



Southoak

PLANNED UNIT DEVELOPMENT

ORIGINAL ORDINANCE

Ordinance No.: 03-12

Adoption Date: June 9, 2003

Instrument No.: 200400008892



326.00
159
100 none

1700
5
100 none

re-record to add
PUD

Instrument
200300060951

ORDINANCE 03-12

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

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition filed with the Commission under Docket No. 0303-PUD-01 to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission is forwarding the request to the Westfield Town Council with a recommendation to disapprove under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the Plan Commission to the Town Council on April 29, 2003; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608 (f) concerning any action on this request.

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 16.040.020 - Zoning Maps amended as follows:

**BEST POSSIBLE IMAGE
ALL PAGES**

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in Attachment "A" hereto (Real Estate) from the EI District designation to EI-PUD District designation, such real estate being subject to commitments and standards as detailed in Attachment "B" hereto.

Section 2

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

200400008892
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
02-10-2004 At 02:06 PM.
ORDINANCE 326.00

~~200300060951~~
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
06-25-2003 At 11:17 am.
ORDINANCE 17.00

ADOPTED AND PASSED THIS 9 DAY OF June, 2003, BY THE WESTFIELD TOWN COUNCIL, HAMILTON COUNTY, INDIANA.

**WESTFIELD TOWN COUNCIL
Hamilton County, Indiana**

Voting For

Voting Against

Abstaining

Jack Hart

Jack Hart

Jack Hart

Jack Hart

Teresa Otis-Skelton

Teresa Otis-Skelton

Teresa Otis-Skelton

Teresa Otis-Skelton

Michael McDonald

Michael McDonald

Michael McDonald

Michael McDonald

Michael McDonald

Mic Mead

Mic Mead

Mic Mead

Mic Mead

Mic Mead

David Mikesell

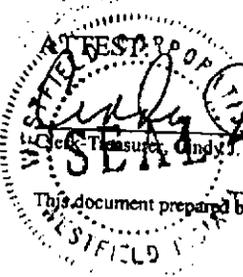
David Mikesell

David Mikesell

David Mikesell

Cindy J. Gossard

Clerk/Treasurer, Cindy J. Gossard



This document prepared by Westfield Community Development Department

Attachment "A"

PERIMETER DESCRIPTION FOR SOUTH OAK INDUSTRIAL PARK

A part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 03 minutes 25 seconds West (assumed bearing) on the west line of said Northwest Quarter 1183.04 feet to the northwest corner of Ridgewood Section Two, as recorded in Plat Book 6, Pages 75-77 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 41 minutes 43 seconds East on the north line of said Subdivision and the prolongation thereof 1290.23 feet to the Point of Beginning of the herein described real estate; thence North 00 degrees 11 minutes 26 seconds East 1188.49 feet to a point on the north line of said Northwest Quarter; thence North 87 degrees 27 minutes 34 seconds East 1293.23 feet to the northeast corner of said Northwest Quarter; thence South 00 degrees 19 minutes 23 seconds West 1193.94 feet to a point on the prolongation of said north line of said Subdivision; thence South 87 degrees 41 minutes 43 seconds West on said line 1290.22 feet to the Point of Beginning, containing 35.29 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

Attachment "B"

space permits or (ii) on the elevation closest to the northern boundary line of the Real Estate.

4. Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.
5. On the north side of the existing fifty (50) foot wide utility easement which runs parallel and adjacent to the southern boundary line of the Southern Area, the lot owner shall create an additional fifteen (15) foot wide landscape buffer parallel and adjacent to the existing fifty (50) foot wide utility easement. The fifteen (15) foot wide landscape buffer shall include the following per thirty (30) lineal feet: (i) one (1) Evergreen Tree ten to twelve (10-12) feet in height (of the Blue Spruce or Norway Spruce variety only), (ii) one (1) Evergreen Tree which shall be a minimum of six (6) feet in height (of the Blue Spruce or Norway Spruce variety only), and (iii) five (5) evergreen shrubs.

D. The additional provisions applicable to the Internal Area are as follows:

1. The uses permitted in the Internal Area shall include only the Internal Uses.
2. For each lot within the Internal Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "Building Height" shall be as described by the Zoning Ordinance.
3. For each lot within the Internal Area, upon which a building is constructed having more than 50% of its gross area lying within the US 31 Overlay Zone (i) a minimum of three (3) materials shall be used for building exteriors, and will include stone or brick, (ii) buildings shall be designed

200400008892
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
02-10-2004 At 02:06 pm.
ORDER 326.00

WESTFIELD, INDIANA

PUD ORDINANCE NO. 03-121

SOUTH OAK INDUSTRIAL PARK
PLANNED UNIT DEVELOPMENT
DISTRICT

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AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

1. Real Estate - legal description
2. Enclosed Industrial (EI) provisions of the Zoning Ordinance
3. Schedule of uses permitted
4. Development Plan Review (DPR) provisions of the Zoning Ordinance
5. Landscaping Standards of the Zoning Ordinance
6. Lighting Standards of the Zoning Ordinance
7. Sign Standards of the Zoning Ordinance
8. Building Materials provisions of the Zoning Ordinance
9. Concept Plan

ORDINANCE NO. 03-12

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

This PUD Ordinance (the "Southoak 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 WLB Associates, Inc. for the real estate containing approximately 35.29 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its recommendation adopted on the 28th day of April, 2003; and

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 development standards created by this Southoak PUD supersede the 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).

SECTION 3. DEFINITIONS. The following definitions shall apply in this Southoak PUD:

- A. **Monon Area:** The area of the Real Estate consisting of those lots along the eastern boundary of the Real Estate, which are immediately adjacent to the Monon Trail ("Monon Area").
- B. **Southern Area:** The area of the Real Estate consisting of those lots immediately adjacent to the residential areas along the southern boundary of the Real Estate ("Southern Area").
- C. **Retention/Common Area:** The area of the Real Estate comprising the retention pond as delineated on Exhibit 9 attached hereto and incorporated herein by reference.

- D. Internal Area: The area of the Real Estate other than the area occupied by the Monon Area, Retention/Common Area and the Southern Area.
- E. EI Provisions: Attached hereto and incorporated herein by reference as Exhibit 2 are the Enclosed Industrial provisions (the "EI Provisions") of the Zoning Ordinance, which were in force and effect at the time of the enactment of this Southoak PUD.
- F. Monon Uses: The uses specified as permitted uses in the Monon Area are listed under the column entitled "Monon" and indicated by an "X" in what is attached hereto and incorporated herein by reference as Exhibit 3 (collectively the "Monon Uses").
- G. Internal Uses: The uses specified as permitted uses in the Internal Area are listed under the column entitled "Internal" and indicated by an "X" in what is attached hereto and incorporated herein by reference as Exhibit 3 (collectively the "Internal Uses").
- H. Southern Uses: The uses specified as permitted uses in the Southern Area are listed under the column entitled "Southern" and indicated by an "X" in what is attached hereto and incorporated herein by reference as Exhibit 3 (collectively the "Southern Uses").
- I. DPR Provisions: Attached hereto and incorporated herein by reference as Exhibit 4 are the Development Plan Review provisions (the "DPR Provisions") of the Zoning Ordinance, which were in force and effect at the time of the enactment of this Southoak PUD.

- J. Landscape Standards: Attached hereto and incorporated herein by reference as Exhibit 5 are the Landscaping Standards (the "Landscape Standards") of the Zoning Ordinance which were in force and effect at the time of the enactment of this Southoak PUD.
- K. Lighting Standards: Attached hereto and incorporated herein by reference as Exhibit 6 are the Lighting Standards (the "Lighting Standards") of the Zoning Ordinance which were in force and effect at the time of the enactment of this Southoak PUD.
- L. Sign Standards: Attached hereto and incorporated herein by reference as Exhibit 7 are the Sign Standards (the "Sign Standards") of the Zoning Ordinance which were in force and effect at the time of the enactment of this Southoak PUD.
- M. Wholesale: Selling in large lots to retailers or jobbers but not to the general public.

SECTION 4. RECLASSIFICATION OF ZONING. The zoning classification of the Real Estate is reclassified on the Zone Map to the Planned Unit Development District classification – Southoak PUD, the underlying zoning classification of which shall be the EI District of the Zoning Ordinance in force at the time of the enactment of this Southoak PUD.

SECTION 5. MODIFICATIONS TO UNDERLYING ZONING. Subject only to the following changes and modifications, all of the provisions of the Zoning Ordinance in force and effect at the time of the enactment of this Southoak PUD including, without limitation, the EI Provisions, the DP Provisions, the Landscaping Standards, the Lighting Standards, and the Sign Standards, shall apply to the Real Estate:

- A. The provisions applicable to all of the Real Estate, including the Monon Area, the Southern Area and the Internal Area, are as follows:
1. The minimum tract requirement of three (3) acres specified in the EI Provisions shall not apply to the Real Estate but, instead, the minimum tract requirement applicable to the Real Estate shall be 1.3 acres; provided, however, that there shall be no more than twelve (12) lots within the Real Estate which are 1.3 acres in size, and all other lots shall be larger than 1.3 acres in size;
 2. With respect to the Real Estate, Section 16.04.165(D)(4)(f) of the DP provisions is hereby replaced and superceded by what is attached hereto and incorporated herein by reference as Exhibit 8.
 3. Except as set forth in Section 5.B.3 & 5.D.3 below, the Real Estate shall be exempt from the application of the U.S. Highway 31 Overlay Zone provisions, now codified under Section 16.04.070 of the Zoning Ordinance (the "Overlay Zone") and, therefore, the Overlay Zone shall be inapplicable to the Real Estate, except as set forth in Section 5.B.3 and 5.D.3 below.
 4. With respect to the Real Estate, outdoor sales and storage are prohibited, and all Monon Uses, Internal Uses and Southern Uses permitted as set forth in Exhibit 3 attached hereto shall be conducted only inside buildings constructed upon the Real Estate.
- B. The additional provisions applicable only to the Monon Area are as follows:
1. Those uses permitted within the Monon Area include only the Monon Uses.
 2. For each lot in the Monon Area upon which a building is constructed, excluding common areas, the lot owner shall create a twenty (20) foot wide landscape buffer parallel and adjacent to the future Monon Trail,

which includes the following per thirty (30) lineal feet: (i) one (1) Evergreen Tree which shall be a minimum of six (6) feet in height (of the Blue Spruce or Norway Spruce variety only), and (ii) five (5) evergreen shrubs.

3. For each lot in the Monon Area upon which a building is constructed, excluding common areas, (i) a minimum of three (3) materials shall be used for building exteriors, and will include stone or brick, (ii) buildings shall be designed with a minimum of eight (8) external corners, and (iii) sloped roofs of 100 feet or more will include a gable, dormer or other change in roof plane.

4. For each lot within the Monon Area upon which a building is constructed, the maximum building height shall be thirty-five (35) feet. The term "Building Height" shall be as described by the Zoning Ordinance.

5. Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.

C. The additional provisions applicable to the Southern Area are as follows:

1. Those uses permitted in the Southern Area include only the Southern Uses.

2. For each lot within the Southern Area upon which a building is constructed, the maximum building height shall be twenty-five (25) feet. The term "Building Height" shall be as described by the Zoning Ordinance.

3. For each building within the Southern Area, loading and unloading berths shall be permitted, at the discretion of owner, (i) on the side elevation if

with a minimum of eight (8) external corners, and (iii) sloped roofs of 100 feet or more will include a gable, dormer or other change in roof plane.

4. Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.

SECTION 6. OTHER APPLICABLE PROVISIONS. The following shall also apply to the Real Estate:

- A. South Park Drive, now existing to the north of the Real Estate, shall be extended south into the Real Estate, and then west to the western boundary of the Real Estate at a point later to be determined by the Owner of the Real Estate and approved by the Town of Westfield. Until such time as South Park Drive is thereafter extended to Oak Ridge Road, the owner of the Real Estate shall install a cul-de-sac or turnaround at the point at which South Park Drive stubs into the western boundary of the Real Estate.
- B. The Owner of the Real Estate shall establish a fifteen (15) foot easement (the "Path"), in favor of the Town of Westfield, for access to the future Monon Trail, extending eastward on the Real Estate from South Park Drive to the future location of the Monon Trail. The Town of Westfield will hold Southoak Industrial Park, or its assigns, harmless for any injuries on the Path and will maintain the Path.

SECTION 7. CONCEPT PLAN AND PHASING OF DEVELOPMENT PLANS. The Concept Plan for the Real Estate is attached hereto and incorporated herein by reference as Exhibit 9. The Development Plans for portions of the Real Estate shall be submitted and approved in phases, with each phase representing a portion of the Concept Plan. Development Plans for any portion or phase of the Real Estate may be submitted at any time within ten (10) years from the enactment of this Southoak PUD, without the need for an extension of time from

the Plan Commission; however, Development Plans for any phase representing a portion of the Concept Plan may not be submitted more than ten (10) years after the date of the enactment of this PUD Ordinance without an extension of time from the Plan Commission.

Upon motion duly made and seconded, this Southoak PUD was fully passed by the members of the Council this _____ day of _____, 2003.

TOWN COUNCIL, TOWN OF WESTFIELD

BY:

AYE

NAY

John Hart

Teresa Otis Skelton

Michael McDonald

Mic Mead

David Mikesell

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EXHIBIT "1"

PERIMETER DESCRIPTION FOR SOUTH OAK INDUSTRIAL PARK

A part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 03 minutes 25 seconds West (assumed bearing) on the west line of said Northwest Quarter 1183.04 feet to the northwest corner of Ridgewood Section Two, as recorded in Plat Book 6, Pages 75-77 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 41 minutes 43 seconds East on the north line of said Subdivision and the prolongation thereof 1290.23 feet to the Point of Beginning of the herein described real estate; thence North 00 degrees 11 minutes 26 seconds East 1188.49 feet to a point on the north line of said Northwest Quarter; thence North 87 degrees 27 minutes 34 seconds East 1293.23 feet to the northeast corner of said Northwest Quarter; thence South 00 degrees 19 minutes 23 seconds West 1193.94 feet to a point on the prolongation of said north line of said Subdivision; thence South 87 degrees 41 minutes 43 seconds West on said line 1290.22 feet to the Point of Beginning, containing 35.29 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

EXHIBIT 2

ENCLOSED INDUSTRIAL (ED) PROVISIONS

WC 16.04.060 Industrial Districts

A. Performance Standards - The industrial uses defined below, including accessory buildings and uses, are permitted in the districts indicated in Figure 1 in accordance with the requirements of this section. No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved and licensed by the Town Council and then only in the OI district. Such activity shall be conducted in accordance with the rules promulgated by the Indiana State Fire Marshal. Such materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, HMX, PET, and picric acid, propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetyfides, tetrazoles, and ozonides, strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35 percent; nuclear fuels, fissionable materials and products and reactor elements such as uranium 235 and plutonium 239.

The restrictions of this section shall not apply to (1) the activities of site preparation or construction, maintenance, repair, alterations, modification or improvement of buildings, equipment or other improvements on or within the lot line; (2) the operation of motor vehicles or other facilities for the transportation of personnel, materials or products; (3) conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; (4) safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

1. **EI** - An enclosed industrial district is one for industry to conduct their operations entirely within enclosed buildings of any size and shall be used so as to comply with the standards in paragraph C. herein.
2. **OI** - An open industrial district is one for industry requiring both buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes, and shall be used so as to comply with the standards in paragraph C. herein.

3. Standards for Enclosed and Open Industrial Uses:

a) **Smoke.**

- For Enclosed Industrial district the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are

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prohibited, except that for one hour during any 24 hour period, this rate may be increased to 80 smoke units per stack up to and including ringelmann No. 3 for the purging, soot blowing and fire cleaning.

- For Open Industrial districts the emission of more than 90 smoke units per hour per stack and emission in excess of ringelmann No. 3 are prohibited, except that for a one hour period during the 24 hour period this rate may be increased to 120 smoke units per hour per stack, still at ringelmann No. 3 for purposes of process purging, soot blowing and fire cleaning.
- b) Particulate Matter - The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more than 50 percent by weight particles larger than 44 microns (325) mesh shall be allowed.
- c) Odor - Any enclosed or open industrial use activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residential district boundary line.
- d) Poisonous and Injurious Fumes and Gases - The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following: The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of 10 percent for an enclosed industrial use, and 25 percent for an open industrial use, of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana Department of Environmental Management, from the American Conference of Governmental Hygienists, latest issue. The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort and welfare or shall cause injury or damage to property or business is prohibited.
- e) Glare and Heat - No enclosed or open industrial use, operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residential or business district boundary.
- f) Vibration - Any enclosed or open industrial use creating intense earthshaking vibrations such as are created by a heavy drop forge shall be set back from a residential district boundary at least 250 feet, or at least 150 feet from a business district boundary. Earthshaking vibrations at the industrial property line shall not be in violation of this ordinance as long as the vibration is not perceptible without the aid of instruments.

g) Noise -

- 1) Enclosed Industrial Use - At no point 125 feet from the boundary of an enclosed industrial district, or any district which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below:

Enclosed Industrial Use

Octave Band Frequency (Center Frequency)	Maximum Permitted Sound Level (in dBA) at 125 Feet from District Boundary (Residential District Boundary)	Maximum Sound Level at District Boundary (Business District Boundary)
0 to 75	75	80
76 to 150	70	75
151 to 300	65	70
301 to 600	59	64
601 to 1200	53	58
1201 to 2400	48	53
2401 to 4800	48	49
Above 4800	41	46

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

- 2) Open Industrial Use - At no point 125 feet from the boundary of an open industry district shall the sound pressure of any operation or plant (other than background noises produced by sources not under control of this chapter) exceed the decibel limits in the octave bands designated as follows:

Open Industrial Use

Sound Level (dBA)	Maximum Permitted Sound Level (dBA) at the Property Boundary of the Residential Districts	Maximum Permitted Sound Level (dBA) at the Property Boundary of the Residential Districts
0 to 75	75	81
76 to 150	70	76
151 to 300	66	72
301 to 600	62	68
601 to 1200	57	63
1201 to 2400	53	59
2401 to 4800	49	55
Above 4800	45	51

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

h) Fire Hazards - The storage, utilization or manufacture of solid materials, or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met:

- For Enclosed Industrial use and Open Industrial use said materials shall be stored, utilized or manufactured in such a manner and protected by such means as approved by the Indiana State Fire Marshal
- For Enclosed Industrial use and Open Industrial use the storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the rules and regulations of the Indiana State Fire Marshal regulating the use, handling, storage and sale of flammable liquids - Official Regulation Number 5, effective July 23, 1973.

4. Other provisions and requirements for Enclosed Industrial districts and Open Industrial districts are as follows:

- The disposal of wastes discharged into public streams and sewage systems shall meet the requirements of the stream pollution control law of the State of Indiana (IC 13-1-3) as amended.
- 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.

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- Lumber yards - including millwork
- Liquor stores
- Taverns
- Amusement parks
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Convents, monasteries, theological schools, rectories, parish houses

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

3. Minimum Tract Requirement - 3 Acres
 4. Lot Frontage on Road - Not less than 70 feet
 5. Minimum Setback Lines -
 - Front Yard - Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.
 - Side Yard - Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width
 - Rear Yard - Not less than 20 feet in depth
 - Minimum Lot Width at Building Line - None
 6. Maximum Building Height - Shall not exceed 60 feet
 7. Minimum Gross Ground Level Space - None
 8. Parking - Off-street parking shall be provided in accordance with the provisions in this chapter.
 9. Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this chapter.
- C. OI - Open Industrial District
1. Permitted Uses - The uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and the Performance Standards of this section.

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- In all districts permitting enclosed industrial districts or open industrial districts, it is permissible to erect more than one principal building devoted to enclosed industrial or open industrial use on a lot.
- Buildings may be erected higher than the normal maximum height of 60 feet in the enclosed industrial, open industrial, and general business districts, provided that buildings shall be set back from the required side yard lines and rear yard lines one foot for each two feet of height above 45 feet.
- Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
- The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the master plan and Zoning Ordinance.

B. EI - Enclosed Industry District -

1. Permitted Uses -

- All industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and Standards of this section.
- All businesses listed under "Enclosed Industrial" as contained in Figure 2.

2. Special Exceptions -

- General construction companies
- Painting and decorating contractors - heavy commercial
- Electrical contractors - heavy commercial
- Plumbing contractors - heavy commercial
- Concrete contractors - heavy commercial
- Roofing contractors - heavy commercial
- Sheet metal contractors - heavy commercial
- Septic system contractors
- Ice and coal 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
- Kennels

2. Special Exceptions -

- Amusements Parks
- Explosive, matches and fireworks manufacturing
- Abattoir
- Coke manufacturing
- Kennels
- Foundries
- Leather products manufactured from finished leather
- Thermal, electric, steam and atomic power plants
- Creosote manufacturing and treatment
- Auto Race Tracks and Speedways
- Fat Rendering and Fertilizer Manufacturing
- Heliports
- Leather Curing and Tanning
- Manufacture of Chemicals and Gasses
- Manufacture of Cement, Lime or Gypsum
- Manufacture of Detergents and Soaps
- Glue Manufacturing
- Malt Products, Brewery, Distiller of Liquor & Spirits
- Oil Processing, Refining and Manufacturing
- Open Hearths and Blast Furnaces
- Production of Emulsified Asphalt and Preparation of Asphaltic Concrete Paving Materials
- Radio, Facsimile, TV and Microwave Towers
- Reduction Plants
- Railroad and Other Mass Transit Right-of-Way and Track
- Sand, Gravel, or Aggregate Processing
- Rock Crushing, Grinding or Milling
- Slaughtering and Allied food Processing
- Slaughter House
- Stockyards - for Shipping, Holding and Sale of Animals
- Tar, Tar Paper Products -Manufacture and Processing
- Scrap Metal, Junk or Salvage Storage
- Auto Wrecking or Shredding
- Material Recycling Facilities (MRF's)
- Commercial Composting Facilities

3. Minimum Tract Requirement - 3 Acres

4. Front Frontage on Road - Not less than 70 feet

5. **Minimum Setback Lines -**
 - **Front Yard - Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.**
 - **Side Yard - Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width**
 - **Rear Yard - Not less than 40 feet in depth**
 - **Minimum lot width at building line - None**
 6. **Maximum Building Height - Shall not exceed 60 feet**
 7. **Minimum Gross Ground Level Space Required - None**
 8. **Parking - Off-street parking shall be provided in accordance with the provisions of this ordinance.**
 9. **Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this ordinance.**
- D. EL-PD - Enclosed Industrial - Planned Development - This district is established for the purpose of developing businesses that qualify as enclosed industrial and used as a part of a comprehensive development including industrial parks.**
1. **Permitted Uses -**
 - **All industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the general requirements and standards of this section.**
 - **All businesses listed under "Enclosed Industrial" as contained in Figure 2.**
 2. **Special Exceptions -**
 - **General Construction Companies**
 - **Painting and Decorating Contractors - Heavy Commercial**
 - **Electrical Contractors - Heavy Commercial**
 - **Plumbing Contractors - Heavy Commercial**
 - **Concrete Contractors - Heavy Commercial**
 - **Roofing Contractors - Heavy Commercial**
 - **Sheet Metal Contractors - Heavy Commercial**
 - **Septic System Contractors**

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- Ice and Coal 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
- Kennels
- Lumber Yards - Including Millwork
- Liquor Stores
- Taverns
- Amusement Parks
- Manufactured Home Parks - In accordance with the provisions of WC 16.04.090
- Convents, Monasteries, Theological Schools, Rectories, Parish Houses
- Material Recycling Facilities (MRFs)
- Commercial Composting Facilities

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

3. Minimum Tract Requirement - 20 acres
4. Lot Frontage on Road - Not less than 200 feet
5. Minimum Setback Lines - Front, Side and Rear Yards - Not less than 100 feet from expressways, primary arterials, and secondary arterials. Not less than 40 feet from all other streets.
6. Maximum Building Height - Shall not exceed 60 feet
7. Minimum Ground Level Square Footage - None. However, not more than eighty (80) percent of the total area of any lot or any development on multiple lots shall be occupied by buildings, roads, parking area, drainage facilities and other accessory uses.
8. Parking - Off-street parking shall be provided in accordance with the provisions of this chapter.
9. Loading and Unloading Berths - Loading and unloading berth shall be provided in accordance with the provisions of this chapter.
10. Application Procedures - Applications for a planned general office development shall consist of the following steps:

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a) Preliminary plans presented to the Building Commissioner must -

- Be drawn to scale.
- Show dimensional boundaries of property to be developed.
- Indicate location, type and size of structures, and use and arrangement of all structures (details are not necessary).
- Show the proposed number of parking and loading spaces.
- Show the proposed locations and width of driveways, entrances and exits.
- Show all areas to be maintained as permanent open space.
- Provide a traffic study to include:
 - 1) A comparative analysis of present capacity of streets adjacent to the proposed development with potential capacity volumes, taking into consideration the effect the proposed development will have upon engendering additional traffic; and
 - 2) A circulation plan for all streets (existing and proposed) which will show recommendations for controlling, signaling, channeling, storing and warning traffic.
- Include a statement of financial responsibility which demonstrates the ability of the developer to proceed with construction and development
- Show locations and dimensions of sidewalks
- Provide for dedication of any right-of ways that may be necessary
- Show location of any easements for utilities, public or private
- Include a statement of proposed covenants to insure that the development plan is reasonable
- Insure proper drainage
- Provide a statement as to the proposed timetable for development if the project is to be done in phases
- Submit a preliminary plan indicating the proposed location of land within the property to be developed. Such plan shall indicate the proposed general location of such future buildings and construction requirements such as exterior design and height that shall be met by the developer, tenant, or owner including landscaping requirements, parking, traffic control patterns, and other information which will satisfy the Plan Commission as to the total size and impact of the planned business development

b) After approval of the preliminary plans by the Plan Commission, the following is required for final plan approval:

- Engineering plans and specifications for all sanitary sewers, storm sewers, and water distribution lines, as well as telephone, gas and electric utility lines
- Any changes from preliminary plans
- Deed or easement agreements
- Final Construction schedule stating the date for final construction on the proposed development
- File a surety bond or escrow agreement to insure the final completion of all site improvements which includes streets, drives, walks, walls, water mains, storm and sanitary sewers, and landscape plantings. The bond shall be made to the town for an amount to be specified by the Town Council.
- Landscaping Plan

E. **OLPD - Open Industrial - Planned Development** - This district is established for the purpose of developing businesses that qualify as open industrial and used as a part of a comprehensive development including industrial parks.

1. **Permitted Uses** - All open industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the general requirements and standards of this section.

2. **Special Exceptions** -

- Coal Yards
- Ice and Coal Station
- Scrap Metal, Junk or Salvage, Auto Wrecking-Shredding
- Salt Storage
- Trucking Companies
- Abattoir (Slaughterhouse)
- Coke Manufacturing
- Concrete Mixing
- Creosote Manufacturing and Treatment
- Fat Rendering and Fertilizing Manufacturing
- Foundries
- Leather Curing
- Malt Products, Brewery, Distillation of Liquor and Spirits
- Manufacturing of Cement, Lime, Gypsum
- Manufacturing of Chemicals and gases
- Manufacturing of Detergents and Soaps
- Manufacturing of Explosives, Matches and Fireworks
- Manufacturing of Glue

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- Manufacturing of Paper
- Manufacturing of Railroad Equipment
- Motor Truck Terminals
- Oil Processing and Refining, Manufacturing
- Hazardous Waste Facility
- Open Hearths and Blast Furnaces
- Production of Emulsified Asphalt and Asphalt Plants
- Reduction Plants
- Rock Crushing, Grinding, or Milling
- Sand, Gravel or Aggregate - Washing, Screening, Processing
- Slaughter House
- Slaughtering and Allied Food Processing
- Stockyards
- Tar and Tar Paper
- Atomic Power Plants
- Amusement Park
- Auto or Motorcycle Track
- Pet Cemeteries
- Kennels

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

3. Minimum Tract Requirement - No real estate shall have an initial zone classification of OI-PD unless it is at least 20 acres in gross area.
4. Minimum Lot Size - None
5. Lot Frontage on Road - Not less than 200 feet
6. Minimum Setback Lines - Front, Side and Rear Yards - Not less than 100 feet from expressways, primary arterials, and secondary arterials. Not less than 40 feet from all other streets.
7. Maximum Building Height - Shall not exceed 60 feet
8. Minimum Ground Level Square Footage - None. However, not more than eighty percent of the total area of any lot or any development on multiple lots shall be occupied by buildings, roads, drainage facilities and other accessory uses.
9. Parking - Off-street parking shall be provided in accordance with the provisions of this chapter.

10. Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this chapter.

11. Application Procedures - Applications for a Planned General Office Development shall consist of the following steps:

a) Preliminary plans presented to the Building Commissioner must:

- Be drawn to scale.
- Show dimensional boundaries of property to be developed.
- Indicate location, type and size of structures, and use arrangement of all structures (details are not necessary).
- Show the proposed number of parking and loading spaces.
- Show the proposed locations and width of driveways, entrances and exits.
- Provide a traffic study to include:
 - 1) A comparative analysis of present capacity of streets adjacent to the proposed development with potential capacity volumes, taking into consideration the effect the proposed development will have upon engendering additional traffic; and
 - 2) A circulation plan for all streets (existing and proposed) which will show recommendations for controlling, signaling, channeling, storing and warning traffic.
- Include a statement of financial responsibility which demonstrates the ability of the developer to proceed with construction and development
- Show locations and dimensions of sidewalks.
- Provide for dedication of any right-of ways that may be necessary.
- Show location of any easements for utilities, public or private.
- Include a statement of proposed covenants to insure that the development plan is reasonable.
- Insure proper drainage.
- Provide a statement as to the proposed timetable for development if the project is to be done in phases.
- Submit a preliminary plan indicating the proposed location of land within the property to be developed. Such plan shall indicate the proposed general location of such future buildings and construction requirements such as exterior design and height that shall be met by the developer, tenant, or owner including landscaping requirements, parking, traffic control patterns, and other information which will satisfy the Plan Commission as to the total size and impact of the planned business development.

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b) After approval of the preliminary plans by the Plan Commission, the following is required for final plan approval:

- Engineering plans and specifications for all sanitary sewers, storm sewers, and water distribution lines, as well as telephone, gas and electric utility lines.
- Any changes from preliminary plans.
- Deed or easement agreements.
- Final Construction schedule stating the date for final construction on the proposed development.
- File a surety bond or escrow agreement to insure the final completion of all site improvements which includes streets, drives, walks, walls, water mains, storm and sanitary sewers, and landscape plantings. The bond shall be made to the town for an amount to be specified by the Town Council.
- Landscaping Plan.

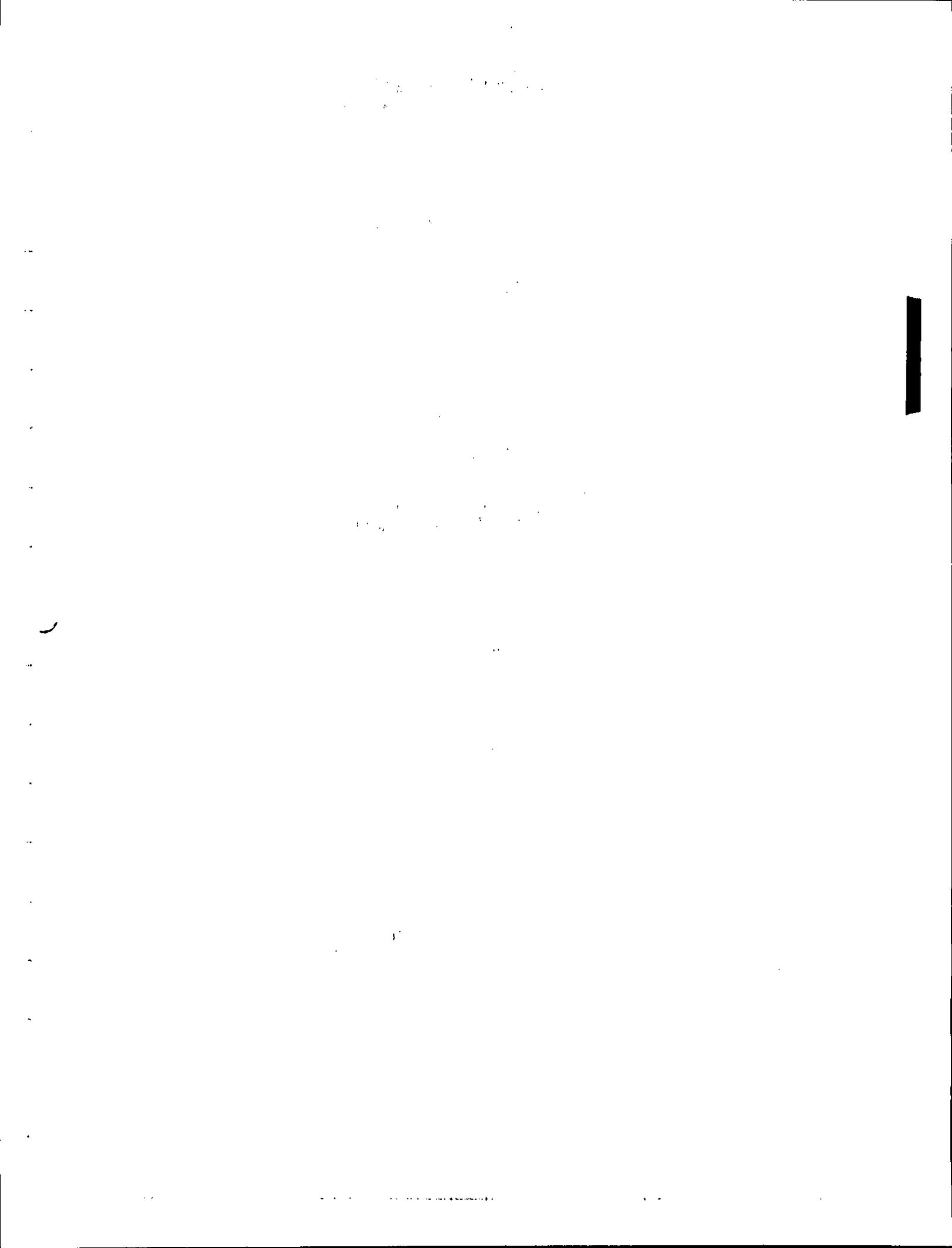


EXHIBIT "3"

SCHEDULE OF USES PERMITTED IN THE EI DISTRICT

5/8/03

Southoak Industrial Park Uses

TYPE OF BUSINESS	MONON	INTERNAL	SOUTHERN
Advertising & business signs (including fabrication)	X	X	X
Antiques	X	X	X
Art School	X	X	
Assembly operations of pre-manufactured parts, components	X	X	X
Assembly repair & manufacture of light component parts	X	X	X
Auction Rooms-Inside	X	X	
Auto parts sales inside	X	X	X
Auto Rental-Inside	X	X	
Auto repair Garages	X	X	
Auto rustproofing	X	X	X
Auto Sales, new & used, service and repair-Inside	X	X	X
Auto Storage-inside		X	
Mobile home rental/sales/service/repair-Inside		X	
Truck cleaning, service, rental & repair-Inside	X	X	X
Bakeries	X	X	X
Banks & Savings & loan Assoc.	X	X	X
Barber & Beauty Schools	X	X	
Bicycle sales, rental & Service	X	X	X
Blueprinting, Photocopying job printing	X	X	
Boat & Trailer Sales and Service-inside storage	X	X	X
Book Stores	X	X	
Bottling of Alcoholic & Non-Alcoholic Beverages	X	X	X
Camera Stores	X	X	
Car Wash-Indoor	X	X	
Caskets & Casket Supplies	X	X	
Cemetery Monument Sales	X	X	X
Cemeteries-Pet	X	X	X
China & Glassware Shops	X	X	X
Civic Clubs	X	X	X
Coffee Roasting-wholesale	X	X	
Coin Shops	X	X	
Commissary, food, catering service	X	X	
Concrete contractors	X	X	X
Consumer Service Offices	X	X	
Crating & Packaging Service	X	X	X
Credit Union offices	X	X	
Custard Stands	X	X	
Dancing Schools	X	X	X
Data Processing	X	X	X

TYPE OF BUSINESS	MONON	INTERNAL	SOUTHERN
Delicatessen	X	X	
Dentist	X	X	X
Distributors-inside storage	X	X	
Education Institutions Public and Private	X	X	X
Electrical Contractors	X	X	X
Electrical Supply Store-wholesale	X	X	
Engineering & Research Labs	X	X	
Exterminators	X	X	X
Fabric Shops-wholesale	X	X	X
Farm implement sales and service-inside	X	X	X
Fire Stations		X	
Floor Covering	X	X	X
Florist-wholesale	X	X	X
Frozen food stores and lockers	X	X	X
Furniture Stores-wholesale	X	X	X
Furrier Shops-Wholesale	X	X	
Galleries	X	X	
Garden & lawn materials & supply stores-wholesale	X	X	
General construction company	X	X	
Glass fabrication and installation	X	X	
Government Offices-Universities	X	X	
Greenhouses-wholesale	X	X	
Gymnasiums	X	X	
Health Fitness and Exercise Center	X	X	X
Hobby Shops-Wholesale	X	X	
Home remodeling company	X	X	X
Home remodeling supplies and materials-wholesale	X	X	X
Hospitals (Minor) Medical & Dental clinics & Labs	X	X	
Indoor Sports and Recreational Facilities	X	X	
Industrial Schools & Training Facilities	X	X	X
Insurance Companies	X	X	X
Interior Decorating	X	X	X
Jewelry Stores-Wholesale	X	X	
Language Schools	X	X	
Laundromats & dry cleaning pick up & drop off only	X	X	X
Lawyers	X	X	X
Locksmith	X	X	
Luggage Stores-Wholesale	X	X	X
Lumber/building materials-Inside	X	X	
Lunch Counters	X	X	

TYPE OF BUSINESS	MONON	INTERNAL	SOUTHERN
Mail Order	X	X	X
Machine welding tool & die shops		X	
Major appliance store-wholesale	X	X	X
Manufacture & assembly Communications equipment	X	X	X
Manufacture & assembly of Major Household appliances		X	
Manufacture & assembly of marine equipment	X	X	
Manufacture & assembly of office equipment	X	X	
Manufacture of cabinets		X	
Manufacture of cans & containers		X	
Manufacture of cloth products from finished material	X	X	
Manufacture of furniture	X	X	
Manufacture of instruments	X	X	
Manufacture of Jewelry	X	X	
Manufacture of Musical Instruments	X	X	
Manufacture of non-alcoholic beverage	X	X	
Manufacture of office machinery	X	X	
Manufacture of Optical Goods	X	X	
Manufacture of paper boxes & paper products from finished paper	X	X	
Manufacture of portable household appliances, electric hand tools	X	X	
Manufacture of Recording Instruments, Phonograph Records, etc.	X	X	
Manufacture tools, implements, machinery	X	X	
Mattress manufacture & upholstering	X	X	
Millinery-wholesale	X	X	X
Miniature Golf, Archery, Driving Range, Trampoline Centers-Inside	X	X	
Milk Processing, Bottling & Mfg. Of Milk Products	X	X	
Motorcycle Sales, Service & Repair-Wholesale-Inside	X	X	
Music, Records, Instruments-wholesale	X	X	X
Newspaper distribution station	X	X	
Newspaper Publishing	X	X	
Office Buildings-General Purpose	X	X	X
Optometrists	X	X	X
Paint and wallpaper stores	X	X	
Painting and decorating contractors	X	X	
Pet Grooming	X	X	
Pharmaceutical, Medicine & Cosmetic Mfg.	X	X	
Philanthropic Institutions	X	X	X
Photography School	X	X	X
Photography Studio	X	X	X
Photography Supplies-wholesale	X	X	X
Physicians	X	X	X

TYPE OF BUSINESS	MONON	INTERNAL	SOUTHERN
Picture Framing-wholesale	X	X	X
Plumbing contractors	X	X	
Plumbing showrooms & shop	X	X	
Police Station	X	X	X
Post Office	X	X	X
Printing and Photocopies	X	X	
Private Clubs and lodges	X	X	
Professional & Technical Schools	X	X	
Radio & TV Service	X	X	X
Real Estate offices	X	X	X
Roller and Ice Skating rinks-Inside	X	X	
Roofing contractors	X	X	
Root Beer Stands	X		
Schools & Kindergartens	X	X	
Secondary food processing & packaging (Initially processed off the premises)	X	X	
Self Storage facilities-Inside	X	X	
Septic System Contractors		X	
Sewing Machine Sales & Service-wholesale	X	X	X
Sheet metal shop/contractors	X	X	
Shoe Repair-wholesale	X	X	X
Stamping & fabricating metal shops		X	
Storage & transfer of Household Goods-Inside	X	X	
Storm doors, windows, awnings, siding contractors-manufacture	X	X	X
Tailer or Seamstress	X	X	X
Taxidermist	X	X	
Tennis-Indoor	X	X	
Testing laboratories	X	X	
Tire & Auto Service Center		X	
Toy wholesale store	X	X	X
Tool & light equipment rental-Inside	X	X	
Travel Business office	X	X	X
Typewriter/copy machine, Sales, Rental & Service	X	X	X
Upholsters	X	X	X
Utilities-Regulated by Indiana Utility Regulatory Commission	X	X	X
Warehouses-Inside storage	X	X	X
Wearing Apparel & Accessory-wholesale	X	X	
Wholesalers-inside storage	X	X	X
Wireless Communication Service Facilities	X	X	X

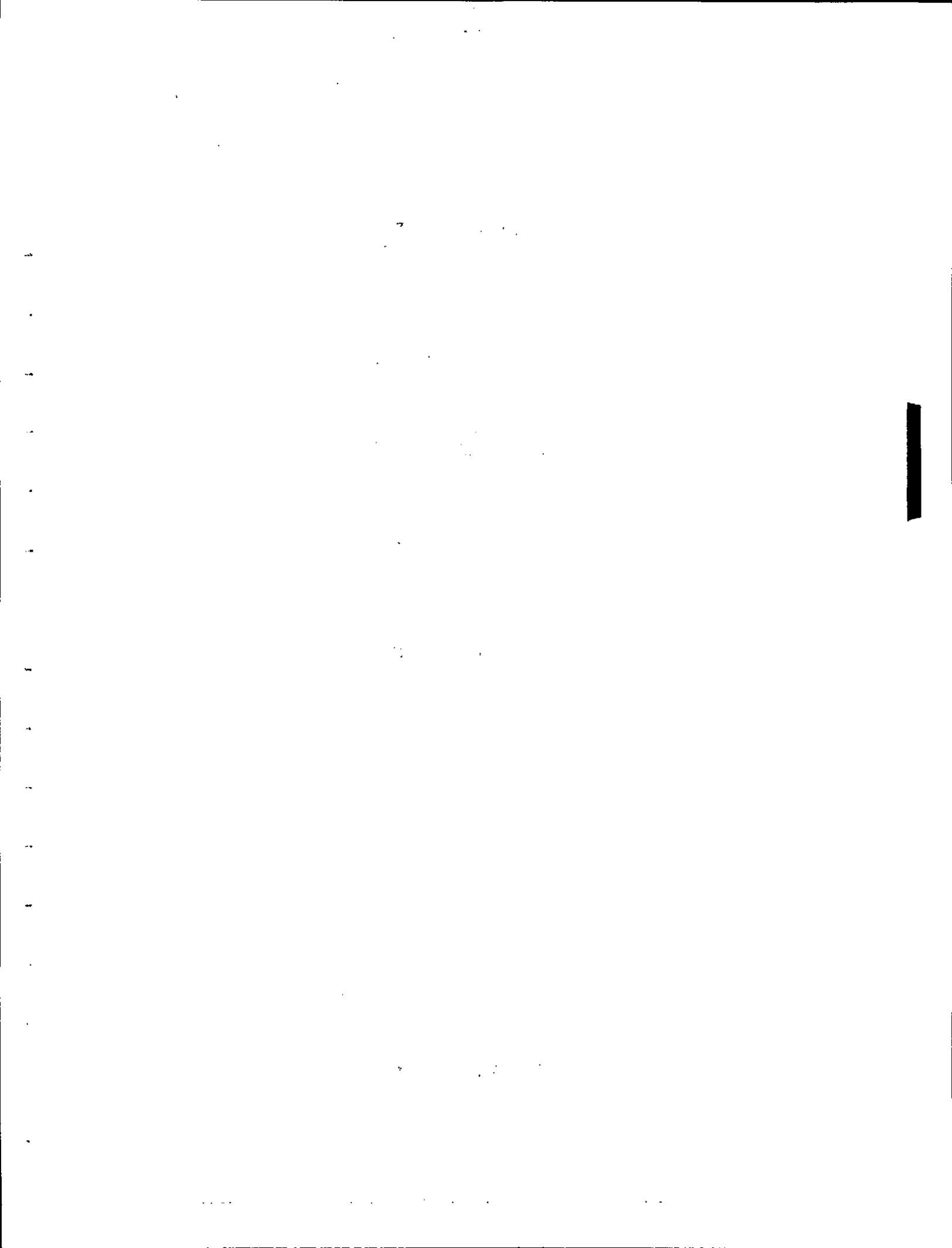


EXHIBIT "4"

DEVELOPMENT PLAN REVIEW (DPR) PROVISIONS

WC § 16.04.165 Development Plan Review.

Purpose: A Development Plan Review process is hereby established for the Town of Westfield and Washington Township, Hamilton County, Indiana. The purpose of the Development Plan Review process is to: (i) promote innovation and creativity in the design of the built environment; and, (ii) assure the compatibility of new development or major additions to existing development with the surrounding community. The Development Plan Review Process shall be applicable to all zoning districts. The Development Plan Review Process shall be applicable to any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., located within the planning and zoning jurisdiction of the Westfield - Washington Township Plan Commission. The approval or disapproval of a Development Plan is hereby delegated to the Plan Commission, or, in certain limited situations as set forth below, to the Director.

A. Districts Designated for Development Plan Review.

The approval of a Development Plan shall be a prerequisite for any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; (v) exterior building renovations that require a building permit; or, (vi) permanent signs that require a permit pursuant to WC 16.08 et seq., in all zoning districts contained in this Ordinance.

B. Development Plan Authority.

1. Development Plan Authority Delegated to the Plan Commission.

The authority to approve or disapprove a Development Plan for the following developments is hereby delegated to the Plan Commission:

- a. any development for a use *other than* a Single Family Residential Use in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5);
- b. any proposed development in any Multi-Family District (MF-1, MF-2);
- c. any proposed development in any Business District (GO, GO-PD, LB, LB-H, LB-PD, GB, GB-PD, SB, SB-PD);
- d. any proposed development in any Industrial District (EI, EI-PD, OI, OI-PD);
- e. any proposed development of a Single Family Subdivision (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5); and,
- f. any proposed permanent signs, in any district, that require a permit pursuant to WC 16.08 et seq.

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2. Development Plan Authority Delegated to the Director.

The authority to approve or disapprove a Development Plan for any proposed development of or addition to a single family dwelling or accessory residential structure on *an individual lot* within a Residential District is hereby delegated to the Director.

C. Development Requirements - General.

Each Development Plan shall demonstrate compliance with the Development Requirements specific to each District as well as the following Development Requirements:

1. Compliance with all applicable development standards of the zoning district in which the real estate is located;
2. Compliance with all applicable provisions of any Overlay District in which the real estate is located;
3. Compliance with all applicable provisions of the Subdivision Control Ordinance (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
4. Compliance with all applicable provisions of this Chapter WC16.04.165 (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
5. The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield - Washington Township Comprehensive Plan;
6. The design and location of proposed street and highway access points shall minimize safety hazards and congestion;
7. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development;
8. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development; and...
9. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

D. Development Requirements for Each District.

1. Any development for a use other than a Single Family Residential Use in a Residential District (AG-SF1, AG-SF-I, SF2, SF3, SF4, SF5).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs - See WC 16.08 et seq.

e. Building Orientation.

(1) No loading spaces or loading docks shall be permitted to face a public street.

(2) Loading spaces or loading docks facing or oriented to a side or rear lot line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

f. Building Materials.

In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior

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building materials, roofline treatments and roofing materials that are compatible with and consistent with residential construction methods and materials.

2. Any Multi-Family District (MF-1, MF-2).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the project. Multi-family projects shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Green Space Areas - See WC 16.04.040 Multi-Family Districts.

d. Lighting - See WC 16.07 et seq.

e. Signs - See WC 16.08 et seq.

f. Building Materials.

*All new buildings or building additions located in any Multi-Family District shall utilize two (2) or more exterior building materials (excluding window, door, and roofing materials). The primary exterior building material used on each facade shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of seventy-five (75) percent of each facade.

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3. Any Business District (GO, GO-PD, LB, LB-H, LB-PD, GB, GB-PD, SB, SB-PD),
- a. Site Access and Site Circulation:
- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
 - (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
 - (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping - See WC 16.06 et seq.
- c. Lighting - See WC 16.07 et seq.
- d. Signs - See WC 16.08 et seq.
- e. Building Orientation.
- (1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
 - (2) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
 - (3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
 - (4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
- f. Building Materials.

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In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

- (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or,
- (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District:

4. Any Industrial District (EI, EI-PD, OI, OI-PD).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs – See WC 16.08 et seq.

e. Building Orientation.

- (1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
- (2) No loading spaces shall be permitted to face a public street or an adjoining Residential District.
- (3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
- (4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

f. Building Materials.

In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District:

- (1) Brick or other masonry material. Other masonry materials shall include:
 - a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);
 - b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
 - c. External Insulation and Finish System (E.I.F.S.); or,
 - d. Stone.
- (2) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.
- (3) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of each facade visible from a public street or an adjoining Residential District.

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5. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-L, SF2, SF3, SF4, SF5).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping - See WC 16.06 et seq.

c. Lighting - See WC 16.07 et seq.

d. Signs - See WC 16.08 et seq.

e. Building Orientation.

In order to create variation and interest in the built environment, all new single family subdivisions shall utilize appropriate techniques (e.g., plat restrictions, building setback lines, or other method as approved by the Plan Commission) to accomplish the design objectives as set forth below:

At least one (1) of the following two (2) design objectives:

- (1) Development of single family subdivisions in which single family lots are so laid out that dwellings are located with the front of the dwelling oriented toward the perimeter street of the subdivision. This design objective may be accomplished through the utilization of frontage road in

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those instances where the classification of the perimeter street would prohibit individual lots from gaining direct access to the perimeter street; or,

- (2) Single family dwellings located on lots adjacent to a perimeter street of a subdivision and located so as to have a rear or side façade oriented to said perimeter street shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from the perimeter street; and,

At least two (2) of the following three (3) design objectives:

- (1) Development of single family subdivisions in which the front façade of an attached or detached front load garages are stepped back from the front building line by at least one-half of the depth of the single family dwelling on the lot;
- (2) Development of single family subdivisions in which the building setback line varies within each block face to eliminate monotonous building placement; or,
- (3) Development of single-family subdivisions in which no two single-family dwellings may be located on side to side adjacent lots with the same combination or proportion of roofing or siding materials on each façade visible from a public street. This design objective may be accomplished through the use of different combinations or proportions of roofing or siding materials on each front façade, like-oriented façade and facing façade of single-family dwellings located on adjacent lots and visible from a public street. Simple variation in color scheme shall not be deemed sufficient.

f. Building Materials.

In order to create variation and interest in the built environment, all single family dwellings built in a single family subdivision in a Residential District (AG-SF1, AG-SF 1 I, SF2, SF3, SF4 and SF5) shall be restricted in the use of roofing and siding materials on all façades as follows:

- (1) No single family dwelling shall utilize rolled roofing or tar paper as the visible final layer of roofing materials.
- (2) No single family dwelling shall utilize vinyl siding on more than twenty-five (25) percent (exclusive of window or door areas) of any façade.

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g. Development Plan as Requirement for Primary Plat Approval.

Approval shall not be granted to any primary plat unless a development plan shall have been approved prior to or contemporaneous with the primary plat.

E. Findings Required for Approval of a Development Plan.

The Plan Commission or Director may approve a Development Plan upon finding that:

1. The proposed development is consistent with the intent and purpose of the Westfield - Washington Township Comprehensive Plan; and,
2. The proposed development plan satisfies the development requirements specified in this Ordinance.

F. Development Requirements Which May Be Waived.

In order to encourage innovative building and site designs capable of enhancing the quality of the built environment of Westfield - Washington Township, the Plan Commission may, pursuant to IC 36-7-4-1402(b)(4), waive Development Requirements related to: Site Access and Site Circulation; Building Orientation; or, Building Materials; for the approval of a Development Plan upon making findings as specified in WC 16.04.165, G., below. The Plan Commission may not waive any other Development Requirements. Any other Development Requirement must be complied with unless a variance of such Development Requirement is obtained from the Board of Zoning Appeals.

If a Site Access waiver is requested, the Plan Commission may not grant such waiver unless a favorable review comment or letter regarding the site access waiver is received from the Town, County or State agency having jurisdiction over access to and from the applicable street.

G. Conditions for Waiver of Development Requirements.

The Plan Commission may approve a waiver of Development Requirements only upon finding that:

1. The proposed development represents an innovative use of site design / site access design / site circulation design / building orientation / building materials / landscaping which will enhance the use or value of area properties;
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield - Washington Township;
3. The strict application of the Development Requirements of the Westfield - Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development;
4. The proposed development is consistent with and compatible with other development located in the area; and,

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5. The proposed development is consistent with the intent and purpose of the Westfield - Washington Township Comprehensive Plan.

H. Plan Documentation and Supporting Information.

All requests for Development Plan approval shall include the following plans, as set forth Subsection J., below:

1. Site Plan. *
2. Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).
3. Overall Plan. *
4. Landscape Plan. *
5. Building Elevations.
6. Lighting Plan. *
7. Sign Plan. *
8. Site Access and Site Circulation Plan. *
9. A Traffic Impact Study (when a proposed development meets or exceeds the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction).
10. Statement of Development Build-out. *
11. Green Space Provisions. *
- * Items not required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

I. Procedures:

1. Application for Development Plan Approval by the Plan Commission shall be in compliance with the following procedures:

a. Pre-Filing Conference.

A pre-filing conference with Staff is required prior to the filing of any Development Plan for public hearing before the Plan Commission. At the pre-filing conference, the petitioner shall provide three (3) copies of a preliminary sketch plan capable of depicting the proposed development. Staff may take up to ten (10) business days to review the proposed sketch plan and provide comments back to the petitioner. The petitioner is encouraged to incorporate the comments received from Staff into the design of the project prior to filing for Development Plan approval.

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Notwithstanding anything contained in this Ordinance to the contrary, neither the Staff's conceptual review of the sketch plan nor Staff's comments to the petitioner relating thereto shall be considered a denial, approval or decision concerning the proposed Development Plan.

b. Who May File.

Development Plans may be initiated by a petition signed by the owners of the land involved in the petition, or the owner's authorized agent. If an authorized agent files a petition, a signed and notarized consent form must accompany the application.

c. Filing Deadline.

All Development Plans shall be filed at least forty (40) days prior to the initial public meeting at which they are to be considered by the Plan Commission.

d. Forms of Filing.

All Development Plans for public hearing by the Plan Commission shall be on forms provided by Community Services Department. In addition, Site Plans, Overall Plans, Landscape Plans, Building Elevations, Lighting Plans, Sign Plans, Site Access and Site Circulation Plans, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of all petitions and supporting documentation required to be filed shall be as established by the Community Services Department.

e. Findings of Fact.

The petitioner shall, at the time of filing of the petition, file proposed detailed written findings of fact.

f. Specifying Request.

All Development Plans shall specify the approvals or waivers requested. Any items, even if indicated on the proposed Site Plan, Overall Plan, Building Elevations or Site Access and Site Circulation Plan, shall not be considered a part of the request presented to the Plan Commission for its consideration unless specified in the Development Plan.

g. Docketing by Community Services Department.

Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to

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the guidelines established by the Community Services Department shall, within ten (10) days of filing, be numbered and docketed by the Staff for an initial hearing by the Plan Commission.

h. Investigation of Petitions.

Upon assignment of a number and hearing date, a copy of the Development Plan and relevant supporting documentation shall be distributed to members of Staff and the members of the Technical Advisory Committee for review and comment.

The Director may submit a written report to the Plan Commission stating any facts concerning the physical characteristics of the area involved in the Development Plan, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. The written report may also contain opinions of the Staff concerning the proposal contained in the Development Plan and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

i. Notice Requirements.

All notices for public hearings regarding a Development Plan Approval before the Plan Commission shall be provided in accordance with the following requirements:

- (1) Due and proper notice shall be served according to the provisions of Indiana law IC 5-3-1-2.
- (2) Petitioners shall notify all contiguous property owners of public hearings via certified mail, which shall be received by the contiguous property owners at least ten (10) days prior to the date of public hearing.
- (3) The petitioner must present a copy of public notice, proof of publication, and copies of certified mail receipts to the Community Services Department Staff at least five (5) days prior to the time of public hearing as proof of fulfilling due and proper notice requirements.

Any Development Plan, which has been delegated to Director for approval, may occur without public notice and without a public hearing.

j. Conduct of Public Hearings.

In order to provide all interested parties with a fair hearing, Petitioners and remonstrators shall be afforded a reasonable amount of time for the presentation of evidence, statements and argument at the public hearing of every Petition before the Plan Commission. The order of the presentation of evidence, statements and arguments shall be as follows:

- (1) Staff of the Plan Commission shall be given a reasonable time to introduce the matter being considered and for the presentation of evidence or statements regarding the petition being considered.
- (2) Petitioners shall be allotted a reasonable time to present evidence, statements and arguments in support of the petition being considered.
- (3) Plan Commission members shall be afforded the opportunity to ask questions about the petition of either Staff or the Petitioner.
- (4) Members of the public interested in the petition, whether for or against the petition, shall be allotted a reasonable time to present evidence, statements and arguments related to the petition being considered.
- (5) The Petitioner shall have a reasonable opportunity for rebuttal, which shall include only evidence, statements and argument in rebuttal of or in response to comments of Staff, the Plan Commission or members of the public, and a brief closing statement.

At the conclusion of remarks by any party, the Plan Commission shall have the right to ask questions pertaining to the evidence, statements and argument presented

The presiding officer shall have authority to cut off repetitious and irrelevant testimony and shall make reasonable efforts to allow equal time for Petitioners and remonstrators.

All persons appearing at a public hearing shall act in an orderly and courteous manner. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of the privileges extended by the Plan Commission and shall be dealt with by the presiding officer as is deemed fair and proper.

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2. Application for Development Plan Approval by the Director shall be accomplished in compliance with the following procedures:
- a. All Development Plans for approval by the Director shall be on forms provided by Community Services Department. In addition, Site Plans, Building Elevations, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of a Development Plan and supporting documentation required to be filed shall be as established by the Community Services Department.
 - b. Contact the Director to make an appointment to deliver the Development Plan and provide a brief explanation of the proposed development.
 - c. Director shall have a period of not more than fifteen (15) days in which to review the proposed Development Plan and either make a decision concerning the Development Plan or request, in writing, additional information from the applicant.
 - d. Director may seek the advice and comment of members of Staff or the Technical Advisory Committee prior to making a decision.
 - e. Any Development Plan, which has been delegated to the Director, may occur without public notice and without a public hearing.
 - f. Appeals of Determinations by Director.
Any determination of the Director made under the authority of this Chapter may be appealed by any interested party to the Plan Commission within five (5) business days of such decision by filing a letter with the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided.

2. Fees.

In order to defray administrative costs, the following fees shall be applicable:

- a. Development Plans filed for Plan Commission approval - \$330.00 plus \$15 per acre or portion thereof; or,
- b. Development Plans filed for Director's approval - included in the building permit fee.

The applicant shall pay all fees at the time of filing of a Development Plan.

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3. Hearings.

All public hearing regarding a Development Plan before the Plan Commission shall be conducted in accordance with the procedures set forth in the Rules of Procedure of the Plan Commission and in this Subsection I.

4. Amendments.

a. Amendments to Development Plans pending determination by the Plan Commission.

(1) Amendments Proposed At A Public Hearing.

The applicant may make amendments to Development Plans pending determination by the Plan Commission at any time prior to a vote being called for by the Plan Commission. If, in the sole discretion of the Plan Commission, the proposed amendment is of such a nature that additional time is needed for review, the Plan Commission may continue the consideration of such amended Development Plan to the next meeting of the Plan Commission.

The Plan Commission, in its sole discretion, may assign a continued Development Plan to a committee of the Plan Commission for further review and evaluation prior to the next meeting of the Plan Commission.

If amendments are presented by the Petitioner and agreed to by the Plan Commission at the public hearing, revised plans indicating all amendments, as approved by the Plan Commission, shall be filed with the Community Services Department within thirty (30) days of the Plan Commission hearing or prior to the issuance of an Improvement Location Permit, whichever is earlier.

(2) Amendments To Development Plans Prior To Preparation Of A Staff Report.

In order for the written Staff Report regarding a Development Plan to include comments and recommendations related to plans amended in response to comments provided by Staff or members of the Technical Advisory Committee, any such amendments must be received by Staff at least two (2) weeks prior to the scheduled public hearing by the Plan Commission.

If the Director determines that additional changes have been made to the Development Plan beyond those necessary to comply with the recommendations of Staff or members of the Technical

Advisory Committee, the Director may continue the public hearing of the Development Plan before the Westfield - Washington Township Plan Commission and require the re-submittal of the amended plans for review by Staff and members of the Technical Advisory Committee.

b. Amendments To Development Plans Pending Determination By The Director.

The applicant may make amendments to Development Plans pending determination by the Director at any time prior to a determination being made by the Director. If, in the sole discretion of the Director, the proposed amendment is of such a nature that additional time is needed for review, the amended Development Plan shall be deemed a new filing and shall be reviewed within the time frames set forth in WC 16.04.165, I, 2., above for the initial review of Development Plans by the Director.

c. Amendments to Approved Development Plans.

Minor amendments to Development Plans which have already received approval from the Plan Commission or the Director and which do not involve: (a) an increase in height, area, bulk or intensity of land uses; (b) the designation of additional land uses; (c) the reduction in perimeter yards; (d) the addition of driveways or access points; or, (e) reduction in the amount of parking for any use, may be authorized by the Director without a public hearing in its continuing administration of the Development Plan if, in the determination of the Director, the requested minor amendments do not adversely impact the purpose or intent of the overall development.

Such minor amendments authorized by the Director shall be reported, in writing, to the Plan Commission at the next regular meeting of the Plan Commission.

If the Director determines that the proposed minor modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Development Plan Approval.

Any decision of the Director regarding the amendment of Development Plan may be appealed by any interested party to the Plan Commission within thirty (30) days of such determination.

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5. Signature for Findings.

All findings specified above for the approval of a Development Plan shall be reduced to writing and signed by the Director of the Community Services Department in the case of a determination by the Director, or by the President of the Plan Commission in the case of a determination by the Plan Commission, and retained as a part of the permanent record of the determination.

J. Plan Documentation.

1. Site Plan (For Site Plan requirements for individual single family dwellings or accessory residential structure on an individual lot in a Residential District, see WC 16.040165, J., 2.).

A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Proposed name of the development;
- e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
- f. Legal description of the site;
- g. Boundary lines of the site including all dimensions of the site;
- h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- i. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines or building setback lines;
- j. Location and dimensions of all existing structures, including paved areas;
- k. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
- l. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
- m. Location of all floodway and floodway fringe areas within the boundaries of the site;
- n. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;
- o. Use of each structure by labeling including approximate density or size of all proposed uses and structures on the site (e.g. parking - # of parking spaces required and provided, residence - # of dwelling units per net acre, office - gross floor area);

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- p. Structures proposed for demolition should be indicated as such;
- q. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
- r. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
- s. All improvements to street system on-site and off-site;
- t. Plan for sidewalks or Alternate Transportation System;
- u. Measurement of curb radius and/or taper;
- v. Names of legal ditches and streams on or adjacent to the site;
- w. Location and type (e.g. ground, pole, wall) of all signs on the site;
- x. Areas reserved for park, recreation, conservation, wetland, common area, lake, trails or other similar uses;
- y. Existing zoning and land use of all adjoining real estate; and,
- z. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

- 2. Site Plan (Required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Legal description of the site;
- e. Boundary lines of the site including all dimensions of the site;
- f. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- g. Location and dimensions of all existing structures, including paved areas;
- h. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
- i. Location of all floodway and floodway fringe areas within the boundaries of the site;
- j. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;
- k. Use of each structure by labeling and size (e.g. one story house - 1,200 sq. ft., detached garage - 576 sq. ft., storage shed - 120 sq. ft.);
- l. Structures proposed for demolition should be indicated as such;

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- m. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
- n. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
- o. Measurement of curb radius and/or taper;
- p. Names of legal ditches and streams on or adjacent to the site; and,
- q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

- 3. Overall Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

An Overall Plan (if applicable, indicates the nature of the subject project and its relationship to the major features of the larger integrated center of which the project is a part) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of the site;
- d. Proposed name of the development;
- e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
- f. Legal description of the site;
- g. Boundary lines of the site including all dimensions of the site;
- h. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- i. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines and/or building setback lines;
- j. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
- k. Location of all floodway and floodway fringe areas within the boundaries of the site;
- l. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable;
- m. All improvements to street system on-site and off-site;
- n. Plan for sidewalks or Alternate Transportation System;

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- o. Location, dimensions, and type (e.g. ground, pole, wall) of all signs on the site. Include separate elevations of proposed sign structures with all dimensions drawn to scale;
- p. Areas reserved for park, recreation, conservation, wetland, common area, lake or other similar uses;
- q. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Overall Plan requirements listed above, which are not necessary to support a thorough review of the project.

- 4. Landscape Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Landscape Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of WC 16.06, et seq. - Landscaping Standards; be drawn to scale of not more than 1"=100'; and, include the following items:

- a. Names and addresses of owners, developers, plan preparers, plan preparation dates, graphic scale of drawings, and north arrow;
- b. Address of the site;
- c. Proposed name of the development;
- d. 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;
- e. Locations, quantities, sizes and names (botanical names and common names) - of planting materials;
- f. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
- g. Locations of barriers to be placed at or beyond the driplines of trees to be preserved and types of materials to be used for barriers;
- h. Planting and installation details as necessary to ensure conformance with required standards;
- i. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill;
- j. Tables clearly displaying relevant statistical information, including numbers of existing trees, numbers of trees to be preserved, etc.;
- k. Overlay sheets at the same scale as landscape plans that display locations, sizes, and common names of individual trees that measure eight (8) inches

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- or more in caliper, areas of dense trees or shrubs, and other natural areas which are to be preserved or removed; and,
1. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Landscape Plan requirements listed above, which are not necessary to support a thorough review of the project.

5. Building Elevations.

Building Elevations filed in connection with the submission of a Development Plan shall be drawn to scale and shall include the following items:

- a. Address of the site;
- b. Proposed name of the development;
- c. Graphic scale;
- d. Elevations for each facade of the building;
- e. Specification or sample of the type and color of building materials to be used for all wall, window, roof and other architectural features;
- f. A separate true color rendering of the proposed building, including any proposed wall sign; *
- g. Placement, size, color and illumination details for any proposed wall sign; *
- h. Details of any exterior architectural lighting proposed on or around the building; *
- i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Building Elevation requirements listed above, which are not necessary to support a thorough review of the project.

- * Items not required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

6. Lighting Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Lighting Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of WC 16.07 et seq. - Lighting Standards, be drawn to scale of not more than 1"=100', and, include the following items:

- a. North arrow;
- b. Graphic scale;

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- c. Address of the site;
- d. Proposed name of the development;
- e. Boundary lines of the site including all dimensions of the site;
- f. Location and dimensions of all existing structures, parking areas and walkways;
- g. Type and location of all exterior of lighting fixtures, including, wattage and type of light;
- h. Intensity of lighting at base of light structure and at the lot line measured in foot candles;
- i. If architectural building lighting is proposed, indicate the location, type and intensity of lighting on each building façade. (If architectural building lighting is proposed, the photometric plan required in item h. above, shall include the architectural building lighting in the measurement of overall light intensity at the lot line.);
- j. Timing of lighting and method of control of lighting; and,
- k. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

Director, in its sole discretion, may, in writing, waive or relax any of the Lighting Plan requirements listed above, which are not necessary to support a thorough review of the project.

7. Sign Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Sign Plans filed in connection with the submission of a Development Plan shall indicate compliance with the requirements of WC 16.08 et seq. - Sign Standards; be drawn to scale; and, include the following items:

- a. Address of the site;
- b. Proposed name of the development;
- c. Graphic scale;
- d. A site plan indicating the location of any existing or proposed freestanding signs;
- e. A site plan indicating the location of any building upon which a sign is to be mounted, with the location of the signs indicated;
- f. Elevation of proposed signs including size, materials and color;
- g. A true color rendering of the proposed signs;
- h. Illumination details for proposed signs, including the timing of sign illumination and method of control of such illumination; and,
- i. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

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Director, in its sole discretion, may, in writing, waive or relax any of the Sign Plan requirements listed above, which are not necessary to support a thorough review of the project.

8. Site Access and Site Circulation Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A Site Access and Site Circulation Plan shall be required all development, except individual single family homes. The Site Access and Site Circulation Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

- a. North arrow;
- b. Graphic scale;
- c. Address of site;
- d. Proposed name of the development;
- e. Area map insert showing the general location of the site referenced to major streets, section lines and Alternate Transportation System;
- f. Names, centerlines and right-of-way widths of all streets, alleys and easements;
- g. Location and name of all existing and proposed public or private streets, access easements and rights-of-way within two-hundred (200) feet of the site;
- h. Location of any proposed or existing driveway onto a street or alley and its width at the lot line;
- i. Depictions of all travel lanes, turning movements, vehicle storage areas and tapers, including dimensions, at all driveways;
- j. All improvements to the street system on-site and off site;
- k. Centerline measurements between all existing and proposed driveways within two-hundred (200) feet of the site;
- l. Measurement of curb radius and/or taper;
- m. Location and dimensions of primary vehicular ways in and around the proposed development;
- n. Location of any proposed or existing sidewalk or pathway;
- j. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.

The Site Access and Site Circulation Plan requirements listed above may be incorporated into the required Site Plan.

Director, in its sole discretion, may, in writing, waive or relax any of the Site Access and Site Circulation Plan requirements listed above, which are not necessary to support a thorough review of the project.

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9. Traffic Impact Study (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

A Traffic Impact Study shall be required when a proposed development will meet or exceed the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction). A registered professional engineer shall prepare the Traffic Impact Study. The Traffic Impact Study shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an applicant shall meet with the Staff of the Community Development Department to determine an appropriate scope for the Traffic Impact Study.

10. Statement of Development Build-Out (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Petitioner shall indicate, either on the submitted site plan, overall plan or in writing, a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) project phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate the time frame for build-out of the project.

11. Green Space Provisions (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).

Petitioner shall indicate, either on the submitted landscape plan or in writing, along with any necessary explanatory materials or graphics, a statement of the nature and extent of all existing and proposed green space on the real estate.

K. Transitional Rules.

Any application for Development Plan or Improvement Location Permit which has been filed with the Community Development Department of Westfield – Washington Township and which application is full and complete under the provisions of the Westfield – Washington Township Zoning Ordinance prior to the effective date of this Ordinance shall continue to be processed to completion pursuant to the terms and conditions of the Westfield – Washington Township Zoning Ordinance in effect at the time of making such application.

In the case of a Development Plan subject to these Transitional Rules, substantial completion shall occur within two (2) years of the date of approval by the Plan

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Commission. The Director may, for good cause shown, grant a one-time extension of up to one (1) year in duration to obtain substantial completion. If substantial completion has not occurred within two (2) years of the date of approval, or by the end of the one (1) year extension period if granted by the Director, the developer shall present a Special Request before the Plan Commission for an extension of time in which to achieve substantial completion. If an extension of time is either: not requested; or, denied by either the Director or the Plan Commission, the prior Development Plan approval shall be deemed null and void and any further development of the site shall require the approval of a new Development Plan in compliance with the terms and provisions of the Westfield - Washington Township Zoning Ordinance in effect at the time of filing of the new Development Plan.

Substantial completion shall mean, by way of example, the completion of infrastructure or structural improvements which are essential to: (i) the safe and efficient development of eighty (80) percent or more of the lots in a subdivision; or, (ii) the safe habitability, use or function of a structure.

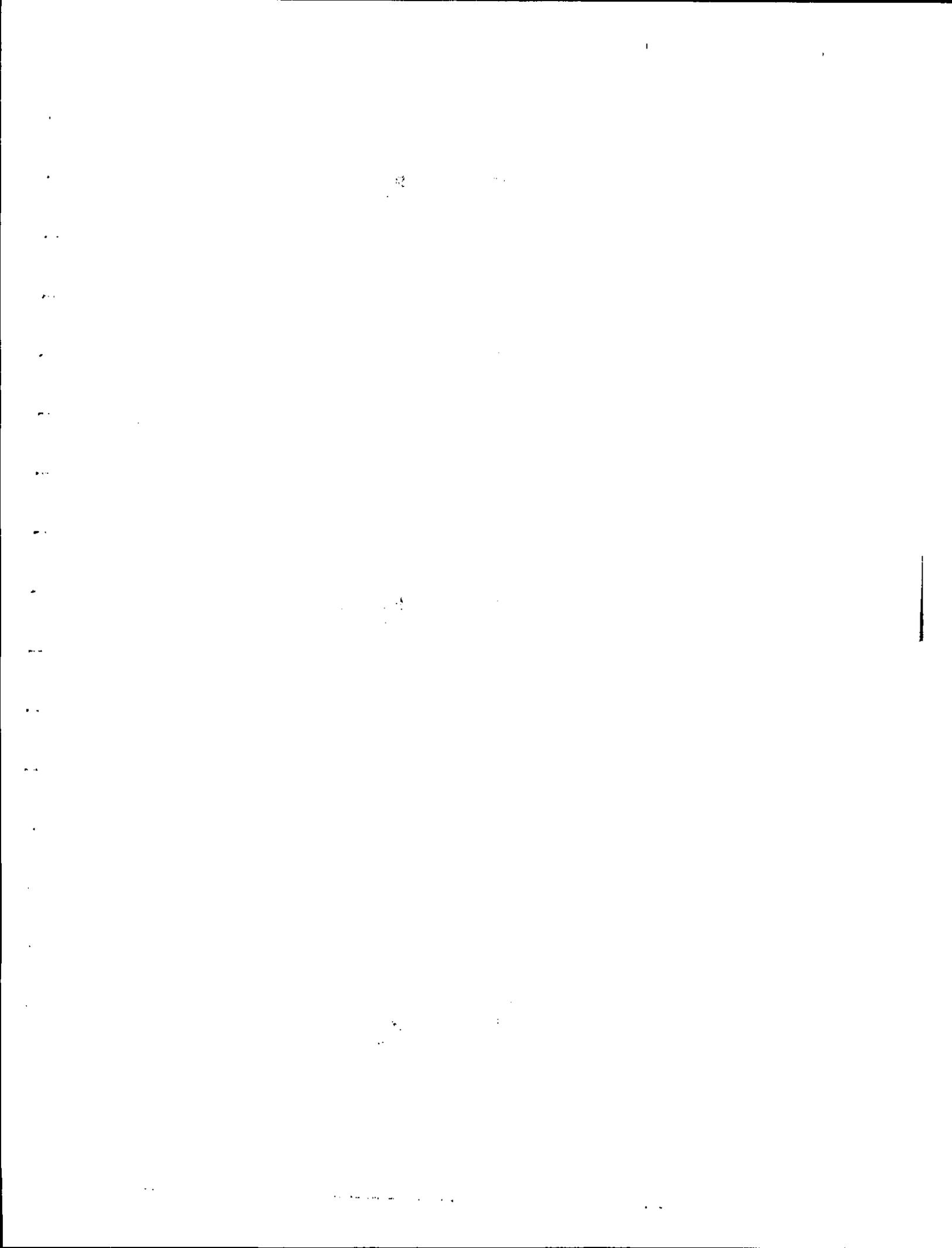


EXHIBIT "5"
LANDSCAPING STANDARDS

Chapter 6. Landscaping Standards

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 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

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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 fourteen (14) 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.

WC 16.06.040 - General Landscape Design Standards

- A. Consultation - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.
- B. Scale and Nature of Landscaping - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.
- C. Clearance - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- D. Materials - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.
- E. Lines of Sight - Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).
- F. Energy Conservation - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.
- G. Noise Reduction - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.
- H. Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- I. Trash and Loading Facilities - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.
- J. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

- K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
- L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

- 1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
- 2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

Land Use	Shade Trees	Ornamental and Evergreen	Shrubs
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Business Districts	10 per acre	10 per acre	25 per acre
Industrial Districts	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

- 3. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
- 4. Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended

- to be aggregate requirements per subdivision section or per multi-family development.
- 5. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
- 6. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

- 1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
- 2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
- 3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
- 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 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. Table 16.06.060-01 sets forth required buffer sizes based on the adjacent zoning districts. If adjacent properties possess mixed land uses, the highest intensity of use shall determine required buffer yard size.

**Table 16.06.060 - 01 : Minimum Required Buffer Yard
Adjoining Districts**

Proposed Districts	Adjoining Districts	
	Residential	Non-Residential
Residential	20* Feet	40* Feet
Non-Residential	40* Feet	15* Feet

* If all or any part of a required buffer yard has been provided on adjacent properties, proposed uses shall only be required to provide the amount of buffer yard not provided on adjacent property.

- 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.
- 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 in 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 species 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
<i>Acer platanoides</i> Norway Maple	N	30' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to establish turfgrass or grove covers underneath. Maples to produce surface roots.
<i>Acer Rubrum</i> 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"
<i>Acer Saccharum</i> 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.
<i>Catalpa Speciosa</i> 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.
<i>Celtis laevigata</i> 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 <i>C. occidentalis</i> . Adapted to wet sites.
<i>Celtis occidentalis</i> 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
<i>Cercidiphyllum japonicum</i> 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.
<i>Chamaecyparis pisifera</i> Sawara False Cypress	Y	10' to 20'	Slow To Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from wind.
<i>Fagus spp.</i> Beech	N	35' to 45'	Slow	Dense to Moderate	Rounded	Full sun	Moderate	Intolerant of soil disturbance and compaction.
<i>Fraxinus americana</i> 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.
<i>Fraxinus Quadrangulata</i> Blue Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns clear yellow in autumn.
<i>Fraxinus pennsylvanica</i> Green Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns clear yellow in autumn.
<i>Ginkgo biloba</i> Ginkgo or Maidenhair Tree	N	30' to 50'	Slow	Moderate	Pyramidal To Rounded	Full sun	Moderate	Beautiful yellow fall color. Select only male cultivars.
<i>Gleditsia triacanthos</i> Honeylocust	N	30' to 40'	Fast	Light	Oval	Full sun	Moderate	Light shade of small leaves enables grass to grow beneath.
<i>Gymnocladus dioica</i> Kentucky coffeetree	N	40' to 50'	Moderate	Moderate	Oval	Full sun	Moderate	Attractive bark. Better for large scale situations because of fruit litter.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Larix spp.</i> Larch	N	25' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate	Needle-like foliage turns yellow and falls off in autumn. Susceptible to pests.
<i>Liquidambar styraciflua</i> 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.
<i>Liriodendron tulipifera</i> 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.
<i>Nyssa sylvatica</i> 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.
<i>Picea abies</i> Norway Spruce	Y	25' to 30'	Fast	Dense	Pyramidal	Full sun	Moderate	
<i>Platanus occidentalis</i> 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.
<i>Pseudotsuga menziesii</i> Douglas Fir	Y	12' to 20'	Moderate	Very Dense	Pyramidal	Full sun	Moderate	
<i>Quercus alba</i> 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
<i>Quercus imbricaria</i> Shingle Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
<i>Quercus macrocarpa</i> Bur Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	Huge tree at maturity.
<i>Quercus montana</i> Chestnut Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
<i>Taxodium distichum</i> Baldcypress	N	20' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate to Dry	
<i>Tilia americana</i> Basswood or American Linden	N	40' to 60'	Moderate	Dense	Oval	Full sun	Moderate	Sometimes infested with aphids which drop sap on c
<i>Tilia tomentosa</i> Silver Linden	N	30' to 50'	Moderate	Dense	Oval to Rounded	Full sun	Moderate	
<i>Zelkova serrata</i> Japanese zelkova	N	40' to 70'	Moderate	Moderate	Vase- shaped	Full sun	Moderate	

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Abies concolor</i> 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.
<i>Acer campestre</i> Hedge Maple	N	25' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
<i>Aesculus x carnea</i> Red Horse Chestnut	N	30' to 40'	Moderate	Dense	Rounded	Full sun	Moderate	Dark green foliage with pink/red flowers in late spring
<i>Aesculus glabra</i> 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.
<i>Aesculus hippocastanum</i> 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

<i>Betula nigra</i> 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
<i>Carpinus betulus</i> European hornbeam	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage
<i>Carpinus caroliniana</i> American hornbeam or Ironwood	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage
<i>Chamaecyparis lawsoniana</i> 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
<i>Chamaecyparis obtusa</i> Hinoki False Cypress	Y	10' to 20'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping wind
<i>Chionanthus virginicus</i> Fringetree	N	12' to 20'	Slow	Moderate	Spreading	Partial shade to full sun	Wet to moderate	White, fringe-like flowers in spring.
<i>Cladrasis lutea</i> (<i>kentukea</i>) Yellowwood	N	40' to 50'	Moderate	Dense	Vase- shaped	Full sun	Moderate	White, fragrant flowers in June.

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<i>Diospyros virginiana</i> Common Persimmon	N	20' to 30'	Slow to Moderate	Dense	Oval	Full sun	Moderate	Fruits edible but messy.
<i>Koelreuteria paniculata</i> Golden Rain Tree	N	30' to 40'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Yellow flowers in 8-14" clusters in summer.
<i>Maackia amurensis</i> Amur maackia	N	20' to 30'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Shiny copper brown bark, peeling with maturity.
<i>Ostrya virginiana</i> 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.
<i>Phellodendron amurense</i> Amur Corktree	N	30' to 45'	Moderate	Moderate	Spreading to Irregular	Full sun	Moderate	Attractive "corky" bark. Open picturesque branching habit.
<i>Picea omorika</i> 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
<i>Picea pungens</i> Colorado Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Gray-green to blue-green foliage.
<i>Pinus sylvestris</i> Scotch Pine	Y	30' to 40'	Moderate	Moderate	Pyramidal	Full sun	Moderate	
<i>Pyrus Calleryana</i> Callery Pear	N	20' to 35'	Fast	Dense	Oval	Full sun	Moderate	Avoid "Bradford" due to structural flaws. Consider "Aristocrat" or "Cleveland"
<i>Sophora japonica</i> Japanese Pagoda or Chinese Scholar	N	40' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	
<i>Tsuga canadensis</i> Canada hemlock	Y	25' to 35'	Moderate	Very Dense	Pyramidal	Partial shade to full sun	Moderate	Protect from sweeping winds.
<i>Ulmus parvifolia</i> Lacebark Elm	N	40'	Moderate	Moderate	Rounded	Full sun	Moderate	Beautiful mottled bark.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Acer ginnala</i> Amur Maple	N	15' to 25'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	Single stem or clump. Fragr spring flowers. Scarlet fall foliage.
<i>Acer palmatum</i> Japanese Maple	N	15' to 25'	Slow	Dense	Rounded to Spreading	Partial shade to Full sun	Moderate	Protect from full sun and wi
<i>Acer Tataricum</i> Tatarian Maple	N	30' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
<i>Alnus glutinosa</i> European or Black Alder	N	20' to 30'	Moderate	Dense	Oval to Pyramidal	Full sun	Wet to Moderate	
<i>Amelanchier sp.</i> Serviceberry, Juneberry or Shadblow	N	15' to 30'	Moderate	Moderate	Rounded to Spreading	Full sun to partial shade	Moderate	Single stem or clump. Orang to red fall foliage.
<i>Cercis canadensis</i> 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.
<i>Cornus florida</i> 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
<i>Cotinus coggygria</i> Smoke Tree	N	10' to 15'	Slow	Dense	Rounded	Full sun	Moderate	Red to purple fall foliage. Weak-wooded. Plant where protected from wind.
<i>Crataegus crus-galli</i> Cockspur Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded to Spreading	Full sun	Moderate to Dry	Thorns may present a hazard
<i>Crataegus phaenopyrum</i> Washington Hawthorn	N	20' to 25'	Slow	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard
<i>Crataegus viridis</i> Green Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard
<i>Magnolia x loebneri</i> Loebner Magnolia	N	25' to 35'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.
<i>Magnolia x soulangiana</i> Saucer Magnolia	N	20' to 30'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white to pink flowers in spring.
<i>Magnolia stellata</i> Star Magnolia	N	10' to 15'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Malus cultivars</i> Crabapple	N	15' to 25'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Choose disease-resistant varieties.
<i>Malus sargentii</i> Sargent Crabapple	N	6' to 8'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Very small tree. Height rarely exceeds 8'.
<i>Prunus x bitreiana</i> Purple-leaved Plum	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles and other pests.
<i>Prunus serrulata</i> Japanese Flowering Cherry	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles, borers, and other diseases.
<i>Syringa reticulata</i> 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
<i>Hamamelis</i> spp. And cultivars Witchhazel	N	15' to 20'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Unusual flowers in February to October. Orange to scarlet foliage.
<i>Viburnum lantana</i> 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.
<i>Viburnum prunifolium</i> 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.
<i>Viburnum steiboldii</i> 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.
<i>Juniperus communis</i> Common Juniper	Y	8' to 12'	Slow	Very Dense	Spreading to Columnar	Full sun	Moderate to Dry	
<i>Juniperus scopulorum</i> Rocky Mountain Juniper or Western Red Cedar	Y	8' to 15'	Slow	Dense	Pyramidal	Full sun	Moderate to Dry	
<i>Lindera benzoin</i> 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.
<i>Taxus cuspidata</i> Japanese Yew	Y	15' to 50'	Slow	Very Dense	Pyramidal to Rounded	Partial Shade	Moderate	
<i>Taxus x media</i> Anglo-Japanese Yew	Y	15' to 30'	Slow	Very Dense	Rounded to Spreading	Partial Shade	Moderate	

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Shrubs (Over 13 Feet Tall)

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

Medium Shrubs (6 1/2 to 12 Feet Tall)		Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Scientific Name	Evergreen?							
<i>Acanthopanax sieboldianus</i> 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.
<i>Calycanthus floridus</i> 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.
<i>Cornus alba</i> Tatarian Dogwood	N	5' to 10'	Fast	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May-June.
<i>Cornus mas</i> Cornelian Cherry	N	15' to 20'	Slow	Dense	Rounded	Full sun	Moderate	Small yellow flowers February-March. Large red berries.
<i>Cornus racemosa</i> 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.
<i>Cornus sericea</i> 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.
<i>Elaeagnus umbellata</i> 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.
<i>Euonymus alatus</i> 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.
<i>Forsythia x intermedia</i> Border Forsythia	N	10' to 12'	Fast	Moderate	Upright to Spreading	Partial shade to full sun	Moderate	Yellow flowers in spring.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Hamamelis vernalis</i> Vernal Witchhazel	N	8' to 12'	Moderate	Moderate	Rounded to Spreading	Partial Shade to full sun	Moderate	Yellow-red flowers February. Yellow fall foliage.
<i>Hibiscus syriacus</i> Rose-of-Sharon	N	8' to 15'	Moderate	Moderate	Upright	Full sun	Moderate	Susceptible to Japanese beet and other diseases.
<i>Hydrangea quercifolia</i> 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.
<i>Ilex verticillata</i> 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 fru
<i>Kolkwitzia amabilis</i> Beautybush	N	9' to 12'	Moderate to Fast	Dense	Upright to Rounded	Full sun	Moderate	Pink flowers May-June. Pinkish brown fruit.
<i>Philadelphus coronarius</i> Sweet Mockorange	N	10' to 12'	Fast	Dense	Rounded	Partial shade to full sun	Moderate	White, extremely fragrant flowers May-June.
<i>Prunus x cistena</i> Purpleleaf Sand Cherry	N	10' to 15'	Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles.
<i>Spiraea prunifolia</i> Bridalwreath Spiraea	N	6' to 8'	Fast	Moderate	Upright to Spreading	Full sun	Moderate	White flowers in early summer.
<i>Syringa vulgaris</i> 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
<i>Viburnum x burkwoodii</i> 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.
<i>Viburnum dentatum</i> 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.
<i>Viburnum dilatatum</i> 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.
<i>Viburnum farreri</i> Fragrant Viburnum	N	8' to 12'	Moderate	Dense	Upright to Irregular	Full sun	Moderate	White, fragrant flowers April Yellow fruit.
<i>Viburnum x juddii</i> Judd Viburnum	N	6' to 8'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
<i>Viburnum opulus</i> European Cranberry Bush	N	10' to 15'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
<i>Viburnum plicatum</i> Doublefile Viburnum	N	9' to 12'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers in spring. Red black fruit. Purple red fall foliage.
<i>Viburnum x rhtidophylloides</i> 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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Abelia x grandiflora</i> Glossy Abelia	N	3' to 4'	Moderate	Moderate	Rounded	Partial shade to full sun	Moderate	"Sherwood" is a serviceable dwarf cultivar. White flowers July-October.
<i>Abeliophyllum distichum</i> White Forsythia	N	3' to 4'	Moderate	Moderate	Rounded to Irregular	Partial shade to full sun	Moderate	White flowers March-April.
<i>Berberis thunbergii</i> Japanese Barberry	N	4' to 7'	Moderate	Moderate	Rounded to Spreading	Full sun	Moderate	Good barrier plant; however, thorniness makes clean up difficult. Traps leaves and litter.
<i>Buddleia davidii</i> Orange-eye Butterfly Bush	N	5' to 10'	Fast	Moderate	Upright to Spreading	Partial shade to full sun	Moderate	May be killed to the ground during very cold winters. It will, however, return in the spring.
<i>Callicarpa japonica</i> Japanese Beautyberry	N	4' to 6'	Fast	Moderate	Rounded to Spreading	Partial shade to full sun	Moderate	Pink-white flowers July. Vio fruit. <i>C. americana</i> is native species.
<i>Caryopteris x clandonensis</i> Bluebeard	N	3' to 5'	Fast	Moderate	Rounded	Full sun	Moderate to Dry	May be susceptible to winter dieback in severe winters. Blue flowers late summer.
<i>Chaenomeles speciosa</i> Flowering Quince	N	3' to 5'	Fast	Moderate	Rounded to Spreading	Full sun	Moderate	White, pink, or scarlet flowers early spring. Large yellow-green fruit.
<i>Daphne x burkwoodii</i> Burkwood Daphne	Y	2' to 4'	Slow	Dense	Rounded	Partial shade to full sun	Moderate to Dry	"Carol Mackie" is variegated with pink flowers in May.

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Deutzia Gracilis</i> Slender deutzia	N	5' to 7'	Slow to Medium	Dense	Rounded	Partial shade to full sun	Moderate	Pure white flowers May-June. Burgundy fall foliage.
<i>Ilex x meserveae</i> Meserveae Holly	Y	5' to 15'	Moderate	Dense	Rounded to Upright	Partial shade to full sun	Moderate	Bluish green foliage. Red fruit on female plants.
<i>Kerria japonica</i> Japanese Kerria	N	6' to 9'	Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Yellow flowers May. Yellow- green stems.
<i>Ligustrum obtusifolium</i> Border Privet	N	5' to 8'	Fast	Dense	Spreading	Partial shade to full sun	Moderate	White flowers April. Small blue-black fruit. Purplish fall foliage.
<i>Ligustrum x vicaryi</i> Golden Privet	N	5' to 8'	Fast	Dense	Spreading	Partial shade to full sun	Moderate	White flowers April. Small blue-black fruit. Purplish fall foliage.
<i>Myrica pennsylvanica</i> Bayberry	N	5' to 12'	Moderate	Dense	Upright to Rounded	Partial shade to Full Sun	Moderate to Dry	Tolerates road salt.
<i>Picea glauca 'conica'</i> Dwarf Alberta Spruce	Y	3' to 5'	Slow	Very Dense	Pyramidal	Full sun	Moderate	
<i>Pinus mugo</i> Mugho Pine	Y	4' to 6'	Slow	Very Dense	Rounded to Spreading	Full sun	Moderate to Dry	Susceptible to mites and scale
<i>Prunus glandulosa</i> Dwarf Flowering Almond	N	2' to 5'	Moderate	Open to Dense	Rounded	Full sun	Moderate to Dry	Pink flowers early spring.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Rhododendron</i> PJM hybrids PJM Rhododendrons	Y	3' to 5'	Moderate	Moderate	Rounded	Partial shade	Moderate	Scarlet-purple flowers in A
<i>Rhodotypos</i> <i>scandens</i> Jetbead	N	4' to 9'	Moderate to Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers in spring. B fruit.
<i>Rhus aromatica</i> 'Gro Lo' Gro Lo Fragrant Sumac	N	6' to 10'	Slow to Moderate	Dense	Spreading to Irregular	Full sun	Moderate	Reliably low growing and maintenance free. Bronze- orange purple fall foliage.
<i>Syringa patula</i> Miss Kim Lilac	N	8' to 12'	Moderate	Dense	Rounded to Upright	Full sun	Moderate	Fragrant lilac flowers May- June. Mauve-purple fall foliage.
<i>Taxus canadensis</i> Canada Yews	Y	3' to 5'	Slow	Dense	Rounded to Spreading	Partial shade to Full Sun	Moderate	
<i>Thuja occidentalis</i> "Woodwardi" Globe Arborvitae	Y	3' to 5'	Slow	Dense	Rounded	Full sun to Partial Shade	Moderate	
<i>Viburnum opulus</i> "Nanum" Dwarf Cranberrybush	N	3' to 5'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	White flowers May. Red fruit.

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Vitex agnus-castus</i> Chaste Tree	N	3' to 5'	Fast	Moderate	Upright	Partial shade to full sun	Moderate	Grows tree-sized in the south. In our winter, however, keep as a plant shrub-sized. Large, fragrant, lilac flowers in summer.
<i>Weigela florida</i> 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 to June. Needs pruning to remain attractive.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Bucus microphylla</i> Littleleaf Boxwood	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	
<i>Chamaecyparis obtusa</i> "Nana" Hinoki False Cypress	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	Protect from the wind.
<i>Cotoneaster apiculatus</i> 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.
<i>Cotoneaster horizontalis</i> 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.
<i>Fothergilla gardenii</i> 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.
<i>Ilex glabra</i> "Compacta" Compact Inkberry Holly	Y	4' to 6'	Slow	Very Dense	Spreading	Partial shade to full sun	Moderate	
<i>Juniperus chinensis</i> "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
<i>Juniperus chinensis</i> "San Jose" San Jose Juniper	Y	6' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	
<i>Juniperus communis</i> Common Juniper	Y	4' to 6'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	
<i>Juniperus conferta</i> Shore Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Salt tolerant
<i>Juniperus procumbens</i> Japanese Garden Juniper	Y	10' to 15'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Greenmound" "Nana" "Variegata"
<i>Juniperus sabina</i> Savin Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Arcadia" "Broadmoor" "Skandia" "Tamariscifolia"
<i>Potentilla fruticosa</i> Bush Cinquefoil	N	2' to 5'	Slow	Moderate	Upright to Rounded	Full sun	Moderate	Cultivars: "Abbotswood" "Goldfinger" "Moonlight" "Primrose Beauty" "Red Ace" "Tangerine"
<i>Spiraea x bumalda</i> "Anthony Waterer" Anthony Waterer Spiraea	N	4' to 5'	Fast	Moderate	Rounded	Full sun	Moderate	Pink flowers June-August. Yellowish fall foliage.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Symphoricarpos x chenaultii</i> Chenault Coralberry	N	3' to 6'	Fast	Moderate	Rounded to Spreading	Partial shade to full sun	Moderate	Pinkish-white flowers June- July. Pink fruit.
<i>Taxus baccata</i> "Repandens" Dwarf English Yew	Y	10' to 12'	Slow	Very Dense	Spreading	Partial shade	Moderate	
<i>Tsuga canadensis</i> dwarf cultivars Dwarf Canada Hemlock	Y	5' to 8'	Slow	Dense	Spreading	Partial shade	Moderate	Cultivars: "Nana" "Brandley"
<i>Yucca filamentosa</i> 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
<i>Aegopodium podagraria</i> Bishop's Weed or Gout Weed	N	2' to 4'	Fast	Dense	Spreading	Full sun to full shade	Moderate to dry	Invasive, use on difficult sites where nothing else will grow
<i>Ajuga</i> Bugleweed	Y	6'+	Moderate to Fast	Dense	Spreading	Full to partial shade	Moderate	Invasive
<i>Arundinaria variegata</i> Dwarf Whitestripe Bamboo or Gardener's Garters	N	3' to 6'	Fast	Dense	Upright to Spreading	Full sun to full shade	Moderate	
<i>Comptonia peregrina</i> Sweet Fern	N	4' to 8'	Slow to Moderate	Moderate	Spreading	Partial shade to full sun	Moderate	Prefers slightly acid soils. Small shrub to 3' tall.
<i>Convallaria majalis</i> Lily of the Valley	N	2" to 4'	Moderate	Moderate	Spreading	Full to partial shade	Wet to Moderate	All parts of this plant are poisonous.
<i>Cotoneaster dammeri</i> Bearberry Cotoneaster	N	4' to 6'	Fast	Moderate	Spreading	Full sun	Moderate	Small, pinkish white flower Red fruit.
<i>Eptimedium</i> hybrids, cultivars and species Barrenwort	N	2' to 5'	Fast	Dense	Spreading	Full to partial shade	Moderate	
<i>Gallium odoratum</i> Sweet Woodruff	N	3' to 5'	Fast	Dense	Spreading	Full shade	Moderate	

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Ground Covers (Less Than 1½ Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Hedera helix</i> "Thorndale" Baltic or Thorndale English Ivy	Y	3' to 7'	Fast	Dense	Spreading	Partial shade to full shade	Moderate	
<i>Hosta spp and cultivars</i> Plantain Lily	N	1' to 5'	Fast	Moderate	Spreading	Partial Shade	Moderate	
<i>Hypericum calycinum</i> 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.
<i>Juniperus horizontalis</i> 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"
<i>Liriope spicata</i> Creeping Lilyturf of Liriope	Y	1' to 3'	Fast	Dense	Spreading	Full shade to full sun	Moderate	Purplish-white flowers.
<i>Pachysandra terminalis</i> Japanese Spurge	Y	1' to 3'	Slow	Dense	Spreading	Full to partial shade	Moderate	White flowers in spring.
<i>Rosa Wichuralana</i> Memorial Rose	N	3' to 7'	Fast	Dense	Spreading	Full sun	Moderate	
<i>Vinca minor</i> 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
<i>Actinidia arguta</i> Bower Actinidia	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	
<i>Akebia quinata</i> Fiveleaf Akebia	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	
<i>Campsis radicans</i> Trumpet Creeper or Trumpetvine	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large scale situation: where there is plenty of room for this plant to grow.
<i>Celastrus scandens</i> American Bittersweet	N		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situation: where there is plenty of room for this plant to grow.
<i>Clematis</i> 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.
<i>Hedera helix</i> English Ivy	Y		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	
<i>Hydrangea anomala</i> Climbing Hydrangea	N		Slow to Moderate	Moderate	Climbing Vine	Full shade to full sun	Moderate	White flowers in summer.
<i>Lonicera</i> Spp., hybrids and cultivars Vine Honeysuckle	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	All Loniceras are very invasive.
<i>Parthenocissus quinquefolia</i> 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.
<i>Parthenocissus tricuspidata</i> 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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Polygonum aubertii</i> China or silver Fleecovine	N		Fast	Dense	Climbing Vine	Full sun	Moderate to dry	
<i>Wisteria</i> 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.

16.06.080 - 02 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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Plant Uses in the Landscape

Large Trees (Over 40 Feet Tall)		Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Acer platanoides</i> Norway Maple				4	4		4	4	4
<i>Acer rubrum</i> Red or Swamp Maple				4	4		4	4	4
<i>Acer saccharum</i> Sugar Maple				4			4	4	4
<i>Catalpa speciosa</i> Northern Catalpa								4	4
<i>Celtis occidentalis</i> Common Hackberry				4	4			4	4
<i>Celtis laevigata</i> Sugar Hackberry				4	4			4	4
<i>Cercidiphyllum japonicum</i> Katsura Tree				4	4				4
<i>Chamaecyparis pisifera</i> Sawara False Cypress			4					4	4
<i>Fagus</i> spp. Beech							4	4	4
<i>Fraxinus</i> spp. Ash				4	4		4	4	4
<i>Ginkgo biloba</i> Ginkgo or Maidenhair Tree				4	4		4	4	4
<i>Gleditsia triacanthos</i> Honeylocust				4	4		4	4	4

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
<i>Gymnocladus dioica</i> Kentucky Coffeetree			4	4			4	4
<i>Larix</i> spp. Larch			4	4			4	4
<i>Liquidambar styraciflua</i> Sweet Gum							4	4
<i>Nyssa sylvatica</i> Sour Gum or Black Gum			4	4			4	4
<i>Picea abies</i> Norway Spruce		4					4	4
<i>Platanus occidentalis</i> Planetree or Sycamore								4
<i>Pseudotsuga menziesii</i> Douglas Fir		4					4	4
<i>Quercus</i> spp. Oak								4
<i>Taxodium distichum</i> Bald Cypress		4				4	4	4
<i>Tilia</i> spp. Linden						4		4
<i>Zelkova serrata</i> Japanese Zelkova			4	4		4	4	4
			4	4		4	4	4

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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
<i>Abies concolor</i> White Fir		4						4
<i>Acer campestre</i> Hedge Maple		4	4		4	4	4	4
<i>Aesculus x carnea</i> Red Horse Chestnut			4	4		4	4	4
<i>Aesculus glabra</i> Ohio Buckeye					4		4	4
<i>Aesculus hippocastanum</i> Common Horse chestnut			4	4		4	4	4
<i>Betula</i> Birch			4					4
<i>Carpinus betulus</i> European Hornbeam			4	4		4	4	4
<i>Carpinus caroliniana</i> American Hornbeam or Ironwood			4		4		4	4
<i>Chamaecyparis lawsoniana</i> Lawson False Cypress		4				4		4
<i>Chamaecyparis obtusa</i> Hinoko False Cypress		4						4
<i>Chionanthus virginicus</i> Fringetree			4		4		4	4
<i>Cladrastis lutea</i> Yellowwood			4				4	4

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
<i>Diospyros virginiana</i> Common Persimmon							4	4
<i>Koelreuteria paniculata</i> Golden Rain Tree			4		4		4	4
<i>Maackia amurensis</i> Amur Maackia			4			4	4	4
<i>Ostrya virginiana</i> Hop Hornbeam or Ironwood			4	4			4	4
<i>Phellodendron amurense</i> Amur Corktree			4		4		4	4
<i>Picea armarika</i> Serbian Spruce		4						4
<i>Picea Pungens</i> Colorado Spruce		4						4
<i>Pinus sylvestris</i> Scotch Pine		4						4
<i>Pyrus calleryana</i> Callery Pear			4	4		4	4	4
<i>Sophora japonica</i> Japanese Pagoda or Chinese Scholar Tree			4	4			4	4
<i>Tsuga canadensis</i> Canada Hemlock		4						4
<i>Ulmus parvifolia</i> Chinese Elm			4	4		4	4	4

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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
<i>Acer ginnala</i> Amur Maple			4	4	4			4
<i>Acer palmatum</i> Japanese Maple								4
<i>Acer tataricum</i> Tatarian Maple			4	4	4	4		4
<i>Alnus glutinosa</i> European or Black Alder			4	4			4	4
<i>Amenlanbier</i> Serviceberry, Juneberry or Shadbrow			4					4
<i>Cercis canadensis</i> Eastern Redbud					4			4
<i>Cornus florida</i> Flowering Dogwood					4			4
<i>Cotinus coggygria</i> Smoke Tree					4			4
<i>Crataegus crus-galli</i> Cockspur Hawthorn		4			4			4
<i>Crataegus phaenopyrum</i> Washington Hawthorn			4		4			4
<i>Crataegus viridis</i> Green Hawthorn			4	4	4			4

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
<i>Magnolia X loebneri</i> Lebner Magnolia								4
<i>Magnolia X soulangiana</i> Saucer Magnolia					4			4
<i>Magnolia stellata</i> Star Magnolia					4			4
<i>Malus cultivars</i> Crabapple					4			4
<i>Malus sargentii</i> Sargent Crabapple					4			4
<i>Prunus x bitreana</i> Purple-leaved Plum		4	4		4			
<i>Prunus serrulata</i> Japanese Flowering Cherry			4		4			4
<i>Syringa reticulata</i> Japanese Tree Lilac			4	4	4	4		4

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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
<i>Hamamelis</i> Witchhazel		4	4		4			4
<i>Juniperus scopulorum</i> Rocky Mountain Juniper		4	4		4			
<i>Juniperus communis</i> Common Juniper		4	4	4	4			
<i>Lindera benzoin</i> Spiccbush		4	4		4			
<i>Taxus cuspidata</i> Japanese Yew		4	4	4				
<i>Taxus x media</i> Anglo-Japanese Yew		4	4	4				
<i>Thuja occidentalis</i> American or Eastern Arborvitae, White Cedar		4	4					
<i>Viburnum lentana</i> Wayfaring Tree		4	4		4	4		
<i>Viburnum prunifolium</i> Black Haw		4	4		4	4		
<i>Viburnum sieboldii</i> Siebold Viburnum		4	4		4			

Medium Shrubs (6 1/2 to 12 Feet Tall)		Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Acanthopanax sieboldianus</i>	Fiveleaf Aralia		4	4	4	4			4
<i>Calycanthus floridus</i>	Carolina allspice		4	4		4			
<i>Cornus alba</i>	Tatarian Dogwood		4	4		4			4
<i>Cornus mas</i>	Comelian Cherry		4	4		4			
<i>Cornus sericea</i>	Red Osier Dogwood	4		4		4			
<i>Elaeagnus umbellata</i>	Autumn Olive		4	4		4			4
<i>Forsythia x intermedia</i>	Border Forsythia	4		4		4			4
<i>Hamamelis vernalis</i>	Vernal Witchhazel		4	4		4			
<i>Hibiscus syriacus</i>	Rose-of-Sharon		4	4		4			4
<i>Hydrangea quercifolia</i>	Oak Leaf Hydrangea	4		4		4	4		
<i>Ilex verticillata</i>	Winterberry		4	4	4	4			4
<i>Kolkwitzia amabilis</i>	Beautybush		4	4		4			4
<i>Philadelphus</i>	Mockorange		4	4		4			
<i>Prunus x cistena</i>	Purpleleaf Sand Cherry		4	4	4	4	4		

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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
<i>Spirea prunifolia</i> Bridalwreath Spirea	4		4		4			4
<i>Syringa</i> Lilac		4	4		4			4
<i>Viburnum x burkwoodii</i> Burkwood Viburnum	4		4	4	4			4
<i>Viburnum dentatum</i> Arrowwood	4		4	4	4			
<i>Viburnum dilatatum</i> Linden Viburnum	4		4	4	4			
<i>Viburnum opulus</i> European Cranberrybush		4	4		4			
<i>Viburnum plicatum</i> Doublefile Viburnum		4	4		4			4
<i>Viburnum x rhytidophylloides</i> Lantanaphyllum Viburnum		4	4		4			
<i>Abelia x grandiflora</i> Glossy Abelia	4		4	4	4			4
<i>Prunus x cistena</i> Purpleleaf Sand Cherry			4		4			

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
<i>Berberis thunbergii</i> Japanese Barberry	4		4	4	4			
<i>Buddleia davidii</i> Orange-Eye Butterfly Bush	4				4			4
<i>Chaenomeles speciosa</i> Flowering Quince	4		4	4	4			
<i>Deutzia gracilis</i> Slender Deutzia	4		4	4	4			4
<i>Euonymus alata</i> <i>compactus</i> Dwarf Burning Bush	4		4	4	4			
<i>Ilex x meserveae</i> Meserveae Holly	4		4	4	4			4
<i>Kerria japonica</i> Japanese Kerria	4		4	4	4			
<i>Ligustrum obtusifolium</i> Border privet	4		4	4	4			
<i>Ligustrum x vicaryi</i> Golden Privet	4		4		4			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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
<i>Myrica pensylvanica</i> Bayberry	4		4	4	4			
<i>Picea glauca</i> "conica" Dwarf Alberta Spruce					4			4
<i>Pinus mugos</i> Mugho Pine	4		4	4	4			
<i>Prunus glandulosa</i> Dwarf Flowering Almond					4			
<i>Rhododendron</i> PJM <i>hybrids</i> PJM Rhododendrons			4		4			4
<i>Rhus aromatica</i> Gro-Lo Gro-Lo Fragrant Sumac	4		4		4			
<i>Syringa patula</i> Miss Kim Lilac	4		4		4			
<i>Taxus</i> Yews	4	4	4	4	4			
<i>Thuja occidentalis</i> "Woodwardii" Globe Arborvitae	4		4		4			
<i>Viburnum opulus</i> "Nanum" Dwarf Cranberrybush	4		4	4	4			
<i>Vitis agnus-castus</i> Chaste Tree			4		4			4

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
<i>Buxus microphylla</i> Littleleaf Boxwood	4		4	4	4			
<i>Chamaecyparis obtusa</i> Dwarf Cultivars	4		4	4	4			4
<i>Chamaecyparis pisifera</i> Dwarf cultivars	4		4	4	4			4
<i>Cotoneaster apiculatus</i> Cranberry Cotoneaster			4	4	4			
<i>Cotoneaster horizontalis</i> Rockspray Cotoneaster			4	4	4			
<i>Deutzia gracilis</i> Slender Deutzia	4		4	4	4			
<i>Fothergilla gardenii</i> Dwarf Fothergilla			4	4	4			4
<i>Hemerocallis</i> cultivars Daylily			4	4	4			
<i>Ilex glabra</i> "compacta" Compact holly	4		4	4	4			
<i>Juniperus chinensis</i> Nick's Compact Juniper	4		4	4	4			
<i>Juniperus chinensis</i> "San Jose" San Jose Juniper			4	4	4			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (1 1/2 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
<i>Juniperus communis</i> Common Juniper			4	4	4			
<i>Juniperus conferta</i> Shore Juniper			4	4	4			
<i>Juniperus procumbens</i> Japanese Garden Juniper			4	4	4			
<i>Juniperus sabina</i> "Broadmoor" Savin Juniper	4		4	4	4			
<i>Polygonum cuspidatum</i> Low Japanese Fleece Flower					4			
<i>Potentilla fruticosa</i> Bush Cinquefoil	4		4	4	4			
<i>Rosa-floribundai</i> Floribunda Roses			4	4	4			
<i>Spiraea x bumalda</i> "Anthony Waterer" Anthony Waterer Spirea			4	4	4			
<i>Symphoricarpos x chenaultii</i> Chenault Coralberry	4		4	4	4			
<i>Taxus baccata</i> Dwarf English Yew	4		4	4	4			
<i>Tsuga canadensis</i> Dwarf Canada Hemlock	4		4	4	4			4
<i>Yucca filamentosa</i> Yucca or Adam's Needle			4	4	4			4

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
<i>Actinidia arguta</i> Bower Actinidia		4						
<i>Akebia quintata</i> Fiveleaf Akebia		4						
<i>Campsis radicans</i> Trumpet Creeper or Trumpetvine		4						
<i>Celastrus scandens</i> American Bittersweet		4						
<i>Clematis</i> Clematis		4						
<i>Hedera helix</i> English Ivy		4						
<i>Hydrangea anomala</i> Climbing Hydrangea		4						
<i>Lonicera</i> Vine Honeysuckle		4						
<i>Parthenocissus</i> <i>quinquefolia</i> Virginia Creeper		4						
<i>Parthenocissus</i> <i>tricuspidata</i> Boston Ivy		4						

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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
<i>Polygonum aubertii</i> China or Silver Fleecyvine		4						
<i>Rosa wichuraiana</i> Memorial Rose		4						
<i>Wisteria</i> Japanese or Chinese Wisteria		4						

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
<i>Aegopodium podagraria</i> Bishops weed or Gout weed			4	4	4			
<i>Ajuga</i> Carpet Bugle/Bugleweed			4	4	4			
<i>Arundinaria variegata</i> Dwarf Whitestripe Bamboo			4		4			
<i>Comptonia peregrina</i> Sweet Fern			4		4			
<i>Convallaria majalis</i> Lily of the Valley			4		4			
<i>Cotoneaster dammeri</i> Bearberry cotoneaster			4	4	4			
<i>Epimedium</i> Barnwort			4		4			
<i>Gallium odoratum</i> Sweet Woodruff			4		4			
<i>Hedera helix</i> "Thorndale" Baltic or Thorndale English Ivy			4	4	4			
<i>Hostas</i> Plantain Lily			4		4			
<i>Hypericum calycinum</i> Aaronsbeard St. John's Wort			4	4	4			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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
<i>Juniperus horizontalis</i> Blue Rug Juniper			4	4	4			
<i>Liriope spicata</i> Creeping Lilyturf or Liriope			4	4	4			
<i>Pachysandra terminalis</i> Japanese Spurge			4		4			
<i>Rosa Wichuriana</i> Memorial Rose			4	4	4			
<i>Vinca minor</i> Common Periwinkle			4		4			

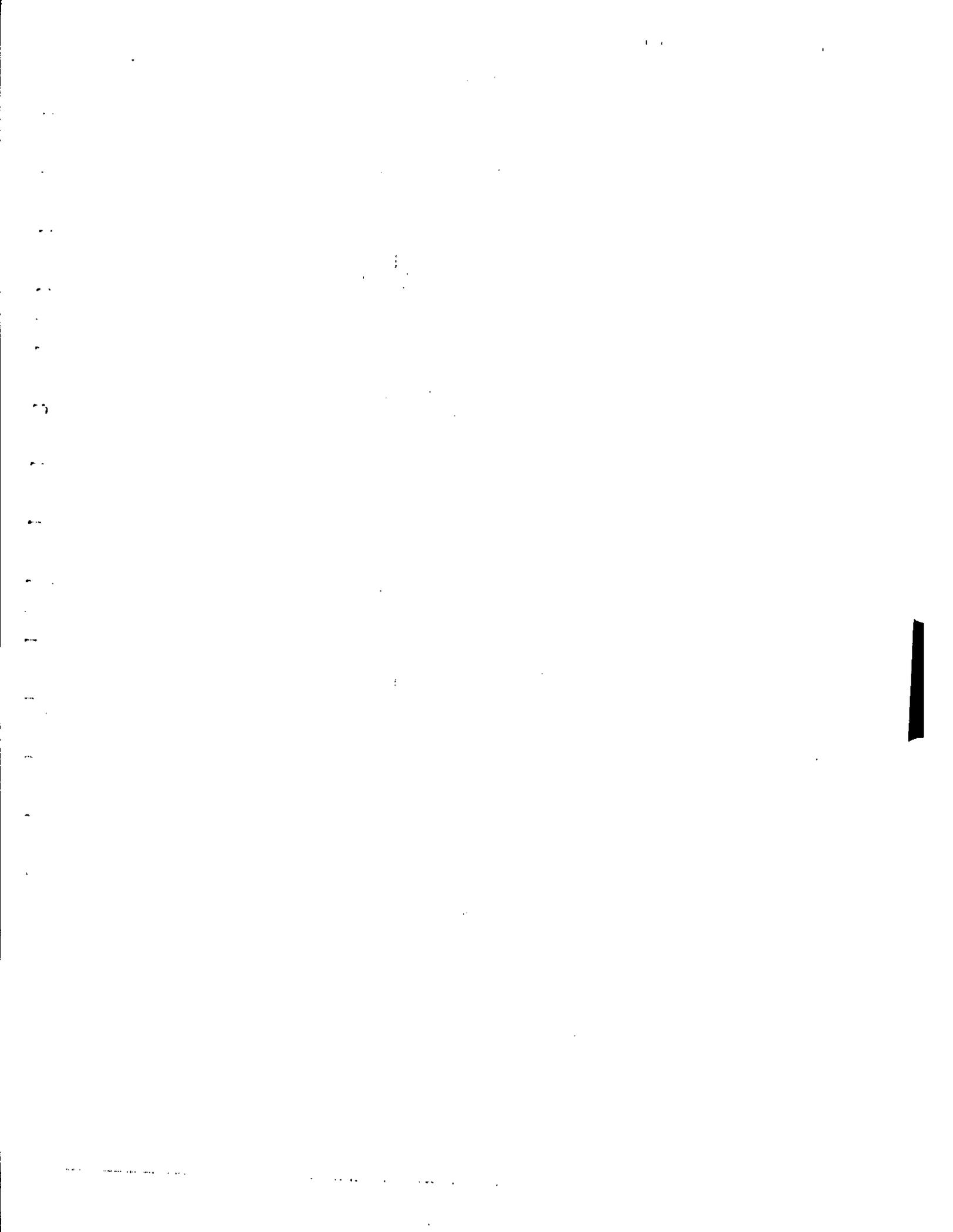


EXHIBIT "6"
LIGHTING STANDARDS

Chapter 7. Lighting Standards

WC 16.07.010 General Lighting Standards

A. Applicability

The standards of this chapter shall apply to all zoning districts.

B. General Standards

1. Light sources shall be located and installed in such a way that minimizes light spilling over onto contiguous properties.
2. On-site lighting of buildings, lawns, and parking areas shall be designed so as not to shine or cause glare in excess of one-half (.5) footcandle onto adjacent buildings, properties, public streets, or vehicles thereon.
3. Lighting shall be installed so as to reflect away from adjoining properties. Covers shall be installed on lighting fixtures. Lamps shall not extend below the bottom of such covers.
4. Light poles within one hundred (100) feet of residential districts shall not exceed twelve (12) feet in height.
5. Special attention shall be given to the intensity, function, and appearance of lighting to be installed. Lighting installed shall be consistent with other lighting in the surrounding area.
6. Reflected glare on nearby buildings, streets, or pedestrian areas shall be mitigated by utilizing overhangs and awnings; using non-reflective building materials for exterior walls and roof surfaces; controlling angles of reflection; and placing landscaping and screening in appropriate locations.

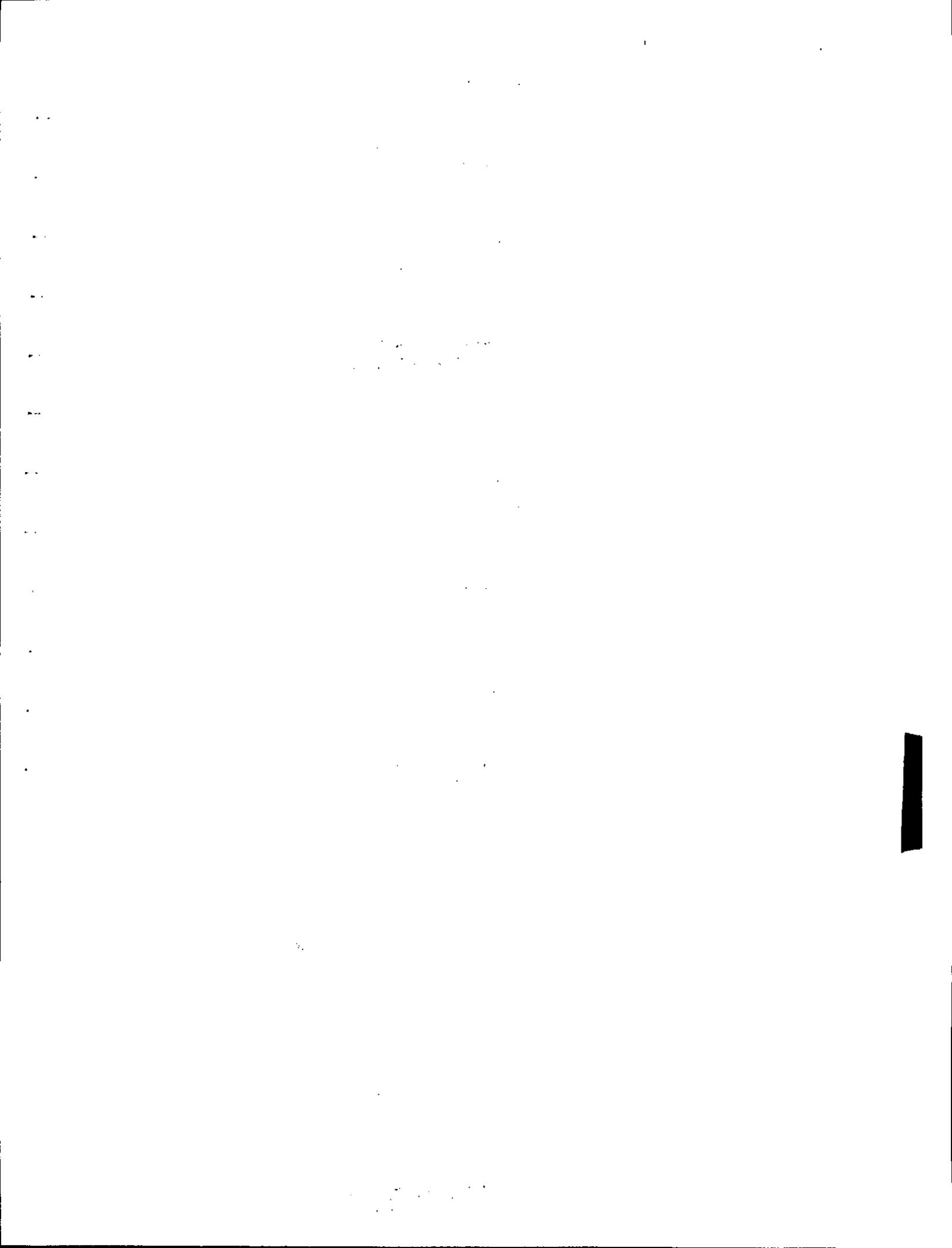


EXHIBIT "7"
SIGN STANDARDS

Chapter 8. Sign Standards

WC 16.08.010 Definitions.

- Board - The Westfield-Washington Board of Zoning Appeals.
- Board of Trustees - The Town Board of Trustees of the Town of Westfield, Indiana.
- Building Commissioner and Planner - The official designated by the Town Board of Trustees of the Town of Westfield and authorized to enforce this ordinance.
- Commission - The Westfield-Washington Township Plan Commission.
- Districts - A section of the territory within Washington Township, Hamilton County, for which uniform regulations governing the use, height, area, size and intensity of use of buildings and land, and open spaces about buildings, as established by ordinance.
- Jurisdiction of the Commission - The territory for planning and zoning within Washington Township, Hamilton County.
- Marquee - A fixed or temporary canopy or structure projecting from and attaching to a building.
- Master Plan - The complete plan or any of its parts for the development of the Town of Westfield and other land in Washington Township prepared by the Westfield-Washington Township Plan Commission and adopted in accordance with IC 18-7-5, General Assembly of Indiana, as is now or may hereafter be in effect, as amended.
- Overlay Sign Corridor - A corridor of land specifically defined by geographic descriptions established for the purpose of permitting or restricting certain types of signs that may be located in such overlay sign corridor.
- Person - Any individual, corporation, association, firm, partnership and the like, singular or plural.
- Roof Line - This shall mean either the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette and where a building has several roof levels, this roof or parapet shall be the one belonging to that portion of the building on whose wall the sign is located.
- Sign - Any identification, description, display, or illustration which is affixed to, painted or represented directly or indirectly upon a building or other outdoor surface or parcel of land, and which directs attention to an object, product, place, activity, business, person, service or interest.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- Sign Location - A lot, premise, building, wall or any place whatsoever upon which a sign is located.
- Sign Permit - A permit signed by the Building Commissioner and Planner stating that a proposed sign has met with the general provisions of this ordinance.
- Sign Surface - The entire area within a single continuous perimeter enclosing all elements of the sign which form an integral part of the sign and which are organized, related and composed to form a single unit. Where matter is displayed in a random manner without organized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign. In the case of a sign with two visible surfaces, the gross surface area shall be the total area of one side of the sign.
- Sign Advertising - A sign which directs attention to any business, product, activity or service conducted, sold, or offered at a location other than that of the sign.
- Sign Billboard - Any structure affixed to the surface of the land or to any building, tower, or other structure designed, arranged, used, or intended to be used for outdoor advertising or where display space is purchased or rented for general advertising purposes.
- Sign Ground - A sign which is supported by one or more uprights or braces in the ground with sign surface at one foot or less above ground level and not exceeding five feet in height.
- Sign Identity - Any sign which carries only the name of the firm, the major enterprise or the principle product offered for sale on the premises, or a combination of these.
- Sign Pole - A sign which is supported by one or more uprights or braces in the ground with the sign surface located at a minimum height of 10 feet above a grade level, extended to a maximum height of not more than 40 feet above grade level, and having a maximum size of not more than 240 square feet.
- Sign Portable - A structure affixed to a chassis equipped with wheel and axle or other means of mobility, on which a display sign may be attached for the purpose of moving from one location to another.
- Sign Roof - A sign erected, constructed and maintained upon the roof of a building.
- Sign Subdivision - A sign showing location and general information of the project.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- Sign Wall - A sign affixed directly to or painted on or otherwise inscribed on an exterior wall and confined within the limits thereof of any building and which projects from that surface less than 12 inches at all pointed. Awnings with name of business qualify as wall signs.

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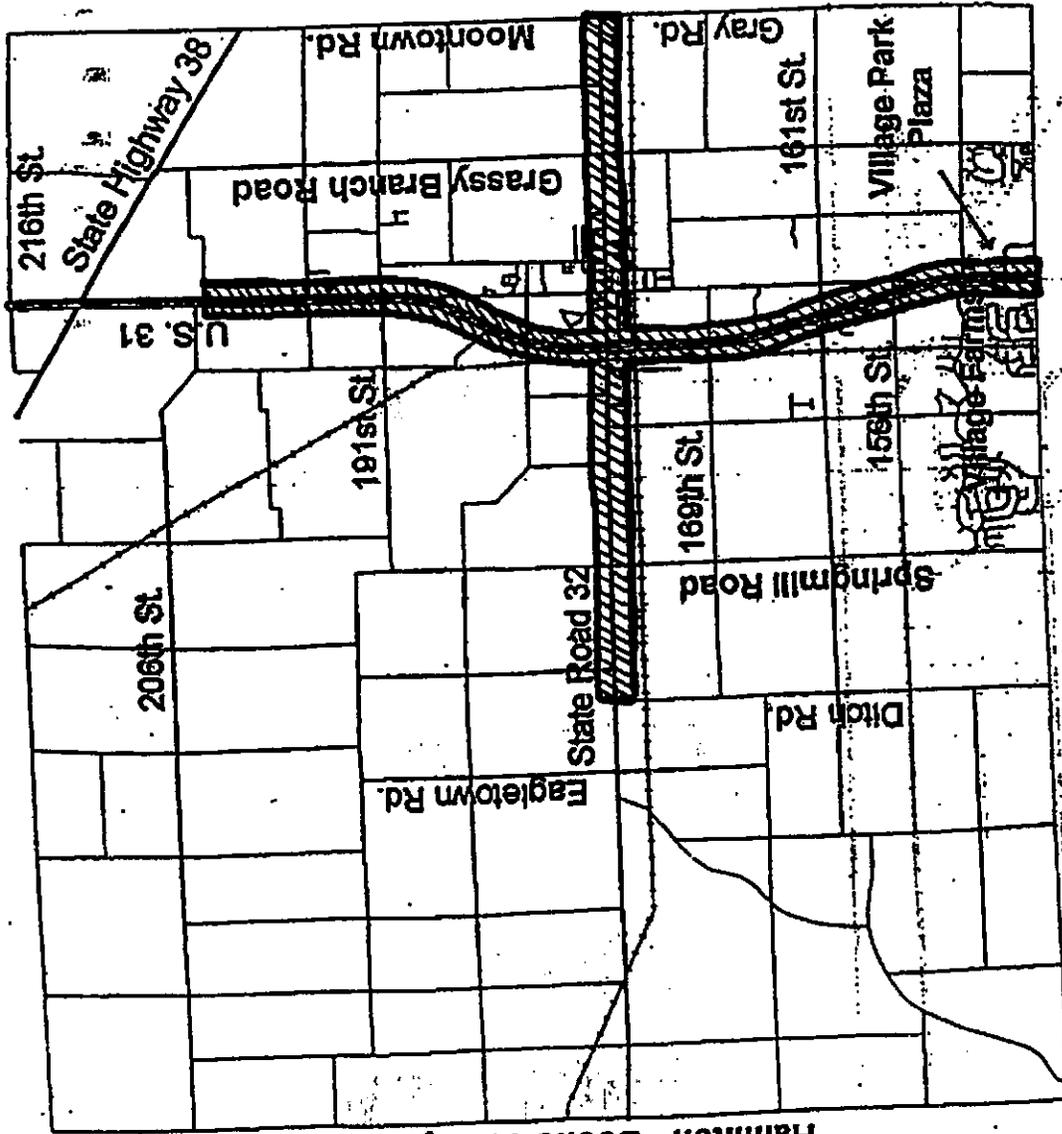
WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.08.020 Overlay Sign Corridor.

There is hereby established an overlay sign corridor. The corridor shall be described as follows: 300 feet from the edge of the right-of-way along either side of U.S. 31 from 146th street to 202nd street and along either side of State Road 32 from Hinkle Road west to Ditch Road. (see Figure WC 16.08.020 A)

Washington Township
Hamilton County, IN

Overlay Sign
Corridor



Hamilton - Boone County Road

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.08.030 General Requirements and Provisions.

All signs shall comply with the following general requirements and provisions:

1. No sign or sign structure shall be erected at any location where it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. No rotating beam, beacon or flashing illumination resembling any emergency lights shall be used in connection with any sign display, no shall any sign make use of the words "stop", "look", "danger", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic.
2. No sign or sign structure shall be located or constructed in such a manner as to materially impede the view of any street intersection with a railroad crossing. No sign shall be designed and placed so as to confuse traffic information for pedestrians or drivers of motor vehicles.
3. The light from an illuminated sign shall be so shaded shielded or directed that the light intensity or brightness will not be reasonably objectionable to any other landowner or occupant.
4. No exposed reflective type bulbs, no strobe light, and no incandescent lamp which exceeds 15 watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property. There shall not be more than two incandescent lamps of this size per surface and not more than four per sign.
5. No sign shall contain statements, words or pictures of an obscene, indecent, or immoral character, such as will offend public morals or decency.
6. No sign shall advertise an activity, business, product or service no longer conducted on the premises upon which the sign is located.
7. No permanent sign shall contain or consist of banners, posters, pennants, ribbons, streamers, strings of light bulbs or spinners.
8. No sign shall move in any manner or have a major moving part.
9. No sign may swing or otherwise noticeably move as a result of wind pressure because of the manner or suspension or attachment.
10. Portable signs with message boards advertising special products or prizes or otherwise promoting business, industry, or individuals are not permitted.
11. No sign shall obstruct any window, door, fire escape, stairway or any opening intended to provide air, egress or ingress for any building or structure.
12. No sign of a permanent or temporary nature shall be affixed to any public utility pole, fence or tree located on public right-of-way.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

13. No commercial, industrial, business identity, billboard, or other advertising sign may be permitted in any single family or multi-family zoning district as created by the comprehensive zoning ordinance.
14. All signs shall be kept in good repair, safe, neat and in attractive condition.
15. No sign shall be permitted to be placed on any wall, fence or standard facing the side of any adjoining lot located in a residential district.
16. No billboard, poster panel, or other advertising sign promoting special products, business, industry, or individuals are permitted.
17. The provisions of this ordinance shall be supplemental thereto but shall not be in conflict with the Indiana Highway Advertising Control Act of 1967 as amended (IC 8-12-2).
18. No business shall be permitted to have both a pole and a ground sign for the same business location.
19. No pole sign shall be located in an overlay sign corridor as established by ordinance.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.08.040 Permits and Fees.

Permit Requirements - No sign shall be erected, altered or relocated without a permit issued by the Building Commissioner and Planner except as otherwise provided herein. A sign permit shall be valid for a period of six months from date of issue, however, the Building Commissioner and Planner may grant an extension for cause of an additional 180 days.

Permit Applications - The permit application shall contain two sets of prints showing the location of the sign structure, the name and address of the sign owner and the sign erector, drawings, showing the design and location of the sign, and such other pertinent information as the Building Commissioner and Planner may require to ensure compliance with the ordinance of the township. Such information includes:

1. Signature of the owner of the subject property or an affidavit of agency signed by the owner if a sign company is securing the permit.
2. An underwriters laboratory number if the sign is electrified.
3. Should the sign be erected in an area designated to be taken or required for the right-of-way or additional right-of-way for a public street, the owner shall execute and deliver with the permit application, a written commitment to remove said sign at his expense upon acquisition of the property by the government authority and waiving any and all claims to damages or compensation by reason of the existence or removal of said sign.

Permit Exceptions - The following operations shall not be considered as creating a sign and therefore shall not require a sign permit:

1. Replacing Copy - The changing of the advertising copy or message on an approved painted or printed sign or on a theater marquee and similar approved signs which are specifically designed for the use of replaceable copy.
2. Maintenance - Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure unless a major structural change is made.

Fees - Fees for sign permits shall be fixed by ordinance.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

SECTION

ARTICLE

CHAPTER

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.08.050 Exemptions.

The following types of signs are exempted from all the provisions of this ordinance except for construction and safety regulations:

1. Public Signs - Signs of a non-commercial nature and in the public interest, erected by or on the order of public official in the performance of his duty, such as safety signs, danger signs, trespassing signs, traffic signs, - and memorial plaques.
2. Institutional - Signs setting forth the name or any simple announcement for any public charitable, educational or religious institution located entirely within the premises of that institution, up to an area of 24 square feet. Such signs may be illuminated in accordance with the regulations contained herein. If building mounted, these signs shall be flat wall signs and shall not project above the roof line if ground mounted, the top shall be no more than six feet above ground level.
3. Integral - Names of buildings, dates of erection, monumental citations, commemorative tablets and the like when carved into stone, concrete or similar material or made of bronze, aluminum, or other permanent type construction and made an integral part of the structure.
4. Private Traffic Direction - Signs directing traffic movement onto a premise or within a premise, not exceeding three square feet in area for each sign. Illumination of these signs shall be permitted in accordance with the provisions contained herein. Horizontal directional signs on and flush with paved areas are exempt from these standards.
5. Small Signs - A nameplate which shall not exceed one square foot in area is permitted for each dwelling unit of a single family or row structure; such nameplate shall indicate nothing other than name and/or address of the occupant, and/or permitted home occupation. Signs announcing rooms for rent, board, apartment or house for rent and not exceeding four square feet in area are permitted provided that the signs are located 20 feet from rights-of-way.

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WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.08.060 Non-Conforming Uses and Signs.

Non-Conforming Uses - Any building or land use not conforming to the zoning ordinance provisions for the district in which it is located shall, nevertheless, comply with all the provisions of this sign ordinance for the conforming district.

Non-Conforming Signs - All signs existing at the time of the enactment of this ordinance which do not comply with the provisions of this ordinance shall be classified as non-conforming signs. If at any time such non-conforming signs are moved, replaced, or destroyed, any replacement sign shall be subject to the sign ordinance provisions. Any pole sign located in an overlay sign corridor at the time of the passage of this ordinance may remain on such property as long as the business it supports is in operation.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.08.070 Temporary Signs

The following signs shall be permitted anywhere within the township and shall be required to have a permit for a temporary sign unless otherwise specified:

Construction Signs - Construction signs which identify the architects, engineers, contractors and other individuals or firms involved with the construction but not including any advertisement of any product, and signs announcing the character of the building enterprise or the purpose for which the building is intended, during the construction period, to a maximum area of 16 square feet for each firm up to a total maximum of 96 square feet. The minimum setback shall be 20 feet from rights-of-way. The sign shall be confined to the site of the construction and shall be removed within ten days of the beginning of the intended use of the project.

Real Estate Signs - Real Estate signs advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed up to a total of six square feet, are not required to have a permit. All signs larger than six square feet will be required to obtain a permit. All such signs shall be removed within 14 days of the sale, rental, or lease; and shall be placed only on the property which is for sale or lease. The minimum setback shall be ten feet from rights-of-way for signs of six square feet or less, and 25 feet for signs in excess of six square feet.

Political Campaign Signs - Political campaign signs announcing the candidates seeking public office and other date pertinent thereto, up to a total area of six square feet for each premise, are not required to have a permit. All signs larger than six square feet will be required to obtain a permit. These signs shall be confined within private property and not within rights-of-way and shall be removed within seven days after the election for which they apply, and shall be subject to the same setback requirements as real-estate signs.

Street Banners - Street banners advertising a public entertainment or event may be permitted if specifically approved by the Board of Trustees and only for locations designated by the Building Commissioner and Planner, during and for 14 days before and three days after the event. Such signs shall be exempt from a permit fee.

All temporary sign permits can be issued for no more than a one year duration.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.08.080 Standards for Signs in Zoning Districts.

A. Single Family and Multi-Family Districts - Where planned business development is located in a multi-family district, the sign standards of the local and general business districts will be permitted. Permitted uses include the following:

1. Subdivision Signs -

a) Temporary Subdivision Signs - One temporary sign at each street or entrance that may not exceed 16 square feet containing the name of the subdivision developer with addresses and telephone numbers. No sign to subdivision may be erected until the subdivision has received preliminary approval by the Plan Commission. Temporary subdivision sign permits can be issued for no more than a one-year duration, and in the event of renewals, not to exceed a total of 30 months.

b) Permanent Subdivision Signs - No more than two one-sided or one two-sided permanent subdivision signs shall be permitted to be constructed at each entrance to a subdivision. Additional subdivision signs may be permitted to be constructed at intersections of collectors, secondary arterials, primary arterials, or expressways with other collectors, secondary arterials, primary arterials, or expressways as deemed acceptable and appropriate by the Plan Commission. Such subdivision signs shall only be located on land which lies within the subdivision advertised by the sign.

2. Real Estate Signs - Real estate signs advertising the sale of land or lease of property shall be in accordance with the limitations imposed by this ordinance. Real estate signs may be hung from a post or standard placed in the ground as well as being supported by a self-contained standard containing the sign.

3. Political Signs - Political signs, as identified in this ordinance, shall be permitted to be placed on premises 45 days prior to a primary or election and shall be removed within seven days after such primary or election. Political flags or pennants are subject to the same time limitations as political signs.

B. Business and Commercial Districts - In local business, general business, planned business, development-local, planned business development-general, and in special business districts, the following types of signs are permitted in addition to all signs permitted in single family and multi-family districts.

1. Ground Signs -

a) One ground sign shall be permitted for each parcel.

b) Ground signs are primarily used to identify business and industry on the same parcel as the business or industry.

c) No ground sign shall be permitted within 100 feet of a residential district.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- d) A ground sign structure, including supporting uprights or braces, shall be no greater than six feet in height and 12 feet in length, with a sign surface no greater than five feet in height and 12 feet in length.
- e) Ground signs shall be located on the same parcel where the business or industry operates.
- f) Ground signs shall be placed a minimum of 20 feet from rights-of-way and in a location that will facilitate traffic recognition, provide general identification of the establishment and not obstruct vehicular lines of sight as per WC 16.04.230, 2, v.
- g) In planned business developments, all ground signs shall be of the same general design and color theme.

2. ~~Wall and Roof Signs~~ - One wall or roof sign is permitted per business with a maximum size of one square foot for each two lineal feet of building frontage with a maximum size of 100 square feet. Wall or roof signs may be painted or mounted on a business building or on permanent or retractable awnings. Roof signs may not extend over 1 1/2 feet above the highest point of the roof line. A wall and a roof sign may not be placed on the same building. Wall signs hung perpendicular from a building shall be suspended a minimum of ten feet from the sidewalk or walk area and shall not encroach further than eight feet from the face of the building. Wall signs shall not exceed a vertical plane two feet in from the curb. Where a sidewalk is not involved and the business is set back for parking or other purposes, the minimum setback for any wall sign shall be 20 feet from the street right-of-way unless the structure is closer than 20 feet to the road, then only a wall or roof sign is permitted. No ground or roof sign shall be permitted within 100 feet of a residential district unless the sign is landscaped or otherwise screened from the view of the single or multi-family district.

3. Pole Signs - One pole sign per main use is permitted for business identity applications only. A pole sign may be composed of a single or multiple base poles which support the sign. The poles supporting the sign may be an integral part of the sign and may or may not support a separate sign or emblem. Nor part of such sign shall be located closer to the street right-of-way line than 20 feet except that if an established building setback along said right-of-way within 200 feet of the base of said sign and not beyond the limits of the nearest street intersection in each direction less than 20 feet from the right-of-way, the sign may be located so that no part of the sign is closer to the right-of-way than such building's setback line.

4. Marquee Signs - Marquee signs may not project below a marquee more than 12 inches. The bottom of such sign shall not be lower than ten feet from a walk or walkway.

C. Historical Business District - Wall and ground signs located in the historical district shall comply with the spirit and character of the district. Any facility which is to be renovated, remodeled or altered shall submit to the Plan Commission plans and drawings at the same

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

time any structural change sketches, plans or renderings are presented to the commission indicating the type of exterior signs that may be required for operating the respective business in the district. Such signs may not exceed the size or other limitations for ground, roof or wall signs permitted in local or general business districts. Only one sign shall be permitted for a business location. The screening and landscaping requirements of local and general business will apply. Signs permitted in single and multi-family districts are permitted in this project.

- D. Industrial Districts - Open and Enclosed - Signs located in these districts will have the same requirements and standards as those which are applicable to planned business developments, office buildings and industrial parks. Pole, wall, roof or ground signs are permitted in addition to entrance signs showing directions, name of individuals and buildings, and may be permitted at each entrance of the property, not to exceed two such signs. Such signs shall not exceed 16 square feet per surface. Accessory signs containing logos or other information shall be permitted to be placed upon any building in these districts subject to approval of the Board of Zoning Appeals. Signs permitted in single and multi-family are permitted in this district.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.08.090 Inspection, Removal, Safety.

Inspection - Signs for which a permit is required may be inspected periodically by the Building Commissioner and Planner for compliance with this and other related ordinances.

Removal of Sign - The Building Commissioner and Planner may order the removal of any sign erected or maintained in violation of this ordinance. He shall give 30 days notice in writing to the owner of such sign, or of the building, structure or premises on which such sign is located, to remove the sign or to bring it into compliance. The Building Commissioner and Planner may remove a sign immediately and without notice if, in his opinion, the condition of the sign is such as to present an immediate threat to the safety of the public.

Maintenance - All signs and components thereof shall be kept in good repair and in safe, neat, clean and attractive condition. Failure to comply will automatically revoke the permit after such non-compliance has been determined by the Building Commissioner and Planner, and upon notice from the office of the Building Commissioner and Planner.

Abandoned Signs - A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove it, the Building Inspector shall give the owner ten days written notice to remove it. Upon failure to comply with this notice, the Building Commissioner and Planner or his duly authorized representative may remove the sign at the cost of the owner. Where a successor to a defunct business agrees to maintain the signs as provided in this ordinance, this removal requirement shall not apply.

1948

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1950



EXHIBIT "8"

BUILDING MATERIALS PROVISIONS

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

d. Signs - See WC 16.08 et seq.

e. Building Orientation.

- (1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
- (2) No loading spaces shall be permitted to face a public street or an adjoining Residential District.
- (3) No outside storage shall be permitted between an established building line, and the right-of-way of a public street or an adjoining Residential District.
- (4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

f. Building Materials.

In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior-building materials specified below on each facade visible from a public street or an adjoining Residential District, ~~the~~ for the building closest to

- (1) Brick or other masonry material. Other masonry materials shall include:
 - a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or granite);
 - b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or granite);
 - c. External Insulation and Finish System (E.I.F.S.); or
 - d. Stone.
- (2) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.
- (3) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the each facade visible from a public street or an adjoining Residential District. (of the building closest to

1948

1949

1950

1951

1952

1953

1954

1955

1956

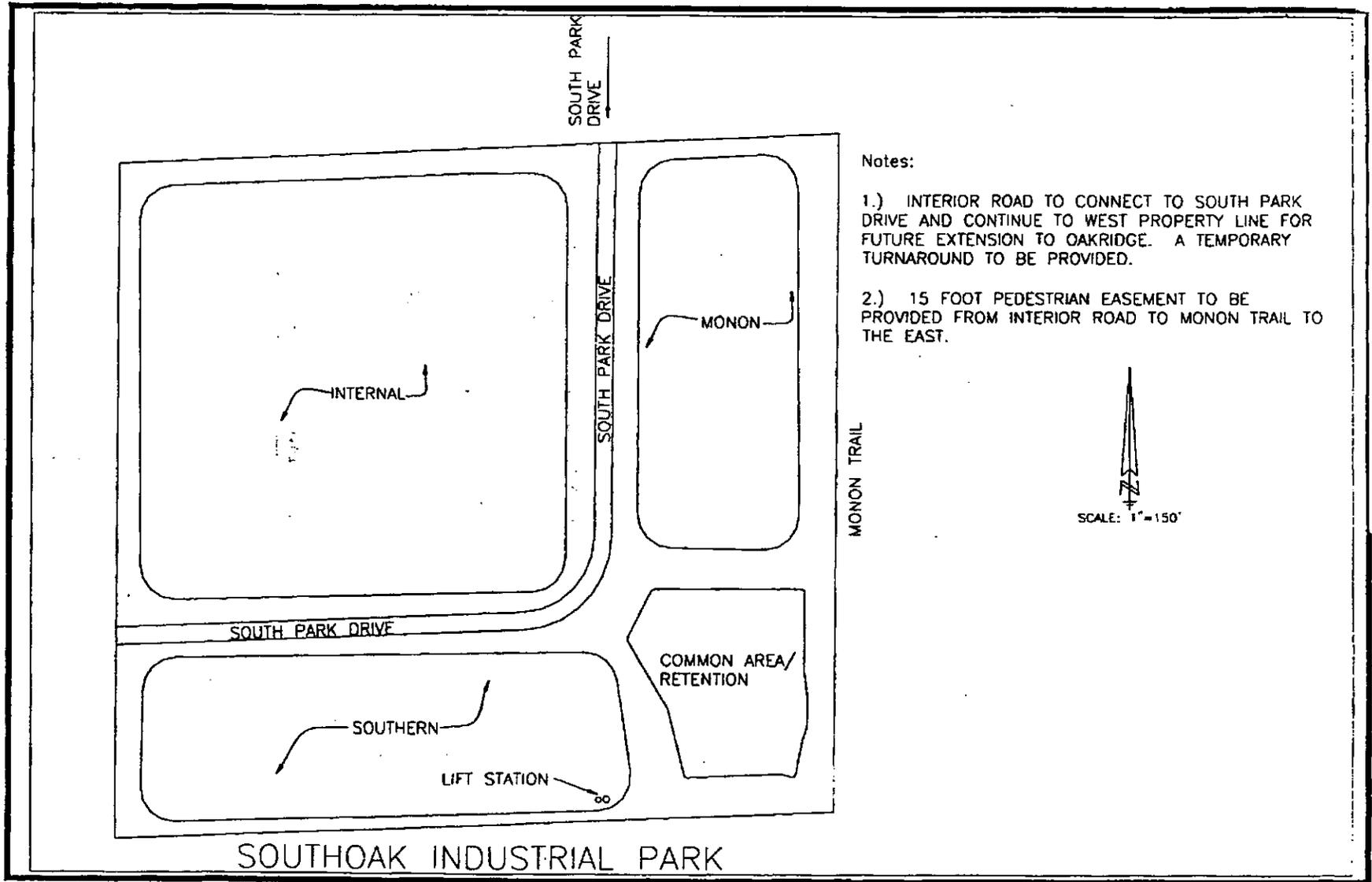
1957

1958

1959

1960

EXHIBIT "9"
CONCEPT PLAN



Notes:

- 1.) INTERIOR ROAD TO CONNECT TO SOUTH PARK DRIVE AND CONTINUE TO WEST PROPERTY LINE FOR FUTURE EXTENSION TO OAKRIDGE. A TEMPORARY TURNAROUND TO BE PROVIDED.
- 2.) 15 FOOT PEDESTRIAN EASEMENT TO BE PROVIDED FROM INTERIOR ROAD TO MONON TRAIL TO THE EAST.

