall be greater than or equal to fifty (50) feet in width at the building line.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 60 Feet.

5) Minimum Lot Area: 2,400 Square Feet

6) Front Setback: 15 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Ditch Road or the existing or realigned 169th Street.

II. Non-Residential Buildings:

1) Maximum Building Height: Forty-five (45) feet.

2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: the following shall replace and supersede the DPR Provisions pertaining to building materials:

a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building Facade of such additional stores.

c. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences:

1) Attached Residence: The following shall replace and supersede the DP provisions pertaining to Attached Residences:

a. Front elevations shall be at least 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.

b. Asphalt/Fiberglass shingles or Standing Seam metal roof.

c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.

d. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

g. All utility panels shall be screened or located in an area not visible from the public right-of-way.

h. Detached garages shall be allowed.

i. Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.

2) Detached Residence: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:

a. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

b. Pitched roofs shall be 6:12 minimum, exclusive or porches, bump-outs, or dormers.

c. All vinyl siding shall be a minimum (0.044) ASTM D3679 Class I.

d. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

e. Minimum one (1) car garage.

f. Roofs shall extend with a minimum of eight (8) inches on all sides of the home.

g. Detached garages shall be allowed provided that its architecture is compatible with the primary building.

h. Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.

i. Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include two (2) of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include three (3) of the following on the Facade:

   i) Dormers.

   ii) Reverse gable or hip roof.

   iii) Covered front porch (min. 16 SF and min. 6 feet deep).

   iv) Garage plan change of at least two (2) feet.

   v) Side load or "courtyard garage".

vi) Shutters on all applicable windows, or decorative front door surround, trim, or transoms, or decorative garage doors.

vii) Bay or "box out" window.

viii) Brick full height of Façade.

k. Side elevations which face internal streets on corner lots and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:

i) Two (2) windows with shutters.

ii) One (1) bay or "box out" window.

iii) Brick wainscot at least three (3) feet high.

iv) Additional landscaping, including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

EXHIBIT 16

Development and Architectural Standards – Suburban Residential District

I. Lots:

1) All lots shall have frontage along a Public Street or Private Street, and may have one (1) access from the front, side, or rear yard.

2) Minimum Lot Width at building line: 60 Feet; provided, however, that if all of the Residences within the Suburban Residential District are not Empty-Nester Residences, then at least 50% of the Lots in the Suburban Residential District shall be a minimum of 80 feet in width at the building line.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 100 Feet.

5) Minimum Lot Area: 6,000 Square Feet

6) Front Setback: 20 Feet; provided, however, that for Residences with a side or rear-loaded garage, the front yard set back shall be 10 feet.

7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between buildings shall be 10 Feet.

8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Spring Mill Road, 169th Street, or 161st Street.

II. Non-Residential Buildings:

1) Maximum Building Height: 30 Feet.

2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences: The following shall replace and supersede the DP provisions pertaining to Residences:

1) Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

2) Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

3) Vinyl siding is allowed and shall be a minimum (0.044) ASTM D3679 Class I.

4) Minimum two (2) car garage.

5) Roofs shall extend with overhands a minimum of eight (8) inches on all sides of the home.

6) Detached garages shall be allowed.

7) Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.

8) No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

9) Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.

10) Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Facade must include 2 of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade must include three (3) of the following on the Facade:

a. Dormers

b. Reverse gable or hip roof

c. Covered front porch (minimum sixteen (16) square feet and minimum six (6) feet deep)

d. Garage plan change of at least two (2) feet

e. Side load or "courtyard garage"

f. Shutters on all applicable windows, or decorative front door surround, trim on transoms, or decorative garage doors

g. Bay or "box out" window

h. Brick full height of Façade

12. Side elevations which face internal streets on corner lots, and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:

a. Two (2) windows with shutters

b. One (1) bay or "box out" window

c. Brick wainscot at least three (3) feet high

d. Additional landscaping including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

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WC 16.06.010 - General Landscaping Provisions

A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent

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This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative

describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

   a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;

   b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;

   c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;

   d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;

   e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;

   f. Planting and installation details as necessary to ensure conformance with required standards;

   g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and

   h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.

B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

C. The following considerations shall be made in regard to tree preservation efforts:

1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
2. The condition of vegetation with respect to continued vitality;
3. The possibility of preserving vegetation through pruning rather than removal.
4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
6. The potential for interference with utility services along the use of roads and walkways.

D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).

F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as twenty-eight (28) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.

3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.

4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

5. Substitutions – If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.

   a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

   b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.

2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:

   a. Periods of adverse weather, or

   b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.

2. Landscaping shall be maintained in healthy growing condition. This includes:

   a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;

   b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;

   c. Treating plant materials that exhibit evidence of insect pest or disease damage;

   d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.

   e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.

   f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.

   g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.

3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses		Adjoining									
		AG	SF *AG-SF1 AG-SF1-1*	SF *SF2*	SF *SF3*	SF *SF4 SF5*	MF	Institutional *Churches Schools Gov't Offices*	Commercial	Industrial *EI*	Indistrial *OI*
Proposed	AG	-	40	40	40	40	40	15	15	15	15
	SF *AG-SF1 AG-SF1-1*	40	-	20	20	20	20	40	40	40	40
	SF *SF2*	40	20	-	20	20	20	40	40	40	40
	SF *SF3*	40	20	20	-	20	20	40	40	40	40
	SF *SF4 SF5*	40	20	20	20	-	20	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40	40
	Institutional *Churches Schools Gov't Offices*	15	40	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	40	15	-	15	15
	Industrial *EI*	15	40	40	40	40	40	40	15	-	15
	Industrial *OI*	15	40	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
   - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
  No drives or parking areas shall be permitted in the reduced buffer yard area.

C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 – 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

   a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

   b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

   c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

   d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

   e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

   f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

   a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

      1.) the parking lot is located within a required yard; or

      2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

   b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped an aesthetically pleasing manner.

c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

   a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

   b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

   c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.

B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.

C. A minimum of three (3) different species of shade trees shall be used per each development site.

16.06.080 - 01
Plant Characteristics Tables

The physical and environmental characteristics for a number of landscape plants are given here. Unless otherwise noted, plants on this list are hardy in Central Indiana, tolerant of the built environment, easily maintained, and commercially available. Other suitable plants may be commercially available as new cultivars are developed.

The tables are arranged by plant size (largest to smallest), and they specify the following characteristics:

- Evergreen Plant – useful if you want year-round interest or if you need a screen to block a view.
- Average Spread – denotes the average diameter of a plant's foliage so that you will have some idea of the mature size of a plant.
- Growth Rate – denotes the speed at which a plant will grow given typical growing conditions. (Slow = 12" or less in one year. Moderate = 12"-24" in one year. Fast = more than 24" in one year.)
- Density – denotes how easy it is to see through a plant's foliage.
- Form – denotes the shape of the plant's foliage and limbs.
- Sunlight Requirement – denotes the amount of sunlight required by a plant.
- Soil Moisture Requirement – denotes the amount of soil moisture required by a plant. (Wet = 9"-12" of water available in the soil. Moderate = 6"-9" of water available in the soil. Dry = 3"-6" of water available in the soil.)
- Comments – lists any special attributes and/or requirements for a plant. It also lists available and proven cultivars.

Plant Characteristics

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acer platanoides Norway Maple	N	30' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to establish turfgrass or ground covers underneath. Maples tend to produce surface roots.
Acer Rubrum Red or Swamp Maple	N	40' to 50'	Moderate	Dense	Oval	Partial shade to full sun	Moderate	Good cultivars for Westfield include "October Glory" and "Red Sunset"
Acer Saccharum Sugar Maple	N	50' to 60'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to maintain turfgrass. Intolerant of deicing salts. Produces surface roots.
Catalpa Speciosa Northern Catalpa	N	20' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Showy white flower in early summer. Better for large scale situations because of leaf and fruit litter.
Celtis laevigata Sugar Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate to wet	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Smaller leaves than *C. occidentalis*. Adapted to wet sites.
Celtis occidentalis Common Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Leaf galls are common but do not damage plant.

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Cercidiphyllum japonicum Katsura Tree	N	30' to 50'	Moderate	Moderate	Oval to Columnar	Partial shade to full sun	Moderate	Foliage is reddish purple. In fall, the leaves change to apricot-yellow.
Chamaecyparis pisifera Sawara False Cypress	Y	10' to 20'	Slow To Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from wind.
Fagus spp. Beech	N	35' to 45'	Slow	Dense to Moderate	Rounded	Full sun	Moderate	Intolerant of soil disturbance and compaction.
Fraxinus americana White Ash	N	40' to 60'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Dark green foliage that turns yellowish in autumn with a slight purple tint.
Fraxinus Quadrangulata Blue Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
Fraxinus pennsylvanica Green Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
Ginkgo biloba Ginkgo or Maidenhair Tree	N	30' to 50'	Slow	Moderate	Pyramidal To Rounded	Full sun	Moderate	Beautiful yellow fall color. Select only male cultivars.
Gleditsia triacanthos Honeylocust	N	30' to 40'	Fast	Light	Oval	Full sun	Moderate	Light shade of small leaves enables grass to grow beneath.
Gymnocladus dioicus Kentucky coffeetree	N	40' to 50'	Moderate	Moderate	Oval	Full sun	Moderate	Attractive bark. Better for large scale situations because of fruit litter.

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Larix spp. Larch	N	25' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate	Needle-like foliage turns yellow and falls off in autumn. Susceptible to pests.
Liquidambar styraciflua Sweet Gum	N	40' to 50'	Moderate	Moderate	Pyramidal to Oval	Full sun	Moderate	Star-shaped foliage turns yellow to red to bronze in autumn. Fruit can be a safety hazard.
Liriodendron tulipifera Tulip Tree or Yellow Poplar	N	35' to 50'	Moderate to Fast	Moderate	Oval	Full sun	Moderate	Yellow, green and orange tulip-shaped flowers bloom in mid-spring.
Nyssa sylvatica Sour Gum or Black Gum	N	20' to 30'	Slow to Moderate	Dense	Pyramidal to Oval	Full sun	Wet to Moderate	Beautiful and consistent fall color: yellow to orange to scarlet to purple.
Picea abies Norway Spruce	Y	25' to 30'	Fast	Dense	Pyramidal	Full sun	Moderate	
Platanus occidentalis American planetree or Sycamore	N	60' to 80'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Best for large scale or wet situations. Produces lots of leaf litter.
Pseudotsuga mensiezii Douglas Fir	Y	12' to 20'	Moderate	Very Dense	Pyramidal	Full sun	Moderate	
Quercus alba White Oak	N	40' to 60'	Slow	Dense	Rounded	Full sun	Moderate	

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Quercus imbricaria Shingle Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
Quercus macrocarpa Bur Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	Huge tree at maturity.
Quercus montana Chestnut Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
Taxodium distichum Baldcypress	N	20' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate to Dry	
Tilia americana Basswood or American Linden	N	40' to 60'	Moderate	Dense	Oval	Full sun	Moderate	Sometimes infested with aphids which drop sap on cars.
Tilia tomentosa Silver Linden	N	30' to 50'	Moderate	Dense	Oval to Rounded	Full sun	Moderate	
Zelkova serrata Japanese zelkova	N	40' to 70'	Moderate	Moderate	Vase-shaped	Full sun	Moderate	

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Abies concolor White Fir	Y	15' to 30'	Slow	Very Dense	Pyramidal	Partial shade to Full sun	Moderate	Needles are bluish or grayish green. Best in large areas to allow plant development.
Acer campestre Hedge Maple	N	25' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
Aesculus x carnea Red Horse Chestnut	N	30' to 40'	Moderate	Dense	Rounded	Full sun	Moderate	Dark green foliage with pink/red flowers in late spring.
Aesculus glabra Ohio Buckeye	N	20' to 30'	Slow to Moderate	Dense	Oval to Rounded	Full sun	Moderate	Subject to leaf spot diseases with a wet spring.
Aesculus hippocastanum Common Horse Chestnut	N	40' to 70'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dark green foliage with white flowers in mid spring

Betula nigra River Birch	N	40' to 60'	Moderate	Moderate	Oval to Rounded	Partial shade to full sun	Wet to moderate	Reddish brown to pale tan bark that peels off in thin layers; single stem or clump
Carpinus betulus European hornbeam	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
Carpinus caroliniana American hornbeam or Ironwood	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
Chamaecyparis lawsoiana Lawson False Cypress	Y	10' to 25'	Slow to Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Chamaecyparis obtusa Hinoki False Cypress	Y	10' to 20'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.
Chionanthus virginicus Fringetree	N	12' to 20'	Slow	Moderate	Spreading	Partial shade to full sun	Wet to moderate	White, fringe-like flowers in spring.
Cladrasis lutea (kentukea) Yellowwood	N	40' to 50'	Moderate	Dense	Vase-shaped	Full sun	Moderate	White, fragrant flowers in June.

Diospyros virginiana Common Persimmon	N	20' to 30'	Slow to Moderate	Dense	Oval	Full sun	Moderate	Fruits edible but messy.
Koelreuteria paniculata Golden Rain Tree	N	30' to 40'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Yellow flowers in 8-14" clusters in summer.
Maackia amurensis Amur maackia	N	20' to 30'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Shiny copper brown bark, peeling with maturity.
Ostrya virginiana Hop Hornbeam or Ironwood	N	20' to 35'	Slow to Moderate	Dense	Oval	Partial shade to Full sun	Moderate	Medium to dark green foliage turns yellow in autumn. Bark attractive year round.
Phellodendron amurense Amur Corktree	N	30' to 45'	Moderate	Moderate	Spreading to Irregular	Full sun	Moderate	Attractive "corky" bark. Open, picturesque branching habit.
Picea omorika Serbian Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Narrow pyramidal canopy with dark green and light green needles.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Picea pungens Colorado Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Gray-green to blue-green foliage.
Pinus sylvestris Scotch Pine	Y	30' to 40'	Moderate	Moderate	Pyramidal	Full sun	Moderate	
Pyrus Calleryana Callery Pear	N	20' to 35'	Fast	Dense	Oval	Full sun	Moderate	Avoid "Bradford" due to structural flaws. Consider "Aristocrat" or "Cleveland"
Sophora japonica Japanese Pagoda or Chinese Scholar	N	40' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	
Tsuga canadensis Canada hemlock	Y	25' to 35'	Moderate	Very Dense	Pyramidal	Partial shade to full sun	Moderate	Protect from sweeping winds.
Ulmus parvifolia Lacebark Elm	N	40'	Moderate	Moderate	Rounded	Full sun	Moderate	Beautiful mottled bark.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acer ginnala Amur Maple	N	15' to 25'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	Single stem or clump. Fragrant spring flowers. Scarlet fall foliage.
Acer palmatum Japanese Maple	N	15' to 25'	Slow	Dense	Rounded to Spreading	Partial shade to Full sun	Moderate	Protect from full sun and wind.
Acer Tataricum Tatarian Maple	N	30' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
Alnus glutinosa European or Black Alder	N	20' to 30'	Moderate	Dense	Oval to Pyramidal	Full sun	Wet to Moderate	
Amelanchier sp. Serviceberry, Juneberry or Shadblow	N	15' to 30'	Moderate	Moderate	Rounded to Spreading	Full sun to partial shade	Moderate	Single stem or clump. Orange to red fall foliage.
Cercis canadensis Eastern Redbud	N	25' to 35'	Slow to Moderate	Moderate	Rounded to Irregular	Partial shade to Full sun	Moderate	Pink flowers in April. Good clear yellow fall foliage.
Cornus florida Flowering Dogwood	N	30' to 40'	Slow to Moderate	Dense	Rounded to Irregular	Partial shade	Moderate	Beautiful white/pink red flowers in spring. Does not tolerate dry, exposed, and sunny conditions. Plant in a partially shaded and protected area, and mulch around trunk.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Cotinus coggygria Smoke Tree	N	10' to 15'	Slow	Dense	Rounded	Full sun	Moderate	Red to purple fall foliage. Weak-wooded. Plant where protected from wind.
Crataegus crus-galli Cockspur Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded to Spreading	Full sun	Moderate to Dry	Thorns may present a hazard.
Crategus phaenopyrum Washington Hawthorn	N	20' to 25'	Slow	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
Crataegus viridis Green Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
Magnolia x loebneri Loebner Magnolia	N	25' to 35'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.
Magnolia x soulangiana Saucer Magnolia	N	20' to 30'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white to pink flowers in spring.
Magnolia stellata Star Magnolia	N	10' to 15'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Malus cultivars Crabapple	N	15' to 25'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Choose disease-resistant varieties.
Malus sargentii Sargent Crabapple	N	6' to 8'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Very small tree. Height rarely exceeds 8'.
Prunus x blireiana Purple-leaved Plum	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles and other pests.
Prunus serrulata Japanese Flowering Cherry	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles, borers, and other diseases.
Syringa reticulata Japanese Tree Lilac	N	15' to 25'	Slow	Dense	Rounded to Oval	Full sun	Moderate	Large, lilac-shaped flowers in July. Cherry-like bark.

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hamamelis spp. And cultivars Witchhazel	N	15' to 20'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Unusual flowers in February or October. Orange to scarlet fall foliage.
Viburnum lantana Wayfaring Tree	N	10' to 15'	Slow to Moderate	Dense	Rounded to Oval	Full sun	Moderate to Dry	White flowers in May. Red fruits in summer. Little fall color.
Viburnum prunifolium Black Haw	N	8' to 12'	Slow to Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	Plant for which the "Hawpatch" area was named. Single stem or clump form.
Viburnum sieboldii Siebold Viburnum	N	10' to 15'	Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	White flowers in spring. Red fruits in summer.
Juniperus communis Common Juniper	Y	8' to 12'	Slow	Very Dense	Spreading to Columnar	Full sun	Moderate to Dry	
Juniperus scopulorum Rocky Mountain Juniper or Western Red Cedar	Y	8' to 15'	Slow	Dense	Pyramidal	Full sun	Moderate to Dry	
Lindera benzoin Spicebush	N	6' to 12'	Slow to Medium	Moderate	Upright to Rounded	Full to partial shade	Moderate to Wet	Small, extremely fragrant flowers in April. Yellow fall foliage.
Taxus cuspidata Japanese Yew	Y	15' to 50'	Slow	Very Dense	Pyramidal to Rounded	Partial Shade	Moderate	
Taxus x media Anglo-Japanese Yew	Y	15' to 30'	Slow	Very Dense	Rounded to Spreading	Partial Shade	Moderate	

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Thuja occidentalis American or Eastern Arborvitae, White Cedar	Y	10' to 15'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Use "Emerald", "Techny" or "Holmstrup" to limit height without trimming

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acanthopanax sieboldianus Fiveleaf Aralia	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate to Dry	Greenish-white flowers in June and July. Black berries.
Calycanthus Floridus Sweetshrub	N	6' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Red-brown, extremely fragrant flowers throughout summer.
Cornus alba Tatarian Dogwood	N	5' to 10'	Fast	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May-June.
Cornus mas Cornelian Cherry	N	15' to 20'	Slow	Dense	Rounded	Full sun	Moderate	Small yellow flowers February-March. Large red berries.
Cornus racemosa Grey Dogwood	N	6' to 8'	Moderate to Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Purple fall foliage.
Cornus sericea Red Osier Dogwood	N	10' to 15'	Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Orange to purple fall foliage. Bright red twigs.
Elaeagnus umbellata Autumn Olive	N	12' to 18'	Moderate to Fast	Dense	Spreading	Full sun	Moderate to Dry	Best for sites where nothing else will grow. Can become invasive.
Euonymus alatus Burning Bush	N	15' to 20'	Slow	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Subject to spider mites when plant is adjacent to asphalt. Compactus" is slow-growing cultivar.
Forsythia x intermedia Border Forsythia	N	10' to 12'	Fast	Moderate	Upright to Spreading	Partial shade to full sun	Moderate	Yellow flowers in spring.

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hamamelis vernalis Vernal Witchhazel	N	8' to 12'	Moderate	Moderate	Rounded to Spreading	Partial Shade to full sun	Moderate	Yellow-red flowers February. Yellow fall foliage.
Hibiscus syriacus Rose-of-Sharon	N	8' to 15'	Moderate	Moderate	Upright	Full sun	Moderate	Susceptible to Japanese beetles and other diseases.
Hydrangea quercifolia Oak Leaf Hydrangea	N	4' to 8'	Slow to Moderate	Moderate	Upright to Irregular	Full shade to full sun	Wet to Moderate	White flowers June-July. Orange, red, or purple fall foliage.
Ilex verticillata Winterberry	N	6' to 10'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Wet to Moderate	Very high wildlife value. Numerous species eat the fruit.
Kolkwitzia amabilis Beautybush	N	9' to 12'	Moderate to Fast	Dense	Upright to Rounded	Full sun	Moderate	Pink flowers May-June. Pinkish brown fruit.
Philadelphus coronarius Sweet Mockorange	N	10' to 12'	Fast	Dense	Rounded	Partial shade to full sun	Moderate	White, extremely fragrant flowers May-June.
Prunus x cistena Purpleleaf Sand Cherry	N	10' to 15'	Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles.
Spirea prunifolia Bridalwreath Spirea	N	6' to 8'	Fast	Moderate	Upright to Spreading	Full sun	Moderate	White flowers in early summer.
Syringa vulgaris Common Lilac	N	10' to 20'	Moderate	Moderate	Upright to Spreading	Full sun	Moderate	Susceptible to borers and mildew.

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Viburnum x burkwoodii Burkwood Viburnum	N	5' to 7'	Slow to Moderate	Dense	Rounded	Full shade to full sun	Moderate	Susceptible to Japanese beetles. White, fragrant flowers in spring. Red fruit.
Viburnum dentatum Arrowwood	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate	White flowers May-June. Blue-black berries. Purple fall foliage.
Viburnum dilatatum Linden Viburnum	N	6' to 10'	Slow to Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May. Red fruit. Yellow, orange, red fall foliage.
Viburnum farreri Fragrant Viburnum	N	8' to 12'	Moderate	Dense	Upright to Irregular	Full sun	Moderate	White, fragrant flowers April. Yellow fruit.
Viburnum x juddii Judd Viburnum	N	6' to 8'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
Viburnum opulus European Cranberry Bush	N	10' to 15'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
Viburnum plicatum Doublefile Viburnum	N	9' to 12'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers in spring. Red to black fruit. Purple red fall foliage.
Viburnum x rhtidophylloides Lantanaphyllum Viburnum	N	8' to 10'	Moderate	Moderate	Upright to Rounded	Partial shade	Moderate	"Willowwood" White flowers May. Red to black fruit. Purple fall foliage.

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Vitex agnus-castus Chaste Tree	N	3' to 5'	Fast	Moderate	Upright	Partial shade to full sun	Moderate	Grows tree-sized in the south. Our winter, however, keeps the plant shrub-sized. Large, fragrant, lilac flowers in summer.
Weigela florida Old-Fashioned Weigela	N	9' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Deep rose pink flowers May-June. Needs pruning to remain attractive.

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Buxus microphylla Littleleaf Boxwood	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	
Chamaecyparis obtusa "Nana" Hinoki False Cypress	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	Protect from the wind.
Cotoneaster apiculatus Cranberry Cotoneaster	N	3' to 6'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
Cotoneaster horizontalis Rockspray Cotoneaster	N	5' to 8'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
Fothergilla gardenii Dwarf Fothergilla	N	3' to 4'	Slow	Moderate	Rounded	Partial shade to full sun	Moderate	Cream colored flowers in April. Yellow, orange, and crimson fall foliage.
Ilex glabra "Compacta" Compact Inkberry Holly	Y	4' to 6'	Slow	Very Dense	Spreading	Partial shade to full sun	Moderate	
Juniperus chinensis "Pfitzerana Compacta" Nick's Compact Juniper	Y	6' to 10'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Juniperus chinensis "San Jose" San Jose Juniper	Y	6' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	
Juniperus communis Common Juniper	Y	4' to 6'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	
Juniperus conferta Shore Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Salt tolerant
Juniperus procumbens Japanese Garden Juniper	Y	10' to 15'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Greenmound" "Nana" "Variegata"
Juniperus sabina Savin Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Arcadia" "Broadmoor" "Skandia" "Tamariscifolia"
Potentilla fruticosa Bush Cinquefoil	N	2' to 5'	Slow	Moderate	Upright to Rounded	Full sun	Moderate	Cultivars: "Abbotswood" "Goldfinger" "Moonlight" "Primrose Beauty" "Red Ace" "Tangerine"
Spirea x bumalda "Anthony Waterer" Anthony Waterer Spirea	N	4' to 5'	Fast	Moderate	Rounded	Full sun	Moderate	Pink flowers June-August. Yellowish fall foliage.

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Symphoricarpos x chenaultii Chenault Coralberry	N	3' to 6'	Fast	Moderate	Rounded to Spreading	Partial shade to full sun	Moderate	Pinkish-white flowers June-July. Pink fruit.
Taxus baccata "Repandens" Dwarf English Yew	Y	10' to 12'	Slow	Very Dense	Spreading	Partial shade	Moderate	
Tsuga canadensis dwarf cultivars Dwarf Canada Hemlock	Y	5' to 8'	Slow	Dense	Spreading	Partial shade	Moderate	Cultivars: "Nana" "Brandley"
Yucca filamentosa Yucca or Adam's Needle	Y	2' to 5'	Moderate	Open	Upright	Full sun	Moderate to dry	6' high white flower stalks in summer. Foliage resembles that of Iris.

Ground Covers (Less Than 1½ Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hedera helix "Thorndale" Baltic or Thorndale English Ivy	Y	3' to 7'	Fast	Dense	Spreading	Partial shade to full shade	Moderate	
Hosta spp and cultivars Plantain Lily	N	1' to 5'	Fast	Moderate	Spreading	Partial Shade	Moderate	
Hypericum calycinum Aaronsbeard St. John's Wort	N	1' to 4'	Slow to Moderate	Dense	Spreading	Partial shade to full sun	Moderate	Tolerates dry soils. Bright yellow flowers in summer.
Juniperus horizontalis Creeping Juniper	Y	4' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to Dry	Cultivars: "Bar Harbor" "Douglasii" "Emerald Spreader" "Hughes" "Prince of Wales"
Liriope spicata Creeping Lilyturf of Liriope	Y	1' to 3'	Fast	Dense	Spreading	Full shade to full sun	Moderate	Purplish-white flowers.
Pachysandra terminalis Japanese Spurge	Y	1' to 3'	Slow	Dense	Spreading	Full to partial shade	Moderate	White flowers in spring.
Rosa Wichuraiana Memorial Rose	N	3' to 7'	Fast	Dense	Spreading	Full sun	Moderate	
Vinca minor Common Periwinkle	Y	1' to 3'	Moderate to Fast	Dense	Spreading	Full to partial shade	Moderate	Subject to fungal diseases if air circulation is poor.

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Actinidia arguta Bower Actinidia	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	
Akebia quintata Fiveleaf Akebia	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	
Campsis radicans Trumpet Creeper or Trumpetvine	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Celastrus scandens American Bittersweet	N		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Clematis Clematis	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	Scores of cultivars. Select only those that will survive in hardiness zone 5a.
Hedera helix English Ivy	Y		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	
Hydrangea anomala Climbing Hydrangea	N		Slow to Moderate	Moderate	Climbing Vine	Full shade to full sun	Moderate	White flowers in summer.
Lonicera Spp., hybrids and cultivars Vine Honeysuckle	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	All loniceras are very invasive.
Parthenocissus quinquefolia Virginia Creeper	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Parthenocissus tricuspidata Boston Ivy	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Polygonum aubertii China or silver Fleecevine	N		Fast	Dense	Climbing Vine	Full sun	Moderate to dry	
Wisteria Japanese or Chinese Wisteria	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large-scale situations where there is plenty of room for this plant to grow. Large clusters of lilac flowers.

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Plant Use Tables

The tables are arranged by plant size, (largest to smallest), and they indicate recommendations for the following uses:

- Screen – includes categories for screening plants up to 6' in height and over 6' in height.
- Parking Area – includes plant recommendations for both perimeter and interior parking area landscaping.
- Intersections – useful for choosing plants that will not interfere with traffic visibility at intersections.
- Under Utility Lines – denotes which plants are most appropriate for planting near overhead utility lines. Generally less than 25' tall.
- Street Tree – denotes which trees are most appropriate for planting along street frontages.
- Shade Tree – includes those trees which will produce the most shade.
- Specimen Tree – Tree species with unique qualities that make them suitable for individual viewing.

Plant Uses in the Landscape

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acer platanoides Norway Maple			✔	✔		✔	✔	✔
Acer rubrum Red or Swamp Maple			✔	✔		✔	✔	✔
Acer saccharum Sugar Maple			✔			✔	✔	✔
Catalpa speciosa Northern Catalpa							✔	✔
Celtis occidentalis Common Hackberry			✔	✔			✔	✔
Celtis laevigata Sugar Hackberry			✔	✔			✔	✔
Cercidiphyllum japonicum Katsura Tree			✔	✔			✔	✔
Chamaecyparis pisifera Sawara False Cypress		✔						✔
Fagus spp. Beech							✔	✔
Fraxnus spp. Ash			✔	✔		✔	✔	✔
Ginkgo biloba Ginkgo or Maidenhair Tree			✔	✔		✔	✔	✔
Gleditsia triacanthos Honeylocust			✔	✔		✔	✔	✔

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Gymnocladus dioicus Kentucky Coffeetree			✔	✔			✔	✔
Larix spp. Larch			✔	✔			✔	✔
Liquidambar styraciflua Sweet Gum							✔	✔
Nyssa sylvatica Sour Gum or Black Gum			✔	✔			✔	✔
Picea abies Norway Spruce		✔						✔
Plantanus occidentalis Planetree or Sycamore							✔	✔
Pseudotsuga mensiezii Douglas Fir		✔						✔
Quercus spp. Oak						✔	✔	✔
Taxodium distichum Bald Cypress		✔				✔		✔
Tilia spp. Linden			✔	✔		✔	✔	✔
Zelkova serrata Japanese Zelkova			✔	✔		✔	✔	✔

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Abies concolor White Fir		✔						✔
Acer campestre Hedge Maple		✔	✔		✔	✔	✔	✔
Aesculus x carnea Red Horse Chestnut			✔	✔		✔	✔	✔
Aesculus glabra Ohio Buckeye					✔		✔	✔
Aesculus hippocastanum Common Horse chestnut			✔	✔		✔	✔	✔
Betula Birch			✔					✔
Carpinum betulus European Hornbeam			✔	✔		✔	✔	✔
Carpinus caroliniana American Hornbeam or Ironwood			✔		✔		✔	✔
Chamaecyparis lawsoniana Lawson False Cypress		✔				✔		✔
Chamaecyparis obtusa Hinoko False Cypress		✔						✔
Chionanthus virginicus Fringetree			✔		✔		✔	✔
Cladrastis lutea Yellowwood			✔				✔	✔

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Diospyros virginiana Common Persimmon							✔	✔
Koelreuteria paniculata Golden Rain Tree			✔		✔		✔	✔
Maackia amurensis Amur Maackia			✔			✔	✔	✔
Ostrya virginiana Hop Hornbeam or Ironwood			✔	✔			✔	✔
Phellodendron amurense Amur Corktree			✔		✔		✔	✔
Picea ormorika Serbian Spruce		✔						✔
Picea Pungens Colorado Spruce		✔						✔
Pinus sylvestris Scotch Pine		✔						✔
Pyrus calleryana Callery Pear			✔	✔		✔	✔	✔
Sophora japonica Japanese Pagoda or Chinese Scholar Tree			✔	✔			✔	✔
Tsuga canadensis Canada Hemlock		✔						✔
Ulmus parvifolia Chinese Elm			✔	✔		✔	✔	✔

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acer ginnala Amur Maple			✔	✔	✔			✔
Acer palmatum Japanese Maple								✔
Acer tataricum Tatarian Maple			✔	✔	✔	✔		✔
Alnus glutinosa European or Black Alder			✔	✔			✔	✔
Amenlanchier Serviceberry, Juneberry or Shadblow			✔					✔
Cercis canadensis Eastern Redbud					✔			✔
Cornus florida Flowering Dogwood					✔			✔
Cotinus coggygria Smoke Tree					✔			✔
Crataegus crus-galli Cockspur Hawthorn		✔			✔			✔
Crataegus phaenopyrum Washington Hawthorn			✔		✔			✔
Crataegus viridis Green Hawthorn			✔	✔	✔			✔

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Magnolia X loebneri Lebner Magnolia								✔
Magnolia X soulangiana Saucer Magnolia					✔			✔
Magnolia stellata Star Magnolia					✔			✔
Malus cultivars Crabapple					✔			✔
Malus sargentii Sargent Crabapple					✔			✔
Prunus x blireiana Purple-leaved Plum		✔	✔		✔			
Prunus serrulata Japanese Flowering Cherry			✔		✔			✔
Syringa reticulata Japanese Tree Lilac			✔	✔	✔	✔		✔

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Hamamelis Witchhazel		✔	✔		✔			✔
Juniperus scopulorum Rocky Mountain Juniper		✔	✔		✔			
Juniperus communis Common Juniper		✔	✔	✔	✔			
Lindera benzoin Spicebush		✔	✔		✔			
Taxus cuspidata Japanese Yew		✔	✔	✔				
Taxus x media Anglo-Japanese Yew		✔	✔	✔				
Thuja occidentalis American or Eastern Arborvitae, White Cedar		✔	✔					
Viburnum lantana Wayfaring Tree		✔	✔		✔	✔		
Viburnum prunifolium Black Haw		✔	✔		✔	✔		
Viburnum sieboldii Siebold Viburnum		✔	✔		✔			

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acanthopanax siebolianus Fiveleaf Aralia		✔	✔	✔	✔			
Calycanthus floridus Carolina allspice		✔	✔		✔			✔
Cornus alba Tatarian Dogwood		✔	✔		✔			
Cornus mas Cornelian Cherry		✔	✔		✔			✔
Cornus sericea Red Osier Dogwood	✔		✔		✔			
Elaegnus umbellata Autumn Olive		✔	✔		✔			
Forsythia x intermedia Border Forsythia	✔		✔		✔			✔
Hamamelis vernalis Vernal Witchhazel		✔	✔		✔			✔
Hibiscus syriacus Rose-of-Sharon		✔	✔		✔			
Hydrangea quercifolia Oak Leaf Hydrangea	✔		✔		✔			✔
Ilex verticillata Winterberry		✔	✔	✔	✔			
Kolkwitzia amabilis Beautybush		✔	✔		✔			✔
Philadelphus Mockorange		✔	✔		✔			✔
Prunus x cistena Purpleleaf Sand Cherry		✔	✔	✔	✔			

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Spirea prunifolia Bridalwreath Spirea	✔		✔		✔			✔
Syringa Lilac		✔	✔		✔			✔
Virburnum x burkwoodii Burkwood Viburnum	✔		✔	✔	✔			✔
Viburnum dentatum Arrowwood	✔		✔	✔	✔			
Viburnum dilatatum Linden Viburnum	✔		✔	✔	✔			
Viburnum opulus European Cranberrybush		✔	✔		✔			
Viburnum plicatum Doublefile Viburnum		✔	✔		✔			✔
Viburnum x rhytidophylloides Lantanaphyllum Viburnum		✔	✔		✔			
Abelia x grandiflora Glossy Abelia	✔		✔	✔	✔			✔
Prunus x cistena Purpleleaf Sand Cherry			✔		✔			

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Berberis thunbergii Japanese Barberry	✔		✔	✔	✔			
Buddleia davidii Orange-Eye Butterfly Bush	✔				✔			✔
Chaenomeles speciosa Flowering Quince	✔		✔	✔	✔			
Deutzia gracilis Slender Deutzia	✔		✔	✔	✔			✔
Euonymus alata compactus Dwarf Burning Bush	✔		✔	✔	✔			
Ilex x meserveae Meserveae Holly	✔		✔	✔	✔			✔
Kerria japonica Japanese Kerria	✔		✔	✔	✔			
Ligustrum obtusifolium Border privet	✔		✔	✔	✔			
Ligustrum x vicaryi Golden Privet	✔		✔		✔			

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Myrica pensylvanica Bayberry	✔		✔	✔	✔			
Picea glauca "conica" Dwarf Alberta Spruce					✔			✔
Pinus mugos Mugho Pine	✔		✔	✔	✔			
Prunus glandulosa Dwarf Flowering Almond					✔			
Rhododendron PJM hybrids PJM Rhododendrons			✔		✔			✔
Rhus aromatica Gro-Lo Gro-Lo Fragrant Sumac	✔		✔		✔			
Syringa patula Miss Kim Lilac	✔		✔		✔			
Taxus Yews	✔	✔	✔	✔	✔			
Thuja occidentalis "Woodwardi" Globe Arborvitae	✔		✔		✔			
Viburnum opulus "Nanum" Dwarf Cranberrybush	✔		✔	✔	✔			
Vites agnus-castus Chaste Tree			✔		✔			✔

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Buxus microphylla Littleleaf Boxwood	✔		✔	✔	✔			
Chamaecyparis obtusa Dwarf Cultivars	✔		✔	✔	✔			✔
Chamaecyparis pisifera Dwarf cultivars	✔		✔	✔	✔			✔
Cotoneaster apiculatus Cranberry Cotoneaster			✔	✔	✔			
Cotoneaster horizontalis Rockspray Cotoneaster			✔	✔	✔			
Deutzia gracilis *Slender Deutzia*	✔		✔	✔	✔			
Fothergilla gardenii Dwarf Fothergilla			✔	✔	✔			✔
Hemerocallis cultivars Daylily			✔	✔	✔			
Ilex glabra "compacta" Compact Inkberry	✔		✔	✔	✔			
Juniperus chinensis Nick's Compact Juniper	✔		✔	✔	✔			
Juniperus chinensis "San Jose" San Jose Juniper			✔	✔	✔			

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Juniperus communis Common Juniper			✔	✔	✔			
Juniperus conferta Shore Juniper			✔	✔	✔			
Juniperus procumbens Japanese Garden Juniper			✔	✔	✔			
Juniperus sabina *"Broadmoor"* Savin Juniper	✔		✔	✔	✔			
Polygonum cuspidatum Low Japanese Fleece Flower					✔			
Potentilla fruticosa *Bush Cinquefoil*	✔		✔	✔	✔			
Rosa-floribundai Floribunda Roses			✔	✔	✔			
Spirea x bumalda *"Anthony Waterer"* Anthony Waterer Spirea			✔	✔	✔			
Symphoricarpos x chenaultii Chenault Coralberry	✔		✔	✔	✔			
Taxus baccata Dwarf English Yew	✔		✔	✔	✔			✔
Tsuga canadensis Dwarf Canada Hemlock	✔		✔	✔	✔			✔
Yucca filamentosa Yucca or Adam's Needle			✔	✔	✔			

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Aegopodium podagraria Bishops weed or Gout weed			✔	✔	✔			
Ajuga Carpet Bugle/Bugleweed			✔	✔	✔			
Arundinaria variegata Dwarf Whitestripe Bamboo			✔		✔			
Comptonia peregrina Sweet Fern			✔		✔			
Convallaria majalis Lily of the Valley			✔		✔			
Cotoneaster dammeri Bearberry cotoneaster			✔	✔	✔			
Epimedium\ Barrenwort			✔		✔			
Galium odoratum Sweet Woodruff			✔		✔			
Hedera helix "Thorndale" Baltic or Thorndale English Ivy			✔	✔	✔			
Hostas Plantain Lily			✔		✔			
Hypericum calycinum Aaronsbeard St. John's Wort			✔	✔	✔			

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Juniperus horizontals Blue Rug Juniper			✔	✔	✔			
Liriope spicata Creeping Lilyturf or Liriope			✔	✔	✔			
Pachysandra terminalis Japanese Spurge			✔		✔			
Rosa Wichuraiana Memorial Rose			✔	✔	✔			
Vinca minor Common Periwinkle			✔		✔			

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Actinidia arguta Bower Actinidia		✔						
Akebia quintata Fiveleaf Akebia		✔						
Campsis radicans Trumpet Creeper or Trumpetvine		✔						
Celastrus scandens American Bittersweet		✔						
Clematis Clematis		✔						
Hedera helix English Ivy		✔						
Hydrangea anomala Climbing Hydrangea		✔						
Lonicera Vine Honeysuckle		✔						
Parthenocissus quinquefolia Virginia Creeper		✔						
Parthenocissus tricuspidata Boston Ivy		✔						

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Polygonum aubertii China or Silver Fleecevine		✔						
Rosa wichuraiana Memorial Rose		✔						
Wisteria Japanese or Chinese Wisteria		✔						

EXHIBIT 18

Signage Provisions

The following provisions shall govern signage located upon and within the Real Estate and shall replace and supersede any provisions pertaining to signage contained in the Zoning Ordinance.

I. Permits: shall be required for all permitted signs.

II. Prohibited signs:

1) Signs associated with home-based businesses.

2) Signs on roofs, dormers, and balconies.

3) Billboards.

4) Signs painted or mounted upon the exterior side or rear walls of any principal or outbuilding or structure, except as otherwise permitted hereunder.

5) Pole signs.

6) No sign shall move in any manner or have a major moving part or give the appearance of movement, except as otherwise permitted hereunder.

7) Signs prohibited by the Westfield-Washington Sign Ordinance, except as otherwise permitted hereunder.

III. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Westfield-Washington Sign Ordinance.

IV. Permitted Signs:

1) General: All signs permitted under Section 16.08.080 of the Sign Ordinance.

2) Permitted Business Signs (including live-work units unless prohibited below): permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs lettered a, b, c and d immediately below, in any combination, in addition to other signs permitted below:

a) Wall-mounted or Painted Signs: provided the following standards are met:

i. The sign shall be affixed to the elevation of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.

ii. For external streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of enfronting elevation, not to exceed a maximum of one hundred (100) square feet.

iii. For internal streets, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of

enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

iv. For parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

v. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

vi. Limited to two (2) signs per business establishment and no more than one (1) sign per elevation.

vii. Such wall signs may only be lighted during the operating hours of the business.

viii. Wall-mounted signs along the external streets and adjacent residential areas shall not be internally lit, except where those external streets abut other off-site businesses frontages.

ix. Applied letters may substitute for wall-mounted signs, if constructed of wood, metal, or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed thirty-six (36) inches.

b) Building Directory Signs: identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

i. The sign shall be mounted on the wall next to the entrance.

ii. The sign shall project outward from the wall to which it is attached not more than six (6) inches.

iii. The sign shall not extend above the parapet, eave, or building Facade.

iv. The area of the signboard shall not exceed twelve (12) square feet.

v. The height of the lettering, numbers, or graphics shall not exceed four (4) inches.

c) Projecting Signs: including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:

i. The signboard shall not exceed an area of eight (8) square feet unless a corner sign, which shall not exceed an area of nine (9) square feet.

ii. The distance from the ground to the lower edge of the signboard shall be ten (10) feet or greater.

iii. The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign

projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign, or (iii) 50% of the distance between the building cornice or roof line and the sill or bottom of any second-story window if a corner sign located on a multi-story building.

iv. The distance from the building wall to the signboard shall not exceed six (6) inches.

v. The width of the signboard shall not exceed four (4) feet.

vi. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

vii. Limited to one sign for each ground floor business establishment.

viii. Projecting signs are not permitted in conjunction with free-standing signs.

ix. No projecting signs allowed at corner stores/shops.

d) Window or Door Signs: applied directly to the glass, provided that the following standards are met:

i. The sign shall not exceed 30% of the window or door area.

ii. The height of the lettering, numbers, or graphics shall not exceed eight (8) inches.

iii. Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) internal and/or external street, such business establishment may have three (3) signs.

iv. Window or door signs may be in addition to only two (2) of the following: a wall-mounted sign, a free-standing sign, and applied letter sign, a projecting sign, or a valance awning sign.

e) Awning Signs: for ground floor uses only, provided that the following standards are met:

i. If acting as the main business sign, it shall not exceed twelve (12) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.

ii. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four (4) inches.

iii. Limited to two (2) such signs for each ground floor business establishment, on either awning or valance, but not on both.

f) Free-standing Signs: provided that the following standards are met:

i. Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 (2) (v).

ii. The area of the signboard shall not exceed thirty (30) square feet.

iii. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

iv. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6) feet from the ground.

v. The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.

vi. The signboard may be illuminated, but not after 11.00 PM, unless the business establishment is open later than 11:00 PM, at which time it shall not be illuminated after closing.

vii. Along external streets, there shall be no more than six (6) free-standing signs internally illuminated.

viii. Limited to two (2) signs per building, and no more than one (1) sign per elevation.

ix. The base and frame of any internally lit free-standing sign shall be constructed of masonry products.

x. No free-standing signs allowed at corner stores/shops.

g) Service Entrance Signs: shall be allowed for each such entrance, shall be unlit, and shall not exceed four (4) square feet.

h) Directional Signs: shall be allowed for each rear yard parking area. Directional signs may be either free-standing or wall-mounted on the rear elevation or barrier (wall or fence), but shall be unlit and limited to four (4) square feet in area.

i) Eatery Signs: restaurants and cafes shall be allowed one (1) of the following additional signs:

i. A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible trough a glass front. The display case shall be

attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.

ii. A sandwich board sign, as follows:

- The area of the signboard, single-sided, shall not exceed five (5) square feet.
- The signboard shall be constructed of wood, chalkboard, and/or finished metal.
- Letters can be painted or handwritten.
- The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
- The information displayed shall be limited to daily specials and hours of operation.
- The sign shall be removed at the end of the business day.

j) Historically-Appropriate Illuminated Signs: (to the type of business conducted) may be displayed in a window in addition to permitted signs provided the sign area does not exceed six (6) square feet.

3) Permitted Other Signs:

a) Project Identification Signs: may be erected in locations other than at major entryways to the development (e.g.: at the intersection of Spring Mill Road and 169th Street as part of those proposed thoroughfare improvements), provided the following standards are met:

i. The design of the sign shall be consistent with the development's architectural vocabulary.

ii. The maximum area per sign shall not exceed seventy-five (75) square feet.

iii. The area surrounding the sign shall be appropriately landscaped.

iv. The sign may be internally illuminated provided that the sign does not face an off-site residential zoning district.

v. The sign shall not exceed twenty-five (25) feet in height.

vi. Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.

b) Traffic Directional Signs.

c) Street Signs: At the Developer's discretion, custom signage for standard street signage specified in Westfield's

Subdivision Control Ordinance may be permitted; provided, however that such custom signage shall be installed at the Developer's expense and maintained by the owner of or authorized management organization for the parcel(s) in which they are placed.

d) Construction Signs: for each street frontage of a lot upon which construction of any structure is in progress, provided the following standards are met:

i. The maximum sign area shall be thirty-two (32) square feet.

ii. The maximum height of each sign shall be eight (8) feet.

iii. The sign shall not be illuminated.

iv. The sign shall be removed within seven (7) days after the beginning of the intended use of the building.

v. Sign copy shall be limited to identification of the building, architects, engineers, contractors, and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

e) Promotional Signs:

i. Signs depicting the site plan of a district, parcel, or sub-parcel assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

- The maximum size for each subject area sign shall be thirty-two (32) square feet.
- The maximum height shall be eight (8) feet.
- The sign may be externally illuminated until 11:00 PM each night.
- Site plan signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold.

ii. Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:

- The maximum size for each subject area sign shall be forty (40) square feet.
- The maximum height shall be eight (8) feet.

- The sign may be externally illuminated until 11:00 PM each night.
- One sign will be permitted for each street frontage of the lot or portion of Real Estate upon which construction of the depicted building is contemplated.
- The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences, the sign shall be removed within seven (7) days after the beginning of the intended use of the building.

iii. Rotating-Changeable-Multi-Panel Signs (e.g. Tri Vision): promoting various non-specified, but development-related subject matter may be erected by the Developer, provided the following standards are met:

- The maximum size for each subject area sign shall be thirty-two (32) square feet.
- The maximum height shall be eight (8) feet.

- Site plan signage may be externally illuminated until 11:00 PM each night.
- One sign will be permitted per subject area.
- The signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold or no later than thirty (30) days after the beginning of the intended use of the facility (as in the case of an open space).

f) Real Estate Sales and Leasing Signs: provided the following standards are met:

i. The maximum sign area shall be twenty (20) square feet.

ii. The maximum height of the sign shall be eight (8) feet.

iii. Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.

iv. The sign shall not be illuminated.

v. Signs for detached dwellings and commercial structures shall be removed within seven (7) days after the date the unit is leased, sold, or occupied.

vi. With respect to attached dwellings, when 80% of the dwellings are sold or occupied, real estate signs

are limited to a ground sign, a wall sign, or a window sign of six (6) square feet or less.

g) Time and/or Temperature Signs: shall be permitted at banks and financial institutions only.

h) Subdivision Signs: permitted under the Westfield-Washington Sign Ordinance.

4) Design Standards: signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.

5) Premises identification:

a) The assigned premises identification of a building shall be displayed in such a manner so that the numeral can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building. If the mailboxes for several different buildings are grouped together, or if the location of individual mailboxes are not clearly associated with their respective buildings, then identification shall also be displayed on the building.

b) Any dwelling or commercial building that abuts an alley or secondary access that could be uses by motor vehicles must

not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.

c) When numeral representing premises identification are removed or become illegible, such numeral shall be renewed or replaced by the owner or occupant of the building.

6) Sign Maintenance: all signs and sign structures shall be kept and maintained in good repair and in a safe condition.

7) Sign Proximity: no sign shall be permitted to be placed on any wall, fence, or standard unless fronting a thoroughfare, alley, or rear lane, or unless located in a side yard that fronts a thoroughfare, alley, or rear lane.

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WC 16.07.010 General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and

2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;

2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;

3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;

4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;

5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;

6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and

7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;

2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;

3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;

4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and

5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;

2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;

3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and

5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;

2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)

3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;

4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;

5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;

6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and

7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;

2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.

3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and

4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;

2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;

3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

4. All plot lighting levels shall be depicted at 10-foot intervals or less.

5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;

6. Photometric data depicting the angle of cut off of light emissions; and

7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.

5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.

6) Offices: One (1) space for each 250 SF of gross office space.

7) Retail Shops:

   a) One (1) space for each 250 SF of gross retail space; or

   b) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g.: eatery, theater).

8) Civic & Public:

   a) One (1) space for each 250 SF of gross office space; or

   b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).

9) Handicapped Spaces: shall comply with State standards.

4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.

5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.

6) Offices: One (1) space for each 250 SF of gross office space.

7) Retail Shops:

   a) One (1) space for each 250 SF of gross retail space; or

   b) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g.: eatery, theater).

8) Civic & Public:

   a) One (1) space for each 250 SF of gross office space; or

   b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).

9) Handicapped Spaces: shall comply with State standards.

EXHIBIT 20

Parking Provisions

The minimum requirements for loading berths, off-lane parking, on-lane parking, and shared parking are as follows and shall replace and supersede any provisions contained in the Zoning Ordinance pertaining to parking.

I. Loading Berths:

1) Residential: none.

2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.

3) Offices: (1) berth per 100,000 of space or additional fraction thereof.

4) Retail Shops:

a) One (1) berth for businesses with 5,000 SF – 10,000 SF of space.

b) Two (2) berths for businesses with 10,001 SF – 25,000 SF of space.

c) Two (2) berths for businesses over 25,000 SF plus One (1) additional berth for every 25,000 SF or fraction thereof of space over 25,000 SF.

5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.

6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

EXHIBIT 20

Parking Provisions

The minimum requirements for loading berths, off-lane parking, on-lane parking, and shared parking are as follows and shall replace and supersede any provisions contained in the Zoning Ordinance pertaining to parking.

I. Loading Berths:

1) Residential: none.

2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.

3) Offices: (1) berth per 100,000 of space or additional fraction thereof.

4) Retail Shops:

a) One (1) berth for businesses with 5,000 SF – 10,000 SF of space.

b) Two (2) berths for businesses with 10,001 SF – 25,000 SF of space.

c) Two (2) berths for businesses over 25,000 SF plus One (1) additional berth for every 25,000 SF or fraction thereof of space over 25,000 SF.

5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.

6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.

4) Size of Parking Spaces:

   a) Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

   b) Private Slip Lanes: nine (9) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

   c) Private Driveways, Pads, & Garages: eight (8) feet in width with eighteen (18) feet in length.

5) Orientation of Parking Spaces:

   a) Parallel: end to end along aisle or driveway.

   b) Angled: 45 or 60 degrees to aisle or driveway.

   c) Perpendicular: 90 degrees to aisle or driveway.

2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.

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5) Orientation of Parking Spaces:

   a) Parallel: end to end along aisle or driveway.

   b) Angled: 45 or 60 degrees to aisle or driveway.

   c) Perpendicular: 90 degrees to aisle or driveway.

6) Moving Lane Width:

a) Parallel Parking: eight (8) feet.

b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.

c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

9) Screening: see Exhibit 21 pertaining to landscaping.

III. On-Street Parking:

1) Location: parking takes place within the public right-of-way in dedicated or opportunistic spaces.

2) Access: all parking spaces shall be directly accessed from a thoroughfare or lane.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

6) Moving Lane Width:

a) Parallel Parking: eight (8) feet.

b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.

c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

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9) Screening: see Exhibit 21 pertaining to landscaping.

III. On-Street Parking:

1) Location: parking takes place within the public right-of-way in dedicated or opportunistic spaces.

2) Access: all parking spaces shall be directly accessed from a thoroughfare or lane.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

(Residences). Further restrictions associated with duration of parking, limited times of day (including no parking at all), and seasonal emergencies (snow) may be enforced by the local street department (Public Street) or Owner (slip lane).

4) Size of Parking Spaces:

   a) Angled & Perpendicular Parking: ten (10) feet in width by twenty (20) feet in length.

   b) Parallel Parking: eight (8) feet in width by twenty-two (22) feet in length.

   c) Opportunistic: an eight (8) foot parking lane may be available along the moving lane with no delineated spaces or totally undefined space may be provided off the moving lane in the swale.

5) Orientation of Parking Spaces:

   a) Parallel: end to end along thoroughfare or lane.

   b) Angled: 45 or 60 degrees to thoroughfare or lane.

   c) Perpendicular: 90 degrees to thoroughfare or lane.

6) Moving Lane Width:

   a) Parallel Parking: eight (8) feet.

   b) Angled Parking: eight (8) feet for 45 degree; and nine (9) feet for 60 degree.

   c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced

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   a) Parallel Parking: eight (8) feet.

   b) Angled Parking: eight (8) feet for 45 degree; and nine (9) feet for 60 degree.

   c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced

with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

IV. Handicapped Parking: shall comply with State standards.

V. Shared Parking: in locations where differing land uses are integrated (purposefully designed and organized in close proximity due to an overlapping patron or occupant base), the required number of parking spaces for an individual use may be reduced by 25% provided that the total requirement of spaces is located within 300 feet from the main entrance of the intended use (e.g.: Employment District and Mixed-Use District).

VI. Required Spaces:

1) Computation: when determination of the number of parking spaces required by this section results in a fractional space, any fraction of one-half or less may be disregarded; while a fraction in excess of one-half shall be counted as one parking space. Both on-street and off-street spaces may applied towards the requirement.

2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.

3) Residential: Two (2) spaces per dwelling.

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2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.

3) Residential: Two (2) spaces per dwelling.

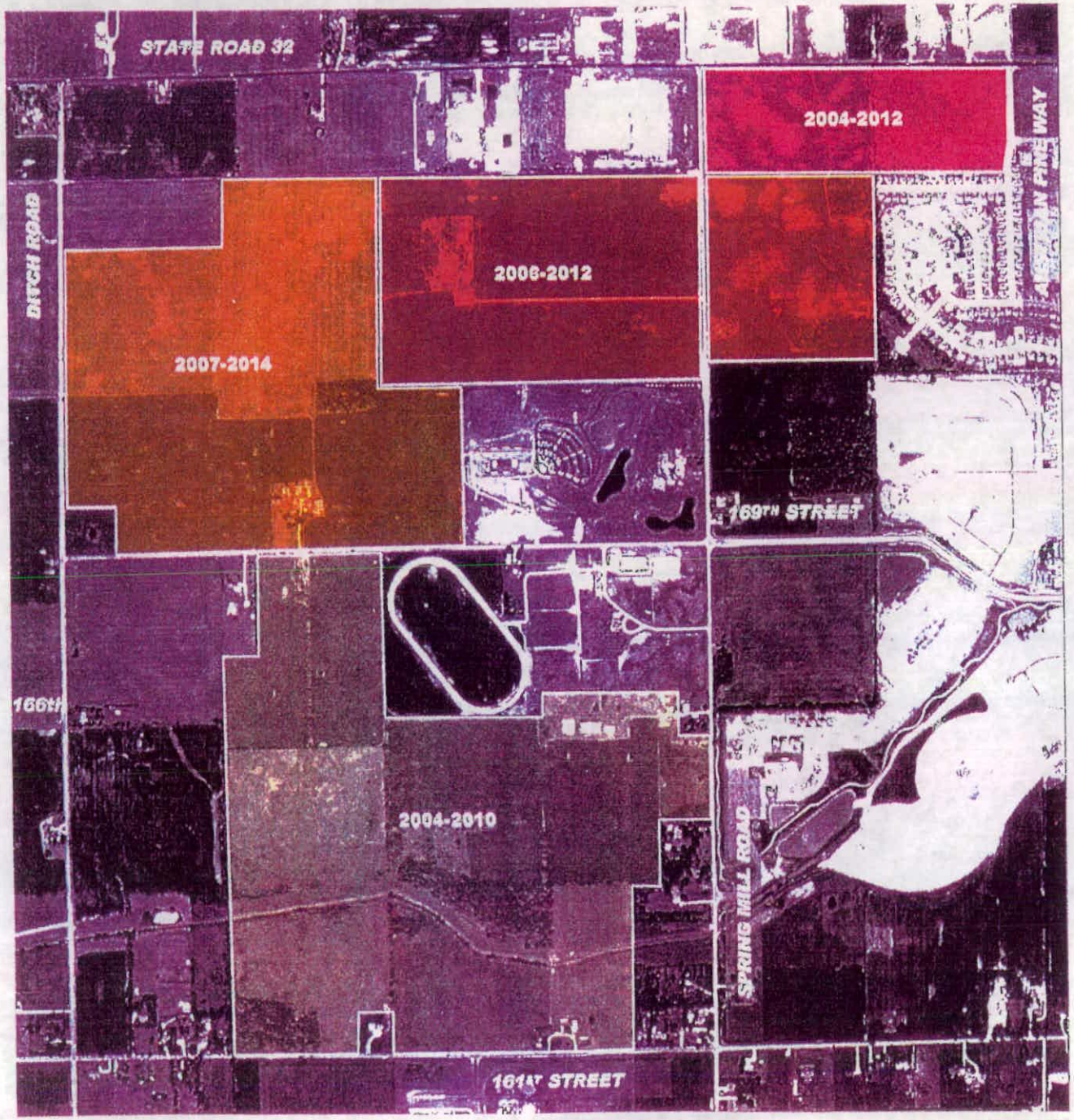
EXHIBIT 21

DEVELOPMENT STANDARDS
PERTAINING TO SHARED DRIVES, PRIVATE
STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

I. Street Standards. Streets may be either private or public.

II. Cul-de-Sacs. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.

III. Private Streets. Private streets shall be 18' in width and need not be curbed. Private Streets shall be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.


STATE ROAD 32
2004-2012
DITCH ROAD
2006-2012
2007-2014
169TH STREET
166th
2004-2010
SPRING MILL ROAD
161ST STREET