



Sycamore on the Monon

PLANNED UNIT DEVELOPMENT

ORIGINAL ORDINANCE

Ordinance No.: 05-12

Adoption Date: May 9, 2005

Instrument No.: 200500028802



283.00
138
+18
200
none

BEST POSSIBLE IMAGE
ALL PAGES

200500028802
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
05-11-2005 At 02:00 pm.
ORDINANCE 283.00

ORDINANCE NO. 05-12

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

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

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0405-PUD-03) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a negative recommendation under the provision of IC 36-7-4-607(f); and

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on April 4, 2005 and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) 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-16-04.

The Zoning Ordinance and the Zone Map of the Zoning Ordinance are hereby amended as described in the attached Request for Change of Zoning "Sycamore on the Monon".
See attached Exhibit 1 for legal description.

4/6/2005

Ordinance 05-12
Sycamore on the Monon PUD rezone

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

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF
WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF
May, 2005

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

Abstain

Teresa Otis Skelton

Teresa Otis Skelton

Teresa Otis Skelton

Jack Hart

Jack Hart

Jack Hart

David Mikesell

David Mikesell

David Mikesell

Bob Smith

Bob Smith

Bob Smith

Ron Thomas

Ron Thomas

Ron Thomas

ATTEST:

Cindy Gossard
Clerk-Treasurer

This ordinance prepared by
Jerry Rosenberger, Town Manager

4/6/2005

Ordinance 05-12
Sycamore on the Monon PUD rezone

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, March 28, 2005, to consider a proposed Planned Unit Development (PUD). Notice of public hearing on March 28, 2005, was presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed PUD is as follows:

0405-PUD-03, 191st Street & Tomlinson Road
Sycamore PUD, 386 units on 136 acres
by Bingham McHale

A motion was approved to forward this request to the Westfield Town Council with a negative recommendation (5-1-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on March 28, 2005.



Kevin G. Buchheit, AICP, Secretary

April 4, 2005

Date

**DRAFT MINUTES WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION**

MARCH 28, 2005

0405-PUD-03 **191st Street & Tomlinson Road.** Sycamore PUD, 386 units on
136 acres, by Bingham McHale.

Stevenson recused herself and left the room.

Mr. Steve Hardin, Bingham McCale, presented details of the project and introduced guests including Mr. Zukerman, Sycamore Creek; Mr. Roger Kessler, Sycamore Village Development, Inc.; Mr. Jeff Pape, Centex Homes; and Mr. Jim Marshall, Adams and Marshall. Hardin discussed the packet of information and changes made at Committee level.

Thomas asked for any Committee comments.

Ms. Gloria Del Greco stated she did not feel like the Committee concerns were adequately addressed.

Peyton stated they did address the vinyl versus the cement siding issue on the town homes and the petitioner was going to come back with an alternative on that; there was nothing in the packets on this issue.

Kelleher stated many good changes have been made since the beginning; however, she stated concerns regarding traffic pattern, amenity center being too small, and vinyl siding in multi-family.

Thomas stated his concerns regarding the project sitting on the easement of the pipeline, area B description of the front façade being 50% brick and the rest of it being potentially vinyl, area C where the front façade being brick and the other three sides being vinyl, and the amenity center.

Thomas shared comments of Cindy Spoljaric indicating she had some concerns about Sycamore, but those concerns were not stated.

Thomas opened the floor to public comment.

Ms. Liz Hobbs, attorney speaking on behalf of the 191st Street and Tomlinson Road Association, spoke of concerns regarding density, traffic, accountability, safety, and timing.

Mr. Bob Wilkinson, Buckeye Pipeline, stated nothing has been submitted to them for approval and answered questions of the Commission.

Smith moved to send 0405-PUD-03 to the Town Council with a positive recommendation.

There was no second, and the motion died.

Sanders moved to send 0405-PUD-03 to the Town Council with a negative recommendation.

Horkay seconded, and the motion passed 5-1 (Smith)-0.

SYCAMORE ON THE MONON

Bingham • McHale LLP
attorneys at law

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Noblesville, IN 46060
317.776.8668
binghamchale.com

REQUEST FOR PUD ZONING

SYCAMORE ON THE MONON

By Steven D. Hardin, Esq.

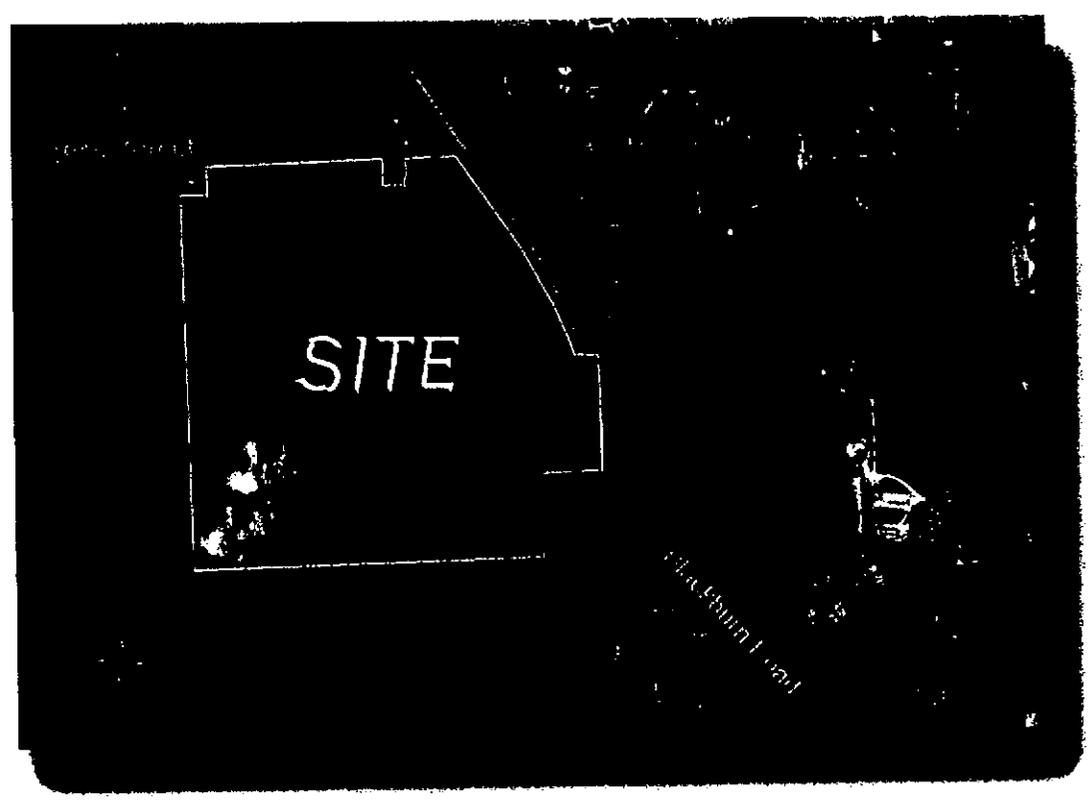


Docket No. 0405-PUD-03



138 Acres +/-

South side of 191st Street, West of Tomlinson Road



Submitted May 3, 2005
for May 9, 2005
Town Council Second Reading

SYCAMORE ON THE MONON

By Steven D. Hardin, Esq.

Request for PUD Zoning

138 Acres +/-
South side of 191st Street, West of Tomlinson Road

TABLE OF CONTENTS

Tab A Development Highlights

Tab B Aerial Location Map

Tab C Proposed PUD Ordinance

Tab D Assessed Value and School Impact Comparison

SYCAMORE ON THE MONON
Development Highlights

Additional Conditions In Response To The Plan Commission's Comments

At the Plan Commission public hearing for this proposal, Plan Commission members stated three main concerns. Each of these concerns has been addressed by Sycamore as explained below. The following additional conditions are highlighted within the text of the PUD Ordinance included in this packet.

- **Exterior Building Materials.** The Plan Commission expressed a desire to eliminate vinyl siding in the attached empty nester portion of the proposal. In response, Sycamore agrees to eliminate vinyl as an exterior building material option in Area C (see Tab 7). The proposed homes will be masonry and hardi plank.
- **Amenity Area.** The Plan Commission expressed a desire for the central amenity area to be increased in size. In response, Sycamore has more than doubled the size of the proposed central amenity area as shown at Tab 12 (originally approximately 1 acre; as currently proposed approximately 2.34 acres). Sycamore has also doubled the size of the proposed playground facility within the central amenity area (originally 2,000 square feet; as currently proposed approximately 4,000 square feet).
- **Pipeline.** An issue regarding the Buckeye pipeline easement was raised at the Plan Commission meeting. Pursuant to the determinations made by the Town's professional planning staff, the technical details of the proposed development will be addressed during the development plan approval process, which involves a detailed review of proposed plans by the Town's Technical Advisory Committee (which will include a Buckeye representative). Sycamore also has:
 1. agreed to prohibit residential lots from encroaching into the pipeline easement, (as requested by the Plan Commission);
 2. agreed to provide appropriate pipeline warnings to future residents (as requested by Buckeye);
 3. moved the proposed trail head out of the pipeline easement area on the Sycamore on the Monon concept plan as shown on Tab 5 (as requested by Buckeye); and
 4. acknowledged that it will work with Buckeye regarding the technical details at the development plan stage.

In addition to the three primary issues addressed above, Sycamore has also agreed to the following architectural enhancement for Area B:

- **Additional Architectural Enhancement.** Sycamore agrees to provide first floor brick wrap on all homes in Area B abutting the future roadways of 186th Street and Oak Ridge Road (see Tab 7).

Consistent with 2020 Comprehensive Plan

- The professional planning staff of the Westfield Community Development Department supports the Sycamore on the Monon proposal.
- Includes approximately 2.5 units per acre; well within the recommended density for this area as set forth in the comprehensive plan (the plan specifically supports up to 3.0 units per acre).
- Facilitates improvement of primary transportation routes, employment centers and recreation areas.
- Promotes and accommodates development of the Monon Trail corridor to the east.
- Offers an appropriate transition for future residential development from the southern industrial zoning, planned commercial uses to the east and the current mobile home park to the southeast.
- The development is located near industrial property to the south and planned commercial to the east, enhancing the employment base for nearby employment area uses as recommended by the Comprehensive Plan and the Westfield Economic Development Initiative.

Enhanced Community Features

- Will include 351 residential dwellings (reduced from 386 dwellings as originally proposed).
- Includes a mix of dwelling types, fostering a multi-generational population in the community.
- 142 of the proposed dwellings are active adult/empty nester units, generating few, if any, school aged children. Results in a lesser impact on schools.
- Includes pedestrian path network, connecting residents to the Monon Trail corridor, nature preserve, linear park and central amenity area.

Open Space

- Includes more than twice the amount of required open space. The zoning ordinance would require 12% open space for this development. Sycamore will include at least 25% open space.
- Designed to preserve, enhance and promote the Monon Trail and the Wheeler Creek riparian corridor
- Will dedicate land to facilitate Town's future plans for the Monon Trail

- More than doubled the size of the proposed central amenity area (originally approximately 1 acre; as currently proposed approximately 2.34 acres).
- Doubled the size of the proposed playground facility within the central amenity area (originally 2,000 square feet; as currently proposed approximately 4,000 square feet).

Consistent with Westfield Thoroughfare Plans & Utility Plans

- Accommodates road improvements desired by the Town.
- Will extend municipal water service to area.
- Will connect to municipal sewer service that already has been extended to area.
- Will dedicate right-of-way to facilitate Town's future plans for 186th Street, 191st Street, Tomlinson Road and Oak Ridge Road.

Harmonious and Varied Mixture of Land Uses

- Traditional single family in Areas A and B (with a mixture of densities)
- Active adult/empty nester uses in Area C
- Monon Trail trailhead (non-residential use)
- All uses connected via trails/pedestrian paths and coordinated around the Monon Trail's master plan theme

Development Flexibility and Appropriate Uses

- Promotes well-planned and appropriate transition from nearby industrial and commercial zoning and mobile home use

Numerous Meetings with Neighbors

- Several modifications made to originally submitted plans as a result of neighbor meetings.
- Relocation of 191st Street entrance to the west.
- Revised the plan to include larger homes, more expensive homes, less density and greater buffers from adjacent properties.
- Reached agreement on buffering with the two neighbors immediately adjacent to the site (the Laughners and the Bucksots) and has offered to include similar buffering for the third neighbor (the Stevensons).

- Lowered number of homes in the development after meeting with neighbors (as originally submitted – 386 homes; lowered to 378 homes; further reduced to 351 homes).
- Increased the size of Area A which provides for larger homes on larger lots (as originally proposed – 18 acres; has more than doubled in size to include 36.7 +/- acres).
- Increased the minimum sizes and prices of proposed homes in Areas A and B (Area A expected to average over \$220,000; Area B expected to average over \$150,000).

SYCAMORE ON THE MONON AERIAL LOCATION MAP



SYCAMORE PUD

ORDINANCE NO. _____

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

This PUD Ordinance (the "Sycamore 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 Sycamore Village Development, Inc. and Sycamore Creek, LLC (the "Developer") for the real estate containing approximately 138 acres, legally described on Exhibit "1," attached hereto, and incorporated herein by this reference, and located in Washington Township, Westfield, Hamilton County, 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 March, 2005; 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:

ARTICLE I.

SYCAMORE PUD

SECTION 1.1. 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 Plan Commission in recommending, and 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 1.2. EFFECT. The development and other standards created by this Sycamore PUD supercede the standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 1.3. DEFINITIONS. Unless otherwise specified in (i) this Sycamore PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit "2", the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Sycamore PUD.

ARTICLE II.

SYCAMORE PUD STANDARDS

SECTION 2.1. The Real Estate is reclassified on the Zone Map from the AG-SF1 District Classification to the Planned Unit Development District (PUD) Classification, the underlying zoning classification of which shall be the SF-3 District of the Zoning Ordinance in force at the time of the filing of this Sycamore PUD. A copy of the SF-3 development standards and a copy of WC 16.04.165 Development Plan Review, which were in force at the time of the filing of this Sycamore PUD and which apply to the Real Estate, except as modified in this Sycamore PUD, have been attached hereto and made a part hereof as Exhibit "3" and Exhibit "4" respectively.

SECTION 2.2. USES. The Real Estate shall be developed for residential uses as more particularly shown on the concept plan attached hereto as Exhibit "5" (the "Concept Plan"). The size, dimensions, acreage, and or number of residential units of each Area of the Concept Plan may be increased or decreased by up to 10%, so long as the total maximum number of residential units does not exceed 351 units and the maximum number of attached residential units does not exceed 142.

Permitted uses are as follows:

- A. SYCAMORE CREEK: Permitted Uses for Areas A and B, to be known as "Sycamore Creek," shall include the following:
- (1) Single-family detached residential and accessory uses, together with model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons;
 - (2) Residential common areas and privately owned amenity areas along with accessory uses, structures, and improvements located thereon all of which shall be made available to all of the residents of Areas A, B and C. Approval for the construction of said amenity improvements shall be approved by staff and shall not require an additional DPR; and
 - (3) Home Occupations shall be permitted per the terms and conditions of the SF-3 District in force at the time of the filing of this Sycamore PUD.

B. SYCAMORE VILLAGE: Permitted uses for Area C, to be known as "Sycamore Village," shall include the following:

- (1) All uses permitted in Areas A and B, pursuant to the applicable standards for those Areas;
- (2) Attached two-unit residential dwellings and buildings and uses accessory thereto.
- (3) Home Occupations shall be permitted per the terms and conditions of the SF-3 District in force at the time of the filing of this Sycamore PUD.

SECTION 2.3. RESIDENTIAL DWELLINGS. The number of residential units for the Real Estate shall not exceed a total of 351 units.

SECTION 2.4. DEVELOPMENT STANDARDS AND ARCHITECTURAL GUIDELINES. The Development Standards and Architectural Guidelines for the Real Estate shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibits "6" and "7" and replace and supercede the otherwise applicable provisions set forth in Exhibit "3," Exhibit "4," and other provisions of the Zoning Ordinance and amendments thereto. No part of a residential lot shall be located within a pipeline easement.

SECTION 2.5. STREETScape STANDARDS. The Streetscape Standards for the Real Estate shall be set forth in what is attached hereto and incorporated herein by reference as Exhibit "8" and to the extent they conflict with those set forth in Exhibits "3," "4," and other provisions of the Zoning Ordinance and amendments thereto, they shall replace and supercede those Ordinances and amendments thereto.

SECTION 2.6. STREET STANDARDS. The street standards pertaining to streets, private drives, paths, gates, road cuts, etc. for the Real Estate shall comply with the Subdivision Control Ordinance, the Utility and Infrastructure Construction Standards and amendments thereto.

SECTION 2.7. LANDSCAPING STANDARDS. Attached hereto and incorporated herein by reference as Exhibit "9" are landscaping standards, set forth in Section WC 16.06 of

the Zoning Ordinance "Landscaping Standards." Attached hereto and incorporated herein by reference as Exhibit "10" are the landscaping standards for the Real Estate (the "Sycamore Landscaping Standards"), the 191st Street entryway landscaping and the landscaping buffers to be provided for the adjacent properties. The plantings shown on the 191st Street entryway plan that are in excess of the Landscaping Standards' road frontage and buffer yard requirements shall not be credited toward the total on-site requirement. To the extent the Sycamore Landscaping Standards conflict with those set forth in WC 16.06 of the Zoning Ordinance "Landscaping Standards" or any other Zoning Ordinance in force at the date of the filing of the Sycamore PUD they shall replace and supercede those standards.

SECTION 2.8. AMENITIES AND MEMBERSHIPS.

A. **Amenities.** The following amenities shall be provided on the Real Estate as shown on the concept plan and shall be constructed during the phase of construction as shown on the Phasing Plan, attached as Exhibit "11":

- (1) Playground (including approximately 2,000 [REDACTED] square feet);
- (2) Trail;
- (3) Basketball Court; and
- (4) Picnic Area.

The central amenity area as shown on the concept plan will include the playground, basketball court and picnic area, and it shall be approximately 4 acres

[REDACTED] in size [REDACTED]
[REDACTED]

B. **Membership.** All property owners within each Area of the Real Estate shall automatically, upon taking title to the property, become a member of that Area's Property Owners Association.

SECTION 2.9. SIGNAGE. The Sign Standards are attached hereto and incorporated herein as Exhibit "13."

SECTION 2.10. OUTDOOR LIGHTING. The Real Estate shall be developed in compliance with Exhibit "14," the Town's "Lighting Standards" set forth in Section WC 16.07 of the Zoning Ordinance in effect at the date of filing of this Sycamore PUD.

EXHIBIT 1

LAND DESCRIPTION

Begin at a stone at the Northwest corner of the Southwest Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian; run thence East 1727.15 feet to the west Right of Way of the C.I. & L. Railroad; thence following the West Right of Way line Southeasterly 1509.6 feet to a point; thence West 2466 feet to a point; thence North 1322 feet to the Place of Beginning. Containing 64.66 acres, more or less, in Washington Township, Hamilton County, Indiana.

EXCEPT:

Part of the Southwest Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 25, Township 19 North, Range 3 East; thence North 90 degrees 00 minutes East (assumed bearing) on and along the North line of said Southwest Quarter, 145.00 feet; thence South 1 degree 18 minutes West parallel with the West line of said Southwest Quarter 185.00 feet; thence North 90 degrees 00 minutes West parallel with said North line 145.00 feet to the West line of said Southwest Quarter; thence North 1 degree 18 minutes East along said West line 185.00 feet to the Place of Beginning, containing 0.62 acre, more or less.

ALSO EXCEPT:

Part of the Southwest Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 1314.00 feet North 90 degrees 00 minutes East (assumed bearing) of the Northwest corner of the Southwest Quarter of Section 25, Township 19 North, Range 3 East and on the North line thereof; thence continuing North 90 degrees 00 minutes East on and along said North line 115.00 feet; thence South 04 degrees 48 minutes West 185.00 feet; thence North 90 degrees 00 minutes West parallel with said North line 115.00 feet; thence North 04 degrees 48 minutes East 185.00 feet to the Place of Beginning, containing 0.49 acre, more or less.

ALSO:

That portion of the Southwest Quarter of Section 25, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows.

Commencing at the northwest corner of said Southwest Quarter; thence south along the west line thereof 1322 feet to the POINT OF BEGINNING; thence east 2466 feet to the west right of way line of the C.I. & L. Railroad; thence southerly along said right of way line 780 feet, more or less, to the north line of a 3.01-acre parcel in the name of Laughner; thence west along the north line of said land 530 feet, more or less, to the northwest corner thereof; thence south along the west line of said land and the west line of a 3.62-acre parcel in the name of Emerich 560 feet to the south line of said Southwest Quarter; thence west along said south line 2070 feet, more or less, to the southwest corner of said Southwest Quarter; thence north along the west line thereof 1320 feet, more or less, to the POINT OF BEGINNING, containing 73 acres, more or less.

EXHIBIT 2
DEFINITIONS

The following words and terms, not defined elsewhere in the Sycamore PUD or its Exhibits, shall have the following meanings:

1. Architectural Review Board. The board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Area.
2. Area. Area A, Area B, and/or Area C as identified in the Sycamore PUD.
3. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence and/or structure facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.
4. Concrete Fiber. Concrete reinforced by plastic or wood fiber to increase durability.
5. Cultured Stone. A man-made stone product.
6. Declaration. A Declaration of Covenants, Conditions and restrictions for one (1) or more Areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
7. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and streetscape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Real Estate.
8. Developer. The Developer shall be the entities engaged in the development of Areas A and B (Sycamore Creek), and Area C (Sycamore Village), and the successors or assigns of such entities.
9. Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.

10. DPR. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance at the date of the Sycamore PUD filing attached hereto as Exhibit 4.
11. EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
12. Exterior Chase Fireplace. Fireplace on exterior wall of home, with fireplace cavity (chase) protruding from exterior wall.
13. External Street. 191st Street.
14. Fipon. Decorative, molded millwork.
15. Front Load Garage. Garages which (i) are not at an angle from the primary residence to which they are attached, but, instead, (ii) are parallel with the front elevation of the primary residence to which they are attached.
16. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
17. Hip Roof. Roof with all sides sloping and meeting at hips.
18. Internal Street. Any Public Street, Private Street, or Shared Drive other than an External Street.
19. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.
20. Model Home. Dwelling temporarily used in the connection with the sales of similarly built residential dwellings that will eventually be sold as a residential dwelling.
21. Open Space. Any part of the real estate not covered by public streets, private streets, buildings, or parking lots. Open Space may include, but shall not be limited to, preserved wetlands, preserved woodland areas, trails, parks, plazas, courtyards, gardens, landscaped and screening areas and recreation areas. Open Space shall not include land within a platted building lot nor required retention ponds.
22. Plinth. A square or rectangular base for column, pilaster, or door framing.

23. Preserved Woodland Area. The areas of land within the Sycamore PUD preserved in its natural state containing mature trees.
24. Relief. The elevation or projection of part of a surface.
25. Shed Roof. A roof shape having only one sloping plane.
26. Sign Ordinance. The Sign Ordinance of Westfield/Washington Township is in force on the date of the filing of this Sycamore PUD.
27. Subdivision Control Ordinance. The Subdivision Control Ordinance for the Town of Westfield and Washington Township in force at the time of the filing of this Sycamore PUD.
28. Sun Room. A room or an enclosed porch with glass or transparent plastic walls or numerous windows, oriented and designed to admit much sunlight.
29. Transom Window. A window divided by a horizontal bar of wood or stone.
30. Veranda. A covered porch or balcony, extending along the outside of a building.
31. Water Table. Inclined surface on a projection, such as a plinth, or a buttress offset.
32. Zoning Ordinance. The Town of Westfield and Washington Township Zoning Ordinance.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- Child care home - in accordance with IC 36-7-4-1108
 - Residential facility for mentally ill - in accordance with IC 12-28-4-7
2. Special Exceptions -
- Tennis and swimming clubs
 - Convents, monasteries, theological schools, rectories and parish houses
3. Permitted Home Occupations -
- Art studio
 - Dressmaking
 - Professional office of a clergyman, lawyer, architect, accountant, or counselor
 - Typing or other office services
 - Teaching musical instruments or dancing
 - A business conducted entirely by mail
 - Beauty shop - one chair operated by the resident
 - Home garage sale not to exceed 7 days per year
 - Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
 - Homebound schools for 12 or less full-time or part-time children including residents of the home.
 - Personal motor vehicle sales not to exceed 2 vehicles per year.
- Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.
4. Minimum Lot Area -
- Single family - not less than 12,000 square feet
 - Two-family (duplexes) - corner lots not less than 15,000 square feet
5. Minimum Lot Frontage on Roads - Not less than 50 feet for single family and duplexes.
6. Minimum Setback Lines -
- Front yard - 20 feet
 - Side yard - 10 feet except corner lots when 20 feet will also apply to side yard on road.
 - Rear Yard - 30 feet

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- Minimum lot width a building line - Single family - 80 feet
Duplexes on corner lots - 90 feet
- 7. Maximum building height - Not to exceed 25 feet
- 8. Minimum ground level square footage, exclusive of porches, terraces and garages -
Single Family -
 - Single Story - 1200 square feet
 - Two Story - 800 square feet
 - Tri-level - 800 square feet (basement & 1st level)
 - Story and one-half - 800 square feet
- 9. Parking - Off-street parking shall be provided in accordance with the provisions in this ordinance.

F. SF 4 - This district is established for higher density single family residential homes in residential areas with available state approved water and sewer facilities and such lands must be at least one-eighth (1/8) of its perimeter adjacent to the corporate limits of the town

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - Public and private with dormitory accommodations
- Fire stations
- Accessory buildings as they relate to above uses
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Convents, monasteries, theological schools, rectories and parish houses

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by a resident

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.

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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.

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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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.

5. Any Single Family Subdivision Development 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 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

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 or aluminum siding, individually or in combination, on more than twenty-five (25) percent (exclusive of window or door areas) of any façade.

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,

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.

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

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.

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.

4. Hearings.

All public hearings 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.

5. 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.

6. 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);

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- 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;

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- 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;

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- 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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

or more in caliper, areas of dense trees or shrubs, and other natural areas which are to be preserved or removed; and,

- l. 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;

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- 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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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.

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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.



Sycamore on the Monon



EXHIBIT 5 - CONCEPT PLAN



= Trail Access Points



= Pedestrian Pathways



= Sidewalks



**Exhibit 6
Development Standards Matrix**

Area	Area A	Area B	Area C
Land Use	Single-Family Detached	Single-Family Detached	Single-Family Attached
Acreeage	39.4 +/-	50.7 +/-	47.9 +/-
Dwelling Units (Max.)	69	140	142
Min. Square Feet Per Residential Unit	1800 single story; 2200 multi-story (800 ft. ground floor) ¹	1600 single story; 2000 multi-story (800 ft. ground floor) ²	1400 single story ³ ; 1800 multi-story
Min. Lot Width ⁴ (ft.)	90 ⁵ /80	60' - 70' ⁶	90 ⁷
Min. Lot Depth (ft.)	130	120	115
Min. Road Frontage ⁸	30' (20' on cul-de-sacs)	30' (20' on cul-de-sacs)	50' ⁹ (20' on cul-de-sacs)
Min. Lot Area (sq. ft.)	10,400	7,200	10,300 ¹⁰
Max. Lot Coverage (%)	35	40	45
Min. Front Setback (ft.)	25	25	20
Min. Rear Setback (ft.)	25	25	20
Min. Side Setback (ft.)	7.5	5	6
Min. Building Separation (ft.)	15	12 ¹¹	12 ¹¹

¹ Up to 15% of the residences may be below this amount; however, those residences must be at least 1600 square feet for a single story home or 2100 square feet for a multi-story home. In addition, at least 33% of the homes in the area north of the pipeline easement shall be 2400 square feet above ground.

² Up to 15% of the residences may be below these amounts; however, those residences must be at least 1400 square feet for a single story home or 1800 square feet for a multi-story home.

³ Up to 15% of the residences may be below this amount; however, those residences must be at least 1200 square feet.

⁴ Lot Width refers to minimum lot width at the building line.

⁵ All lots on the northern perimeter of Area A shall have a minimum lot width of 90'.

⁶ At least 20% of the lots shall have a minimum lot width of 70'.

⁷ Refers to the width of a lot containing two attached residences.

⁸ Road frontage refers to lineal feet of lot frontage abutting a right-of-way as measured at the right-of-way line.

⁹ Refers to the minimum road frontage of a lot containing two attached residences.

¹⁰ Refers to the minimum lot size for a lot containing two attached residences.

¹¹ Fire hydrants shall be installed every 300' in Areas B and C (as requested by the Westfield Fire Department).

**Exhibit 7
Architectural Guidelines**

Area	Area A	Area B	Area C ¹
Building Materials	<ul style="list-style-type: none"> • Aluminum, wood and vinyl siding shall be prohibited, although vinyl clad windows and soffits shall be permitted. • Permitted exterior surfaces shall include: <ul style="list-style-type: none"> ○ EIFS; ○ Synthetic stucco; ○ Cultured stone; ○ Wood;² ○ Concrete fiber (Hardie Plank or similar); ○ Brick; ○ Stone; and ○ Other masonry product. 	<ul style="list-style-type: none"> • Aluminum and wood siding shall be prohibited. • All residences shall have at least 50% of the front façade (exclusive of windows, doors, garage doors, and gable ends) covered by one or more of the following surfaces: <ul style="list-style-type: none"> ○ EIFS; ○ Synthetic stucco; ○ Cultured stone; ○ Concrete fiber (Hardie Plank or similar); ○ Brick; ○ Stone; and ○ Other masonry product. • All vinyl siding shall have a minimum .044 thickness. • [REDACTED] 	<ul style="list-style-type: none"> • Aluminum and wood siding shall be prohibited. • [REDACTED] • All residences shall have 100% of the front façade (exclusive of windows, doors, garage doors and dormers) covered by brick. • All vinyl siding shall have a minimum .044 thickness.
Garage Entry	Front load garages shall be permitted.	Front load garages shall be permitted.	Front load garages shall be permitted.
Windows	All residences shall have windows on at least three (3) sides. All windows on sides of residences shall have window grids visually separating the windows into panes	All residences shall have windows on at least three (3) sides. All windows on sides of residences shall have window grids visually separating the windows into panes	All residences shall have windows on at least three (3) sides.
Elevation Variety	Residences on adjoining lots shall not be constructed with the same front elevation.	Residences on adjoining lots shall not be constructed with the same front elevation.	Residences on adjoining lots shall not be constructed with the same front elevation.

¹ The homes built in Area C will be similar in style and character as the elevations attached to this PUD Ordinance. The builder in Area C will be Adams & Marshall Homes, Inc. or another builder of equal or better quality. Homes in Area C will include the following maintenance free living characteristics: (1) mandatory maintenance fee for lawn mowing, lawn maintenance and snow removal will be a part of the HOA dues; (2) all homes will feature first floor master bedrooms; (3) no homes will have more than three bedrooms; and (4) at least 50% of the homes will have no more than two bedrooms.

² Wood may only be used as an exterior surface for the following architectural items: windows, doors, decorative architectural features, railings and porch posts.

³ For all Areas, a garage shall not exceed sixty percent (60%) of the width of the residence, and it shall not protrude more than fourteen (14) feet from the furthest point of the first floor front façade unless a side-load entry garage is provided.

Exhibit 7
Architectural Guidelines (Continued)

Area	Area A	Area B	Area C
Architectural Design Features	All residences shall include at least two (2) of the items in Table 1 and an additional two (2) items from either Table 1 or Table 2	All residences shall include at least one (1) of the items in Table 1 and an additional two (2) items from either Table 1 or Table 2	All residences shall include at least one (1) of the items in Table 1 and an additional two (2) items from either Table 1 or Table 2
Table 1	<ul style="list-style-type: none"> • Roof design featuring hip roof, dormers, a reverse gable, a shed roof accent or a covered front entry; • Covered front porch with railings (of at least eight (8) feet in width and four (4) feet in depth or a minimum of thirty-two (32) square feet); • Covered front stoop/steps with pathway leading from sidewalk or driveway; • Bay window; • Veranda/balcony; • Two (2) or more planes per building or at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage; • A minimum of two (2) dormers; • Exterior chase fireplace; • Sun room; • 100% of the front façade (exclusive of windows, doors, garage doors, dormers and gable ends) covered by brick. 		
Table 2	<ul style="list-style-type: none"> • Thirty-two (32) inch brick or stone plinth with water table on all sides; • Architectural treatment on gable ends; • Separate overhead door per car for each garage or single door with similar visual effect; • Transom windows or half-round; • Garage doors containing windows of high standard and quality; • Architecturally-enhanced articulated trim moldings, (i.e., fipons above windows). • Decorative shutters or other enhanced architectural window treatment; 		



ADAMS & MARSHALL HOMES

EXHIBIT 8

STREETSCAPE STANDARDS

- A. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Developer or Association. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. Each light shall be maintained in proper working order by the owner of each lot or unit. Illumination intensity for fixtures without shielding shall be limited to 120 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
- B. Street Lights. Street lights will be installed at the intersections of Internal Streets. At the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the not-for-profit association for the area in which they exist. Street lights may be permitted to be 16 feet tall.
- C. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering as designated by the Developer. The number attached to the single-family dwelling shall be etched in stone, concrete, or other decorative plate.
- D. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance. Such custom signage shall be installed at the developer's expense and maintained by the not-for-profit association for the area in which they exist.
- E. Gas Lights. Gas lights may be used without shielding.

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 prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative

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

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
 - a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
 - b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
 - c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;
 - d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
 - e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
 - f. Planting and installation details as necessary to ensure conformance with required standards;
 - g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
 - h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.
 3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.
- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
 2. The condition of vegetation with respect to continued vitality;
 3. The possibility of preserving vegetation through pruning rather than removal.
 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain “cull” species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

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

- G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

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

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.
5. Substitutions - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
 - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
 - b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
 - a. Periods of adverse weather, or
 - b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
 - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
 - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
 - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
 - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
 - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
 - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
 - g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.
3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

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 Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Multi-Family in MF 1&2 districts only	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	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. Institutional uses include, without limitation, schools, churches and government offices.

4. For Institutional uses:
 - o Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - o Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. 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.
7. 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.
8. 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 land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Table 16.06.060 - 01 : Minimum Required Buffer Yard

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

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

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
No drives or parking areas shall be permitted in the reduced buffer yard area.
- C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

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

A. Interior Parking Lot Landscaping

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

Table 16.06.070 - 01 : Percentage of Parking Lot Landscaping

Number of Proposed Parking Spaces	Percentage of Area to be Landscaped
0 to 4	0 %

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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 specie of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

16.06.080 - 01

Plant Characteristics Tables

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

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

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

Plant Characteristics

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<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 ground covers underneath. Maples tend 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.

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>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 a 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 a 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	

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>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 cars.
<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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

<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 lawsoiana</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 winds.
<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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

<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.

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>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. Fragrant 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 wind.
<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. Orange 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.

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>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 blireiana</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.

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>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 or October. Orange to scarlet fall 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 pruni filium</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 sieboldii</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" or "Holmstrup" to limit height without trimming

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>Acantho panax 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 beetles 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 fruit.
<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 Spirea	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.

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>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 ferreri</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 flicatum</i> Doublefile Viburnum	N	9' to 12'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers in spring. Red to black fruit. Purple red fall foliage.
<i>Viburnum x rhtido phylloides</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 grandifolia</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. Violet 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.

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>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 fruits 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 April.
<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. Black 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.

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>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. Our winter, however, keeps the 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-June. Needs pruning to remain attractive.

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Buxus 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> "Compact" Compact Inkberry Holly	Y	4' to 6'	Slow	Very Dense	Spreading	Partial shade to full sun	Moderate	
<i>Juniperus chinensis</i> "Pfitzerana" "Compact" Nick's Compact Juniper	Y	6' to 10'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	

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>Juni perus chinensis</i> "San Jose" San Jose Juniper	Y	6' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	
<i>Juni perus communis</i> Common Juniper	Y	4' to 6'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	
<i>Juni perus con ferta</i> Shore Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Salt tolerant
<i>Juni perus procumbens</i> Japanese Garden Juniper	Y	10' to 15'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Greenmound" "Nana" "Variegata"
<i>Juni perus 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>Spirea x bumalda</i> "Anthony Waterer" Anthony Waterer Spirea	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.

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>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 reptans</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 flowers. Red fruit
<i>Epimedium</i> hybrids, cultivars and species Barrenwort	N	2' to 5'	Fast	Dense	Spreading	Full to partial shade	Moderate	
<i>Galium 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 Wichuraiana</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.

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>Actinidia arguta</i> Bower Actinidia	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	
<i>Akebia quintata</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 situations 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 situations 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 Fleecevine	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.

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Plant Use Tables

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

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

Plant Uses in the Landscape

Large Trees (Over 40 Feet Tall)

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

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

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

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

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

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

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>Acantho panax siebolianus</i> Fiveleaf Aralia		✓	✓	✓	✓			
<i>Calycanthus floridus</i> Carolina allspice		✓	✓		✓			✓
<i>Cornus alba</i> Tatarian Dogwood		✓	✓		✓			
<i>Cornus mas</i> Cornelian Cherry		✓	✓		✓			✓
<i>Cornus sericea</i> Red Osier Dogwood	✓		✓		✓			
<i>Elaeagnus umbellata</i> Autumn Olive		✓	✓		✓			
<i>Forsythia x intermedia</i> Border Forsythia	✓		✓		✓			✓
<i>Hamamelis vernalis</i> Vernal Witchhazel		✓	✓		✓			✓
<i>Hibiscus syriacus</i> Rose-of-Sharon		✓	✓		✓			
<i>Hydrangea quercifolia</i> Oak Leaf Hydrangea	✓		✓		✓			✓
<i>Ilex verticillata</i> Winterberry		✓	✓	✓	✓			
<i>Kolkwitzia amabilis</i> Beautybush		✓	✓		✓			✓
<i>Philadelphus</i> Mockorange		✓	✓		✓			✓
<i>Prunus x cistena</i> Purpleleaf Sand Cherry		✓	✓	✓	✓			

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

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

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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	✓		✓	✓	✓			
<i>Chamaecyparis obtusa</i> Dwarf Cultivars	✓		✓	✓	✓			✓
<i>Chamaecyparis pisiifera</i> Dwarf cultivars	✓		✓	✓	✓			✓
<i>Cotoneaster apiculatus</i> Cranberry Cotoneaster			✓	✓	✓			
<i>Cotoneaster horizontalis</i> Rockspray Cotoneaster			✓	✓	✓			
<i>Deutzia gracilis</i> Slender Deutzia	✓		✓	✓	✓			
<i>Fothergilla gardenii</i> Dwarf Fothergilla			✓	✓	✓			✓
<i>Hemerocallis</i> cultivars Daylily			✓	✓	✓			
<i>Ilex glabra</i> "compacta" Compact Inkberry	✓		✓	✓	✓			
<i>Juniperus chinensis</i> Nick's Compact Juniper	✓		✓	✓	✓			
<i>Juniperus chinensis</i> "San Jose" San Jose Juniper			✓	✓	✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Ground Covers (Less than 1 1/2 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			✓	✓	✓			
<i>Ajuga</i> Carpet Bugle/Bugleweed			✓	✓	✓			
<i>Arundinaria variegata</i> Dwarf Whitestripe Bamboo			✓		✓			
<i>Comptonia peregrina</i> Sweet Fern			✓		✓			
<i>Convallaria majalis</i> Lily of the Valley			✓		✓			
<i>Cotoneaster dammeri</i> Bearberry cotoneaster			✓	✓	✓			
<i>Epimedium</i> Barrenwort			✓		✓			
<i>Galium odoratum</i> Sweet Woodruff			✓		✓			
<i>Hedera helix</i> "Thorndale" Baltic or Thorndale English Ivy			✓	✓	✓			
<i>Hostas</i> Plantain Lily			✓		✓			
<i>Hypericum calycinum</i> Aaronsbeard St. John's Wort			✓	✓	✓			

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			✓	✓	✓			
<i>Liriope spicata</i> Creeping Lilyturf or Liriope			✓	✓	✓			
<i>Pachysandra terminalis</i> Japanese Spurge			✓		✓			
<i>Rosa Wichuriana</i> Memorial Rose			✓	✓	✓			
<i>Vinca minor</i> Common Periwinkle			✓		✓			

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

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 Fleecevine		✓						
<i>Rosa wichuraiana</i> Memorial Rose		✓						
<i>Wisteria</i> Japanese or Chinese Wisteria		✓						

EXHIBIT 10

SYCAMORE LANDSCAPING STANDARDS

- A. **Buffer Yards.** A twenty foot buffer yard shall be required around the perimeter of each Area except as follows:
- (1) No buffer yards shall be required:
 - a. between Areas within the Sycamore PUD;
 - b. adjacent to proposed greenways and park areas;
 - c. adjacent to the Monon Trail as shown on the Concept Plan, and
 - d. within gas pipeline easements and overhead electrical easements prohibiting landscaping.
 - (2) A 40' buffer yard shall be required along 191st Street.
 - (3) Buffer Yards that are not additionally road frontage shall be landscaped per WC 16.06.060 paragraph C, with the exception of areas encompassed by gas pipeline easements and overhead electrical easements prohibiting landscaping, where no landscaping shall be required.
- B. **Internal Road Frontage Landscaping Standards.** Internal streets within the Real Estate shall be lined with trees, of the types determined by the Developer, and shall be spaced approximately every sixty (60) feet. Trees shall be located on the outside of sidewalks at locations determined by the Developer. All road frontage trees shall be credited towards onsite minimum requirements.
- C. **Open Space.** A minimum of twenty-five percent (25%) of the gross area of the Real Estate shall be dedicated Open Space and shall be located generally in the areas as denoted on the Concept Plan, which shall supercede the Green Belt Space, Secondary Green Space, and all other Open Space requirements set forth in the Zoning Ordinance. Any of the area of this Sycamore PUD (except for required retention ponds) that is dedicated to a neighborhood association, the public, or whose ownership is transferred to a municipality for public use, including rail right of ways, shall be factored in the total amount of Open Space. The Developer shall quitclaim its interest in the Monon Trail right-of-way and in the proposed trailhead to the Town and shall construct the trailhead improvements as shown or as agreed to with the Town at a time and in a manner reasonably requested by the Town.

Revised "Parcel 3" Buffer Proposal

January 24, 2005

Along the common property line of the proposed neighborhood and the property identified by "3" ("Parcel 3") on the Neighbor Location Map for the TOD known as Sycamore on the Monon, the developer proposes an undulating mound, a fence and landscaping planted within a landscape buffer area as follows:

- The proposed landscape buffer area is proposed to be at least 25' in width from the north and west property lines of Parcel 3. The buffer will be located entirely upon the Sycamore Village property.
- The undulating mound would begin west of the entry landscaping where the first home-site lot starts at the northeast corner of Parcel 3 and continue at a height of 4'. At the location shown on the attached map, the undulating mound would increase to 6' in height and remain at 6' in height around the northwest corner of Parcel 3 to the southwest corner of the Laughner property. At that point, the undulating mound would return to a 4' height and remain at 4' to the southwest corner of the Emerich property. This mound will be constructed in conjunction with the construction of Phase I of Sycamore Village which is anticipated to include a total of three Phases.
- The proposed landscaping is proposed to include two rows of 6' evergreen trees planted 15' on center, installed in a staggered manner as shown in paragraph C(1) of the Supplemental Materials for the January 5, 2005 Comprehensive Plan Committee Meeting. These trees would be Douglas Fir. The trees would be planted in the first fall planting season after development begins to ensure the health and vigor of the trees.
- The developer will install a four foot (4') tall fence consisting of metal "1" posts with woven wire on the Sycamore Village side of the mound.
- These commitments shall run with the land and shall benefit present and future owners of the Laughner property and the Emerich property.

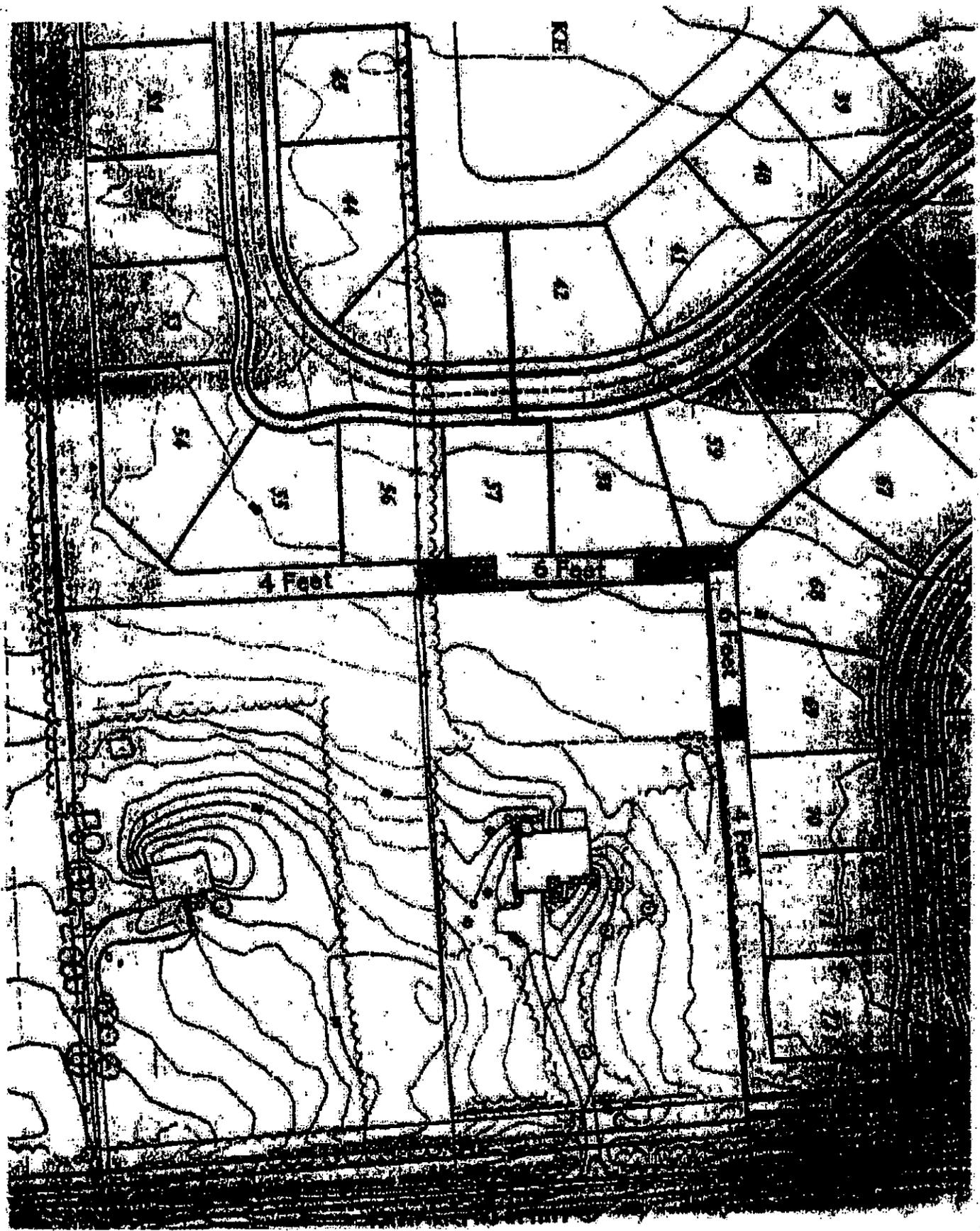
Accepted by Mark + Jimmy

2005 JAN 26 08:14

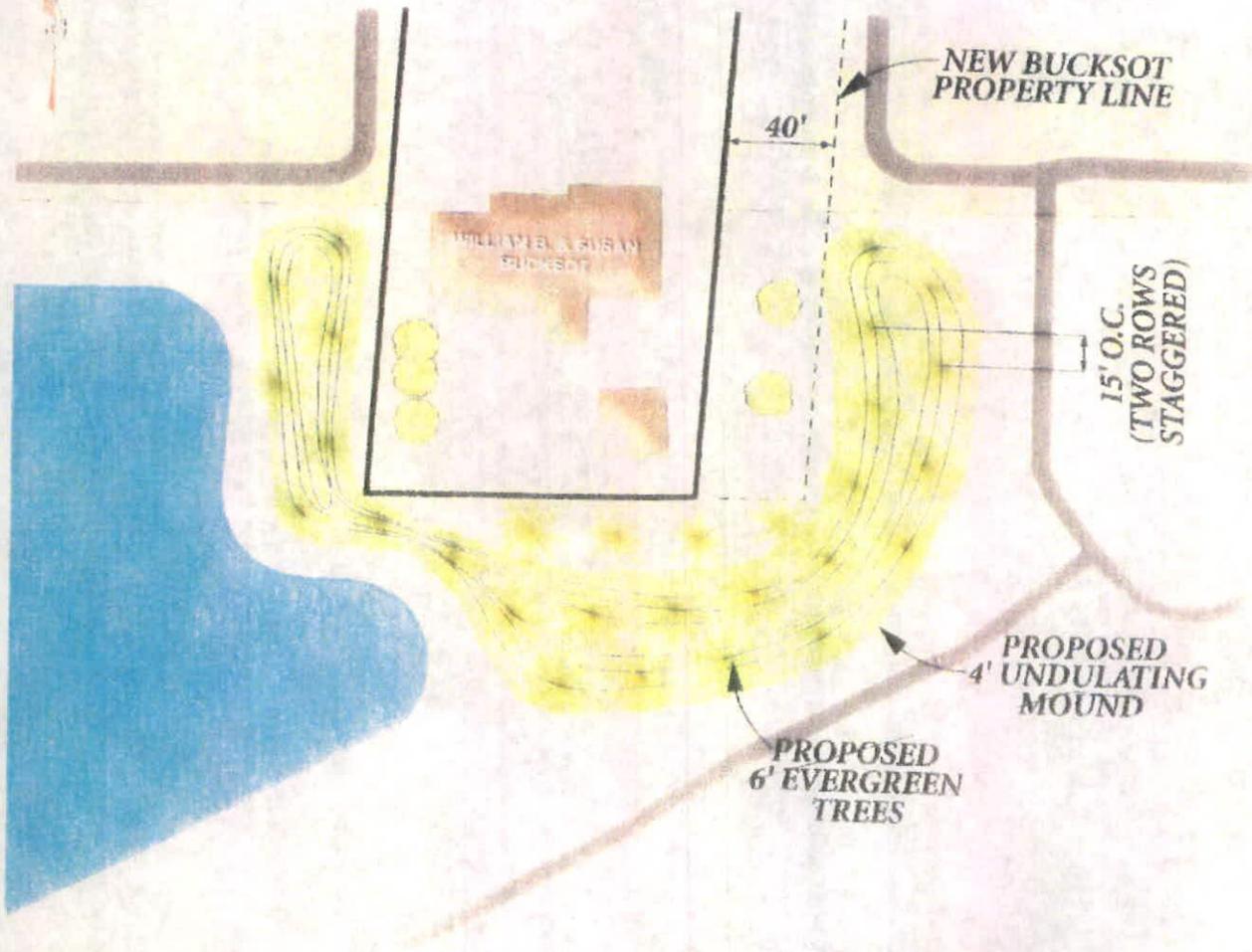
Laughner

Page 2

BEST POSSIBLE IMAGE



191 STREET



NEW BUCKSOT
PROPERTY LINE

40'

WILLIAM & SUSAN
BUCKSOT

15' O.C.
(TWO ROWS
STAGGERED)

PROPOSED
4' UNDULATING
MOUND

PROPOSED
6' EVERGREEN
TREES

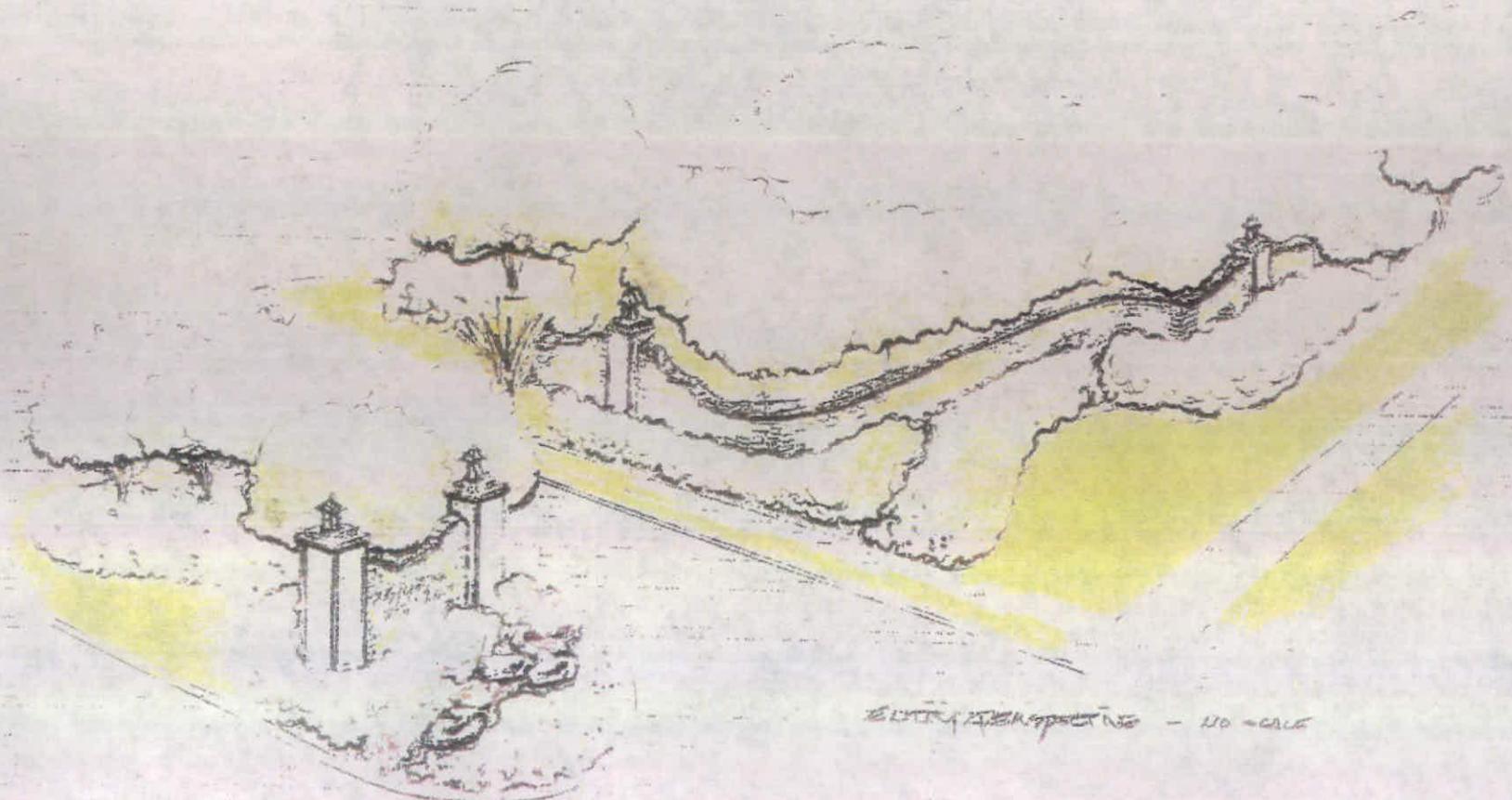
Landscaping Buffer for Stevenson Home

1. The landscape buffer shall be at least 25' in width, and it shall include a 4' – 6' undulating mound.
2. The mound will be landscaped with two staggered rows of 6' Douglas Fir evergreen trees planted 15' on center. The trees will be planted in the first fall planting season after development begins to ensure the health and vigor of the trees.

191st Street Entryway Landscaping

The following plantings, as specified in WC 16.06.030, shall be included within the 191st Street entryway landscaping as shown on the attached landscaping plan:

<u>Planting</u>	<u>Number</u>
Shade Trees	11
Ornamental Trees	31
Shrubs	70 deciduous and 95 evergreen
Perennials	104
Ground cover plants	2500 (e.g., myrtle vine)
Grass plants	12



ENTRY POINTS - NO SCALE

WALLS, PILLARS, AND PROPOSED FENCE DETAILS = ALL

CYCLING ON THE MOON

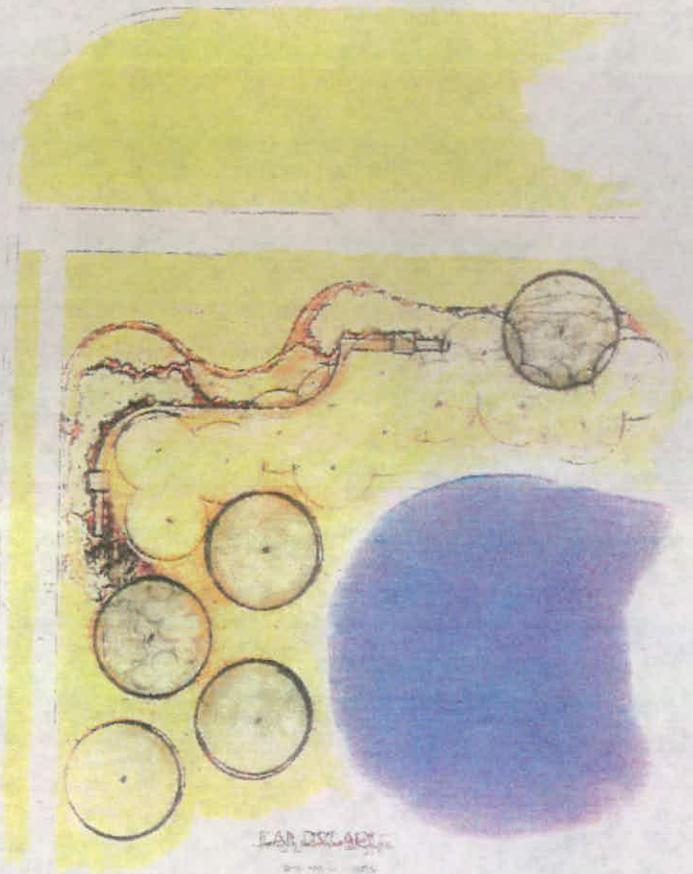
101 E STREET - TAMULUMON ROAD WESTWARD JUNCTION

LANDSCAPE

2011-01-05-0006

12/20/11

PAGE 2 OF 5

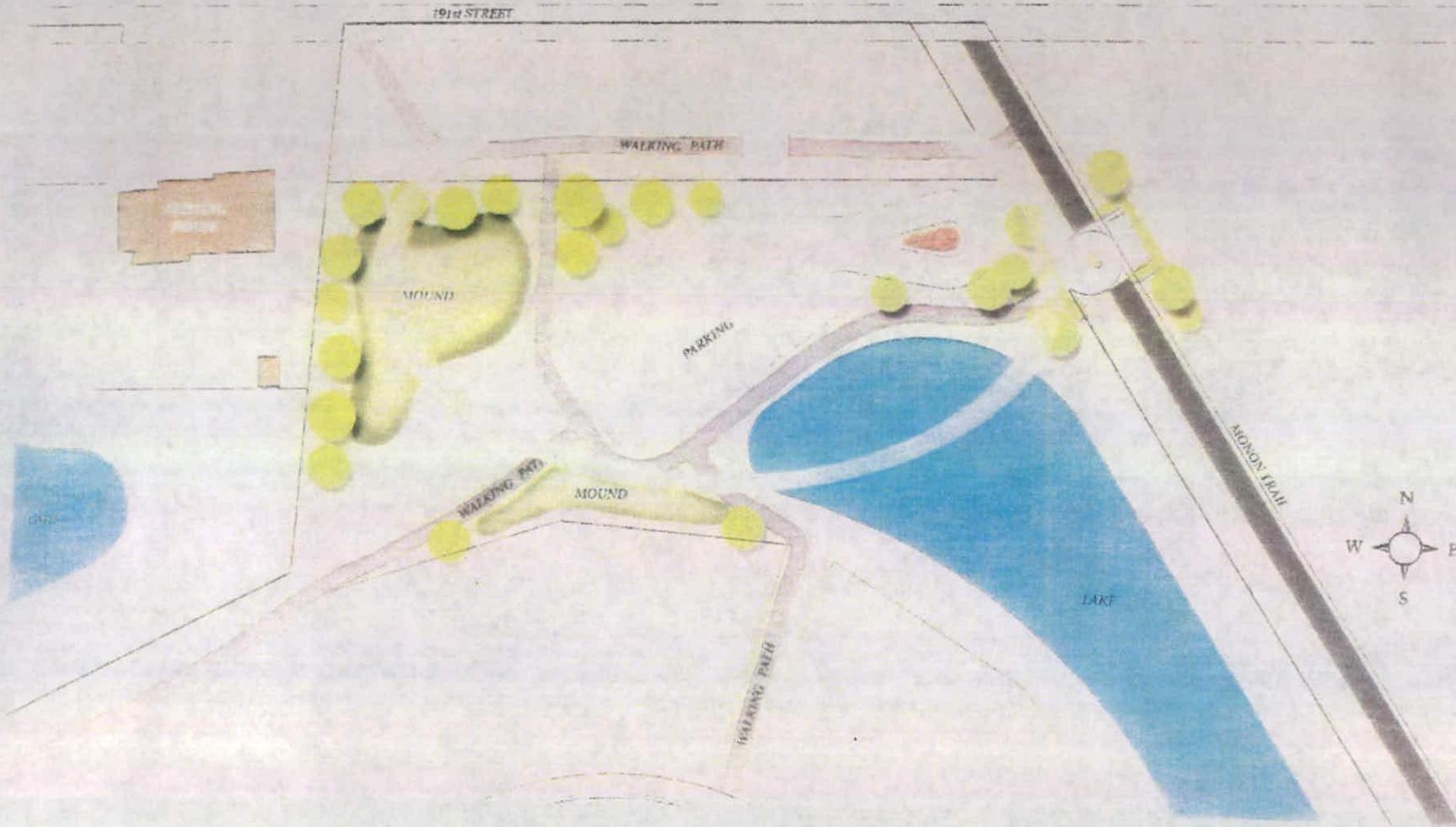


LAR. DIS. 1921.



Sycamore on the Monon

PROPOSED MONON TRAIL MAJOR TRAILHEAD





Sycamore on the Monon



EXHIBIT 11 - TENTATIVE PHASING PLAN



= Trail Access Points



= Pedestrian Pathways



= Sidewalks



North

- Area A

- Area B

- Area C

Sycamore on the Monon
EXHIBIT 12 - Central Amenity Area Conceptual Plan

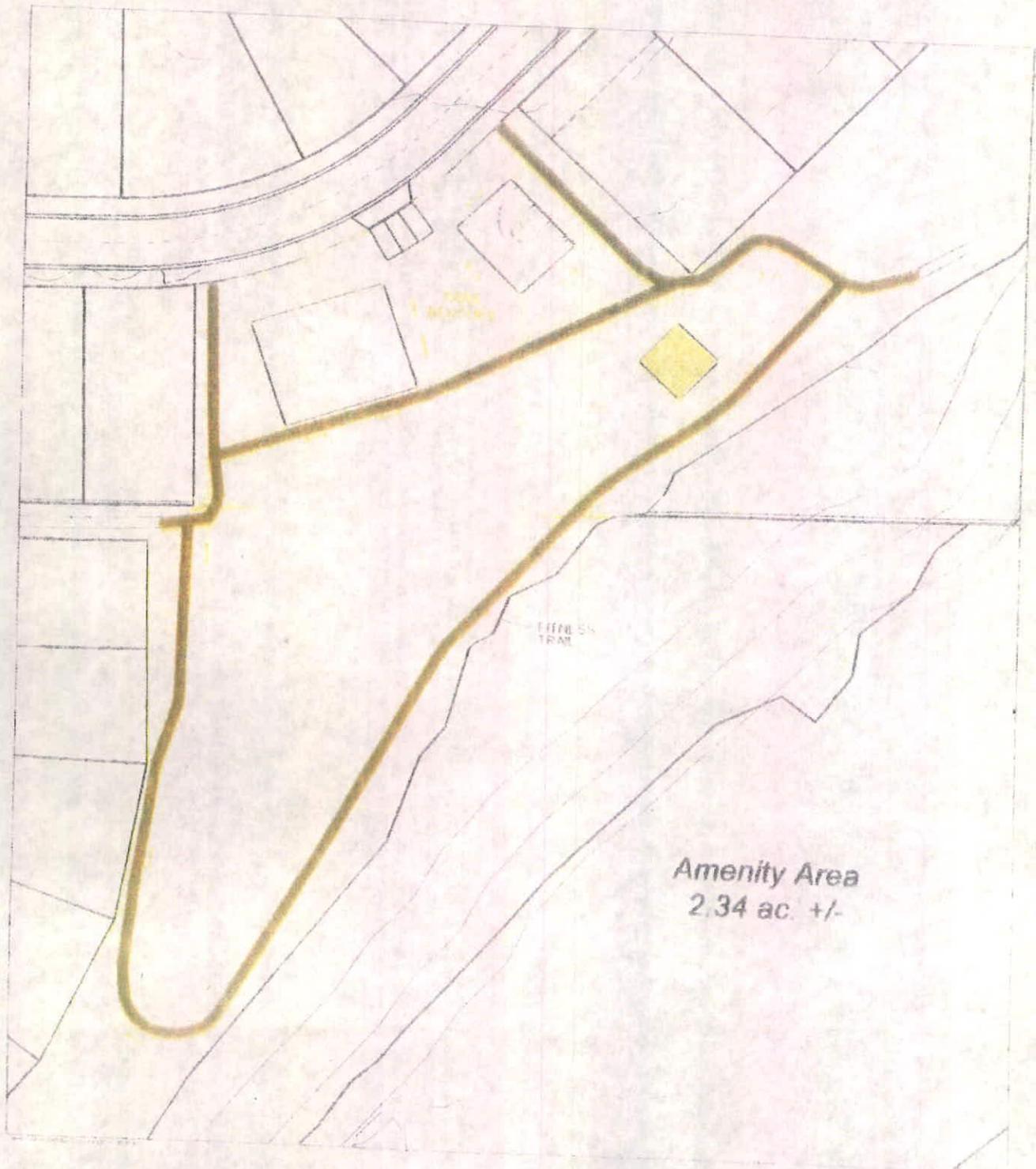


EXHIBIT 13

SIGN STANDARDS

Sign permits shall not be required for all non-exempt signs and signs listed in Paragraph A, below. The following provisions shall govern signage located upon and within the Real Estate and to the extent they conflict with the provisions of the Westfield-Washington Township Sign Ordinance (the "Sign Ordinance") and other provisions of the Zoning Ordinance, the following provisions and standards shall control:

- A. The following signs shall be exempt from permits and fees and shall be permitted in locations outside of right of ways:
- (1) All signs designated as exempt in Section 16.08.050 of the Sign Ordinance; and
 - (2) Sales signs used in connection with the sale of Real Estate within the Sycamore PUD that are nine (9) square feet in size per side or smaller; and
 - (3) Builder and contractor signs used to denote the contractor constructing a residence or owning a lot within the Sycamore PUD that are six (6) square feet in size or smaller; and
 - (4) Event signs and banners up to thirty-two (32) square feet in area and seven (7) feet in height used to promote a special event such as a home show which shall be displayed no longer than thirty (30) days. Special event signs may be banners or free standing signs and shall be displayed no longer than twenty-one (21) days prior to and seven (7) days after the event; and
 - (5) Flags mounted on a pole and installed in the ground or on a building are exempt provided that the pole and flag do not exceed maximum height allowed. No more than two flags shall be mounted on a pole; and
 - (6) Interior building signs that are not intended to be legible from outside a building; and
 - (7) Lot and common area identification signs no larger than six (6) square feet in size.

B. **Prohibited signs:** Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.

C. **Temporary Signs Permitted with permits which require Westfield staff approval only and shall be permitted in locations outside right of ways:**

(1) Signs depicting the site plan of an Area assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, shall be permitted without a sign permit provided the following standards are met:

- a. The maximum sign area per Area shall be ninety-six (96) square feet.
- b. The maximum height shall be ten (10) feet.
- c. Site plan signage may be illuminated.
- d. Site plan signage shall be removed from a Parcel when 95% of the lots in that parcel have been sold.

(2) Real estate sales, model home signs, shall be permitted provided the following standards are met:

- a. The maximum sign area shall be 32 square feet.
- b. The maximum height of the sign shall be eight feet.
- c. Limited to one sign for each street frontage of the lot, with no more than two sign faces per sign. The sign may be illuminated.
- d. Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is sold or occupied.
- e. With respect to attached dwellings, when 95% of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of eight square feet or less.

D. **Permitted Other Signs:**

- (1) Signs permitted under Section 16.08.080 of the Sign Ordinance.
- (2) One (1) development identification sign at each of the street entrances to

the Real Estate provided the following standards are-met:

- a. The design of the sign shall be consistent with the Design Vocabulary.
- b. The maximum sign area per sign shall not exceed 80 square feet per side. Matching signs which border either side of one entrance shall be treated as one sign.
- c. The area surrounding the sign(s) shall be appropriately landscaped.
- d. The sign may be illuminated; provided, however; that such signs shall not be internally lit.
- e. The sign shall not exceed fifteen (15) feet in height.
- f. The sign shall be removed when all 95% of the lots in the area to which the sign relates have been sold.
- g. The sign shall not be located within the right of way.

WC 16.07.010 General Provisions

A. Purpose and Intent.

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

B. Applicability.

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

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and
2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;
2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;
3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;
4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;
5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

D. Prohibitions.

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

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;
4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and
5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

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

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
5. All lighting fixtures must meet building code requirements for their appropriate construction class;

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

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

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;
2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.
3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and

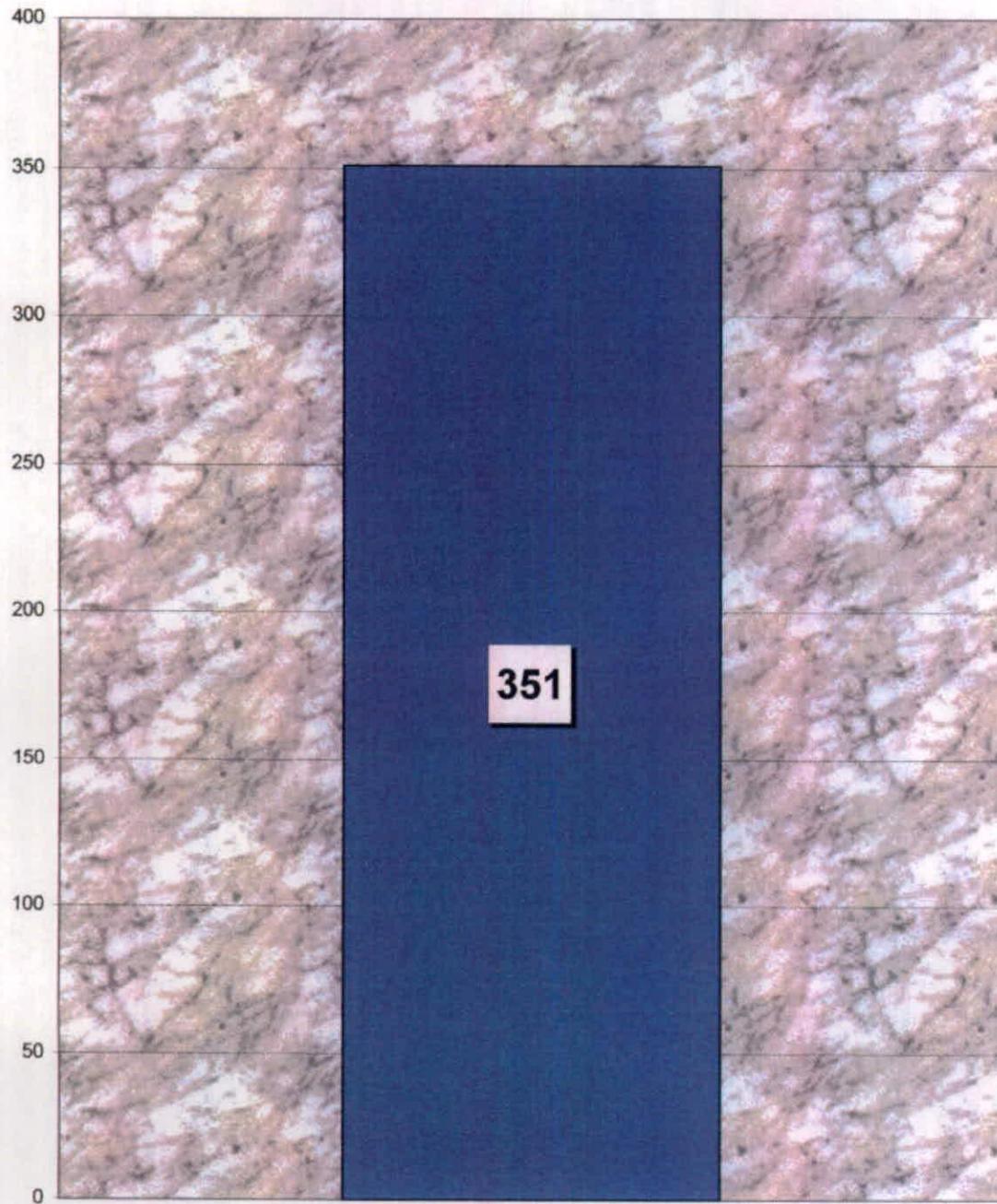
4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

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

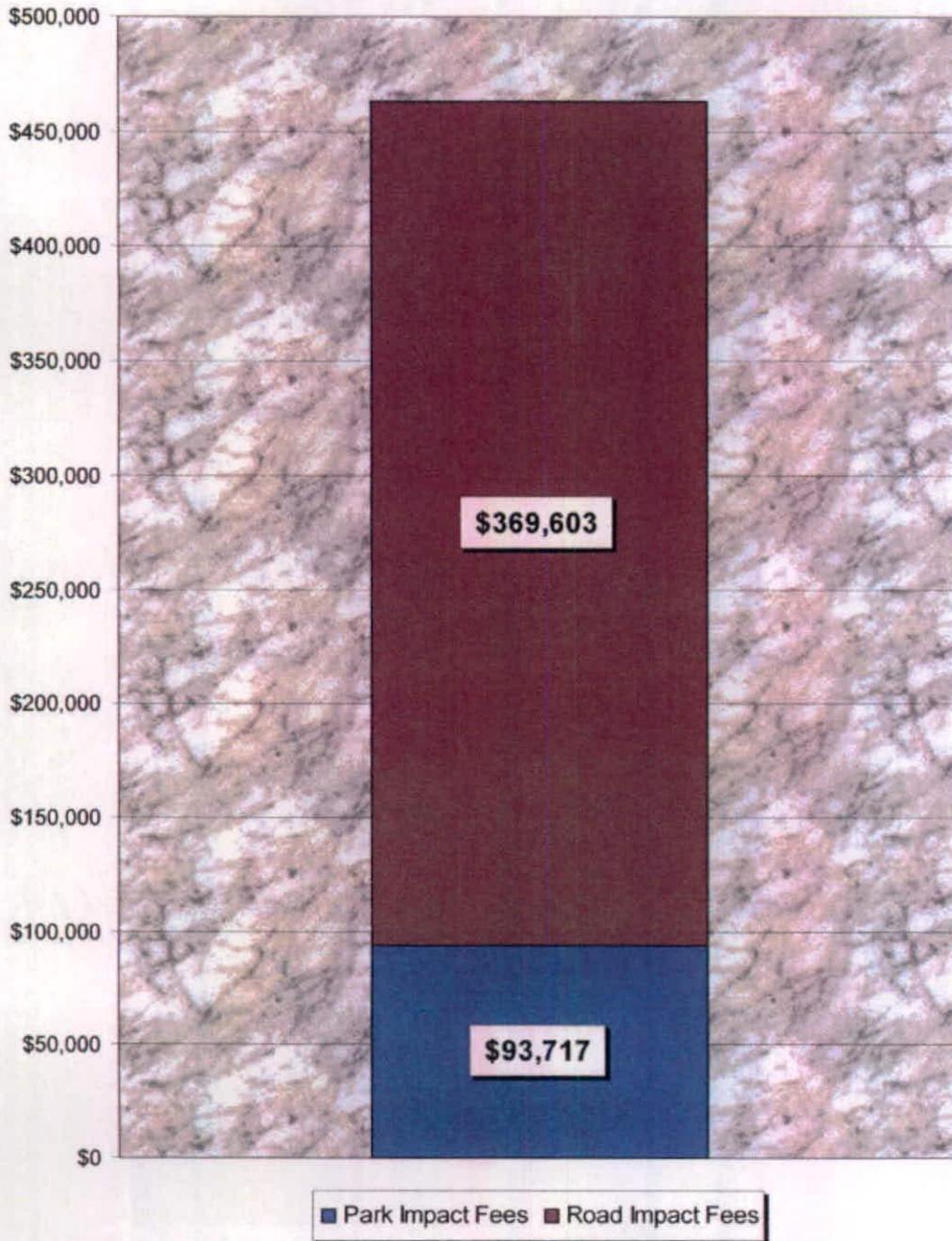
1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;
2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
4. All plot lighting levels shall be depicted at 10-foot intervals or less.
5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;
6. Photometric data depicting the angle of cut off of light emissions; and
7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

SYCAMORE ON THE MONON TOTAL DWELLING UNITS



DWELLING UNITS CHART		
	Land Use	Units
Area A	Traditional Single-Family	69
Area B	Traditional Single-Family	140
Area C	Two-Family Active Adult	142
		351

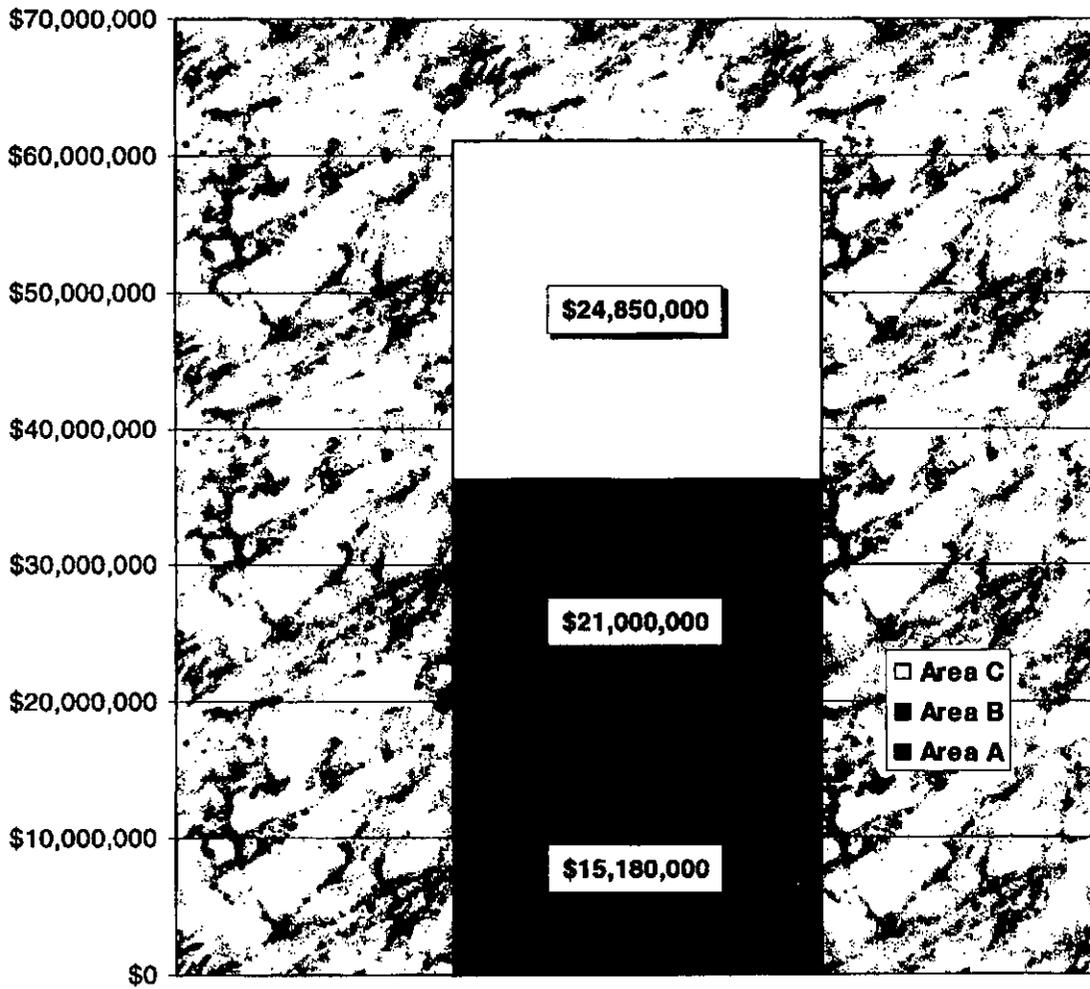
SYCAMORE ON THE MONON ONE-TIME IMPACT FEES



IMPACT FEES CHART

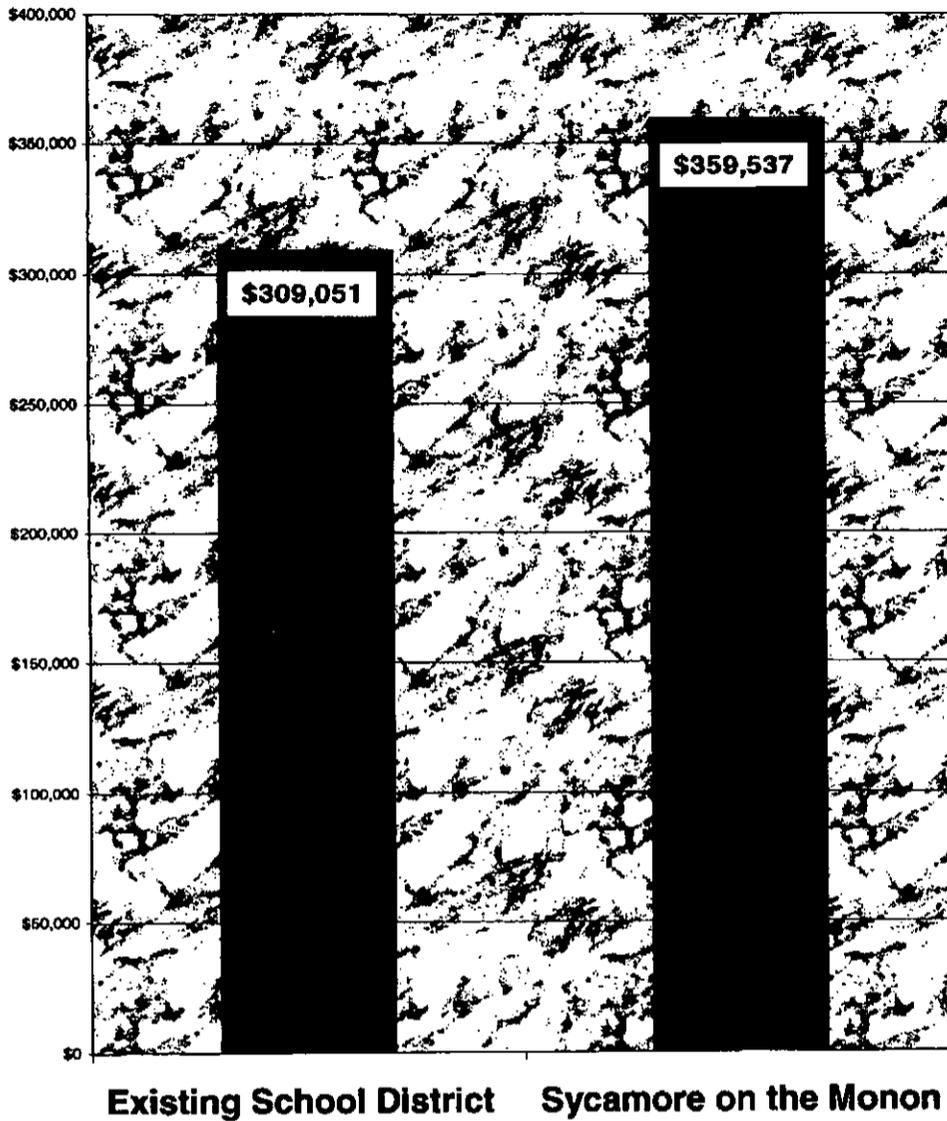
Land Use	Units	Road: \$1,053 per unit	Park: \$267 per unit
Area A Traditional Single-Family	69	\$ 72,657	\$ 18,423
Area B Traditional Single-Family	140	\$ 147,420	\$ 37,380
Area C Two-Family Active Adult	142	\$ 149,526	\$ 37,914
	351	\$ 369,603	\$ 93,717

SYCAMORE ON THE MONON ESTIMATED GROSS VALUES



Area	Land Use	Acres	Units	Est. Value per Unit	Estimated Gross AV
Area A	Traditional Single-Family	36.7	69	\$ 220,000	\$ 15,180,000
Area B	Traditional Single-Family	53.6	140	\$ 150,000	\$ 21,000,000
Area C	Two-Family Active Adult	53.9	142	\$ 175,000	\$ 24,850,000
Totals		144.2	351		\$ 61,030,000

SYCAMORE ON THE MONON SCHOOL IMPACT COMPARISON (NET ASSESSED VALUE PER STUDENT)



Sycamore on the Monon

Area	Land Use	Units	Est. Students per Dwelling	Est. Students
Area A	Traditional Single-Family	69	0.6	41
Area B	Traditional Single-Family	140	0.6	84
Area C	Two-Family Active Adult	142	0.1	14
Totals		351		139

Notes on Calculations

1. In estimating the Gross Value of the Sycamore on the Monon development, Gross Value was calculated by multiplying the estimated market value of proposed homes by the number of proposed homes.
2. In estimating the Net Assessed Value of the Sycamore on the Monon development, Net Assessed Value was calculated by multiplying Gross Value by 0.95 (the Washington Township Assessor estimated that approximately 95% of actual value would be included in Gross Assessed Value by the time the proposed units are completed and assessed) and then subtracting \$38,000 (\$35,000 Homestead Credit; \$3,000 Mortgage Deduction) from 60% of the proposed dwelling units' Gross Assessed Values (as per the Washington Township Assessor, approximately 60% of owners claim these reductions).
3. Net Assessed Value per Student for the Sycamore on the Monon development is calculated by dividing Net Assessed Value by the number of estimated school children generated by the Sycamore on the Monon development.
4. Existing Net Assessed Value per Student for Washington Township is calculated by dividing the Washington Township Net Assessed Value (as obtained from the Washington Township Assessor), \$1,525,168,710, by the number of Washington Township enrolled children (4,935).