200600056149
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
09-21-2006 At 01:53 pm.
ORDINANCE 257.00

ORDINANCE NO. 06-37

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 0603-PUD-05) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on July 24, 2006; and

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

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

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

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at 17021 Towne Road from AG-SF-1 to Westgate PUD. See attached Maps and zoning commitments described in the attached booklet identified as Exhibit A.

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 14 DAY OF Sept, 2006.

WESTFIELD TOWN COUNCIL

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

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law"

C. Gossard

Signed

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission met on Monday, July 24, 2006, to consider proposed change in zoning of approximately 258 acres, from the AG-SF-1 District to the Westgate PUD District, 0603-PUD-05. Notice of public hearing was advertised and noticed and 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 text amendment is as follows:

0603-PUD-05 17021 Towne Road. Drees Homes requests
a change in zoning for approximately 258 acres,
from the AG-SF1 District to the Westgate PUD District

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0603-PUD-05 (7-0-0).

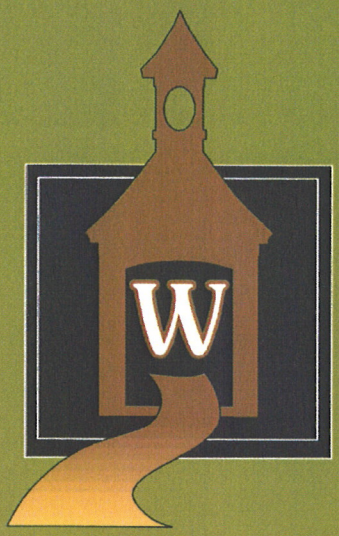
I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on July 24, 2006.

Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

July 24, 2006
Date

Ord
06-37



WESTGATE

Drees HOMES

Westfield Town Council

August 14, 2006

WESTGATE PUD

ORDINANCE NO. _____

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

This PUD Ordinance (the "Westgate 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 Drees Premier Homes, Inc. (the "Developer") for the real estate containing approximately 258 acres, legally described on Exhibit "1," attached hereto, and incorporated herein by this reference, and located in Washington Township, 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 ___ day of _____, 2006; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Westfield Washington Township Zoning Ordinance and the Westfield Washington Township Zone Map are hereby amended as follows:

ARTICLE I.

WESTGATE 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 Westgate PUD supersede the standards of the Westfield Washington Township Zoning Ordinance (the "Zoning Ordinance"). Unless otherwise specified herein, the owner(s) of the Real Estate shall comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) as they existed and were in force on the date of filing of this Westgate PUD (the "PUD Ordinance") attached hereto as Exhibit "16".

SECTION 1.3. DEFINITIONS. Unless otherwise specified in (i) this Westgate 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 Westgate PUD.

ARTICLE II.

WESTGATE PUD STANDARDS

SECTION 2.1. The Real Estate is reclassified on the Westfield Washington Township Zone Map (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 ~~and LB~~ SF3 District of the Zoning Ordinance in force at the time of the filing of this Westgate PUD. A copy of the SF3 ~~and LB~~ District development standards and a copy of WC 16.04.165 Development Plan Review provisions, which were in force at the time of the filing of this Westgate PUD and which apply to the Real Estate, except as modified in this Westgate 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 ~~commercial~~ and institutional uses as more particularly shown on the concept plan attached hereto as Exhibit "5" (the "Concept Plan") and Exhibit "6" (the "Master Plan"). The total number of residential units on the Real Estate shall not exceed ~~730~~ 748[1] units and the maximum number of attached residential units shall not exceed ~~246~~ 264.

Permitted uses are as follows:

A. ~~RESIDENTIAL AREAS:~~ Permitted Uses in the residential areas of Westgate PUD, identified as "Crestside," "Gardenside," "Parkside," "Villas" and "Commons" on the Concept Plan, shall include the following:

(1) Single-family attached and 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;

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[1] 748 Total Maximum Dwelling Units if developed without a school; 715 Total Maximum Dwelling Units if developed with a school.

(2) Residential common areas and ~~privately~~ Home Owners Association owned amenity areas along with accessory uses, structures, and improvements located thereon~~. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR~~; and

(3) Home Occupations shall be permitted per the terms and conditions of the SF3 District in force at the time of the filing of this Westgate PUD.

~~B. COMMERCIAL AREA: Permitted Uses in the commercial area of Westgate PUD, identified as "The Plaza" on the Concept Plan, shall include the uses identified in Exhibit "16" attached hereto.~~

~~C. INSTITUTIONAL AREA: Permitted Uses in the institutional area of Westgate PUD, identified as "School Site" on the Concept Plan, shall include the following:~~

(4) Public or private schools along with accessory uses, sports and recreation facilities, structures and related school improvements (permitted only in the Crestside area identified on the concept plan as "Possible Future School Site").

SECTION 2.3. DEVELOPMENT STANDARDS AND ARCHITECTURAL GUIDELINES. The Residential Development Standards and Residential Architectural Guidelines for the Real Estate shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibits "7" and "8" 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. ~~The Commercial Area of the Westgate PUD shall comply with the development standards applicable to the LB District unless otherwise provided herein. The minimum acreage requirement applicable to the LB District shall not apply to the Commercial Area. Hardie plank, masonry and stone shall be used as the primary exterior building materials within the Commercial Area.~~

SECTION 2.4. 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 "9" 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 2.5. STREET STANDARDS. The street standards pertaining to streets, private drives, driveway locations, paths, gates, road cuts, etc. for the Real Estate shall comply with the Westfield Washington Township Subdivision Control Ordinance, the Westfield Utility and Infrastructure Construction Standards and amendments thereto unless otherwise provided herein and/or in Exhibit "10" attached hereto. ~~Local street rights of way within the development shall be permitted to be 45' in width. Local streets within the development shall be permitted to be 25' in width back of curb to back of curb and on street parking shall be limited to one side of the road. Planting strips a minimum of 5' in width between curbs and sidewalks and as illustrated in Exhibit "17" shall be permitted. Curvature measured along the centerline of local streets on the Real Estate shall have a minimum radius of 150'. Horizontal visibility on curved streets and vertical visibility on all streets must be maintained at a minimum of 150' along the centerline of local streets on the Real Estate. Driveways shall be permitted to be located closer than 75' from the intersection of two street lines. Utility easements shall be permitted to be a minimum of 10' in width.~~

SECTION 2.6. LANDSCAPING STANDARDS. A copy of Section WC 16.06 of the Zoning Ordinance (the "Landscaping Standards"), which were in force at the time of the filing of this Westgate PUD and which apply to the Real Estate, except as modified in this Westgate PUD, have been attached hereto and made a part hereof as Exhibit "11". Attached hereto and incorporated herein by reference as Exhibit "12" are the landscaping standards for the Real Estate (the "Westgate Landscaping Standards"). To the extent the Westgate Landscaping Standards conflict with those set forth in the Landscaping Standards or any other Zoning Ordinance in force at the date of the filing of the Westgate PUD they shall replace and supercede those standards.

SECTION 2.7. AMENITIES AND MEMBERSHIPS.

A. **Amenities.** The following amenities shall be provided on the Real Estate:

(1) Recreational Trails and Pathway System;

(2) Focal Parks (to highlight focal points and view sheds);

(3) Outdoor Plaza;

(4) Decorative Benches;

(5) Playground Area

a. 1,200 minimum square feet and equipment as shown on Exhibit "15"

(6) Gazebo and Pedestrian Bridge;

(7) Lake Pavilion ~~Clubhouse~~ Poolhouse Facility;

(8) Adult Swimming Pool;

(9) Activity Pool; and

(10) Basketball Court

The Westgate Commons Area as shown on the Concept Plan will include the lake pavilion ~~clubhouse~~ poolhouse facility, outdoor plaza, decorative benches, adult swimming pool, activity pool, parking area and pathway system, and it shall be as shown on the Westgate Commons Conceptual Plan, attached as Exhibit "16". For Amenity Improvement Procedures, see Exhibit "17".

B. **Membership.** All property owners within the residential areas of the Real Estate shall automatically, upon taking title to the property, become a member of a Property Owners Association.

SECTION 2.8. SIGNAGE. The Sign Standards are attached hereto and incorporated herein as Exhibit "18"'.

SECTION 2.9. OUTDOOR LIGHTING. The Real Estate shall be developed in compliance with Exhibit "19", 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 Westgate PUD.

Upon motion duly made and seconded, this Westgate PUD was fully passed by the members of the Westfield Town Council this ___ day of _____, 2006.

TOWN COUNCIL, TOWN OF WESTFIELD

AYE		NAY
_____	John Hart	_____
_____	Ron Thomas	_____
_____	Bob Smith	_____
_____	David Mikesell	_____
_____	Teresa Skelton	_____

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer
Town of Westfield, Indiana

Prepared by: Steven D. Hardin, Attorney at Law, BAKER & DANIELS, LLP, 970 Logan Street, Noblesville, Indiana, 46060, (317) 569-4833

WESTGATE PUD

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EXHIBIT 1

LAND DESCRIPTION

A part of Section 4 and part of the Southeast Quarter of Section 5 both in Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 4; thence North along the West line thereof 1,320 feet, more or less, to the Northwest corner of said Quarter, Quarter Section; thence South 89 degrees 20 minutes 05 seconds West along a fence line and extension thereof 1,329.94 feet to a point on the West line of the East Half of the Southeast Quarter of Section 5; thence North 00 degrees 00 minutes 00 seconds East along said West line 435.51 feet; thence North 35 degrees 06 minutes 00 seconds East on and along the centerline of Little Eagle Creek Avenue and a prolongation thereof 95.45 feet; thence South 89 degrees 10 minutes 53 seconds East 383.81 feet; thence North 01 degrees 48 minutes 00 seconds West 143.10 feet to a point which is South 77 degrees 48 minutes 00 seconds East 251.00 feet from the centerline of Little Eagle Creek Avenue; thence North 00 degrees 14 minutes 00 seconds West 304.07 feet to a point being South 00 degrees 06 minutes 20 seconds East 367.70 feet from the North line of the aforesaid Half Quarter of Section 5; thence North 89 degrees 30 minutes 00 seconds East parallel with said North line 895.19 feet to a point on the East line of said Half Quarter Section, said point also being on the West line of the Southwest Quarter of the aforesaid Section 4; thence North along said West line 367.70 feet to the Northwest corner of said Southwest Quarter Section; thence North along the West line of the Northwest Quarter of Section 4 a distance of 642.75 feet to the centerline of Little Eagle Creek Avenue; thence along said centerline by the following five (5) courses; 1) North 54 degrees 10 minutes 48 seconds East 174.80 feet; 2) North 59 degrees 25 minutes 28 seconds East 326.81 feet; 3) North 52 degrees 38 minutes 37 seconds East 271.97 feet; 4) North 44 degrees 51 minutes 10 seconds East 250.15 feet; 5) North 42 degrees 48 minutes 32 seconds East 90.07 feet to a point on the North line of the South Half of the Southwest Quarter of Section 4; thence East along said North line to the Northeast corner thereof; thence North along the West line of the Northeast Quarter of Section 4 to a point on the centerline of the Midland Railroad; thence East along said centerline 906.84 feet; thence South parallel with the West line of the Northeast Quarter of said Section 4 a distance of 1,153.68 feet to a point on the North line of the South Half of the Southwest Quarter of the Northeast Quarter of Section 4; thence East along said North line to the Northeast corner of said Half Quarter, Quarter; thence South along the East line thereof the Southeast corner of said Half Quarter, Quarter; thence West along the South line of said Half Quarter, Quarter to a point being 326.32 feet East of the Southwest corner thereof; thence North parallel with the West line of said Half Quarter, Quarter 400.47 feet; thence West parallel with the South line thereof 326.32 feet to a point on the West line of said Half Quarter, Quarter; thence South along said West line 136.47 feet; thence West parallel with the South line of the Northwest Quarter of Section 4 a distance of 380 feet; thence South 370 feet to a point 380 feet West of the East line of the Southwest Quarter of said Section 4; thence East parallel with the North line of said Southwest Quarter 380 feet to a point on the East line thereof; thence South along said East line to the Southeast corner of the North Half of the Southwest Quarter of said Section 4; thence West along the South line thereof 1,320 feet, more or less, to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 4; thence South along the East line thereof 1,320 feet, more or less, to the Southeast corner of said Quarter, Quarter Section; thence West along the South line thereof 1,320 feet, more or less, to the place of beginning.

EXHIBIT 2

DEFINITIONS

The following words and terms, not defined elsewhere in the Westgate 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. Residential Area, ~~Commercial Area,~~ and/or Institutional Area as identified in the Westgate 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 the Areas within the Real Estate, 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 Westgate 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. 166th Street, Town Road, Little Eagle Creek Avenue and Eagletown Road.

~~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. Open Space shall be located generally in the areas as denoted on the Concept Plan, which supercedes 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 Westgate PUD (except for required retention ponds) that is dedicated to a Home Owners Association ~~neighborhood association~~, the public, or whose ownership is transferred to a municipal entity for public use, including rail rights-of way, shall be factored into the total amount of Open Space.

~~22. Plinth. A square or rectangular base for column, pilaster, or door framing.~~

23. Preserved Woodland Area. The areas of land within the Westgate PUD preserved in its natural state containing mature trees.

24. Rakes. The inclined edge of a sloped roof over a wall from the eave to the ridge.

~~25. Relief. The elevation or projection of part of a surface.~~

26. Shed Roof. A roof shape having only one sloping plane.

27. Sign Ordinance. The Sign Ordinance of Westfield and Washington Township in force on the date of the filing of this Westgate PUD.

28. Subdivision Control Ordinance. The Subdivision Control Ordinance of the Town of Westfield and Washington Township in force at the time of the filing of this Westgate PUD.

~~29. Sun Room. A room or an enclosed porch with glass or transparent plastic walls or numerous windows, oriented and designed to admit much sunlight.~~

~~30. Transom Window. A window divided by a horizontal bar of wood or stone.~~

~~31. Veranda. A covered porch or balcony, extending along the outside of a building.~~

32. Water Table. Inclined surface on a projection, such as a plinth, or a buttress offset.

33. Zoning Ordinance. The Town of Westfield and Washington Township Zoning Ordinance.

EXHIBIT 3

SF-3 District Standards

WC § 16.04.030(E)

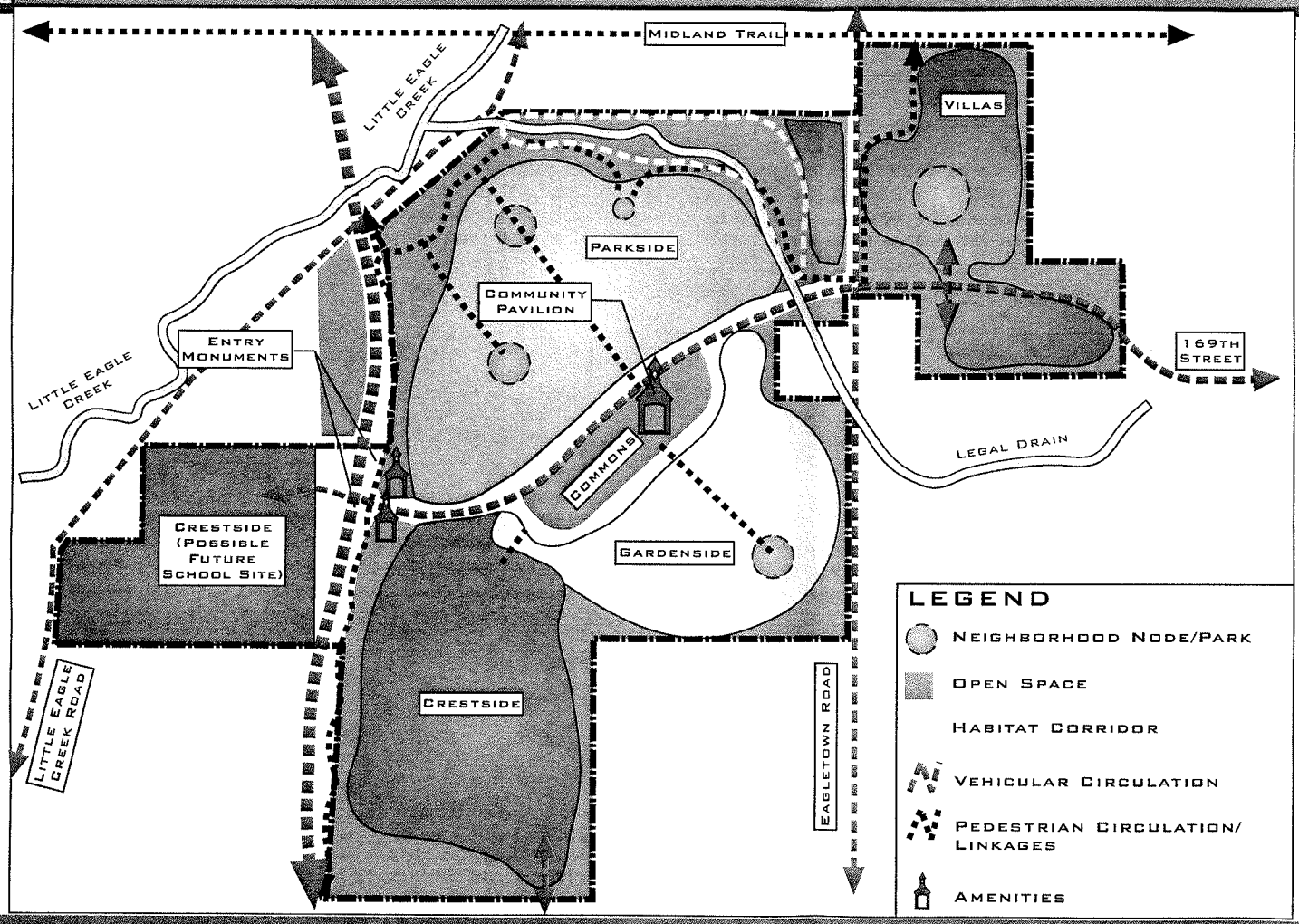
The complete text of the referenced standards
will be included in the final draft of the Westgate PUD.

EXHIBIT 4

DPR Standards
WC § 16.04.165

The complete text of the referenced standards
will be included in the final draft of the Westgate PUD.

EXHIBIT 5



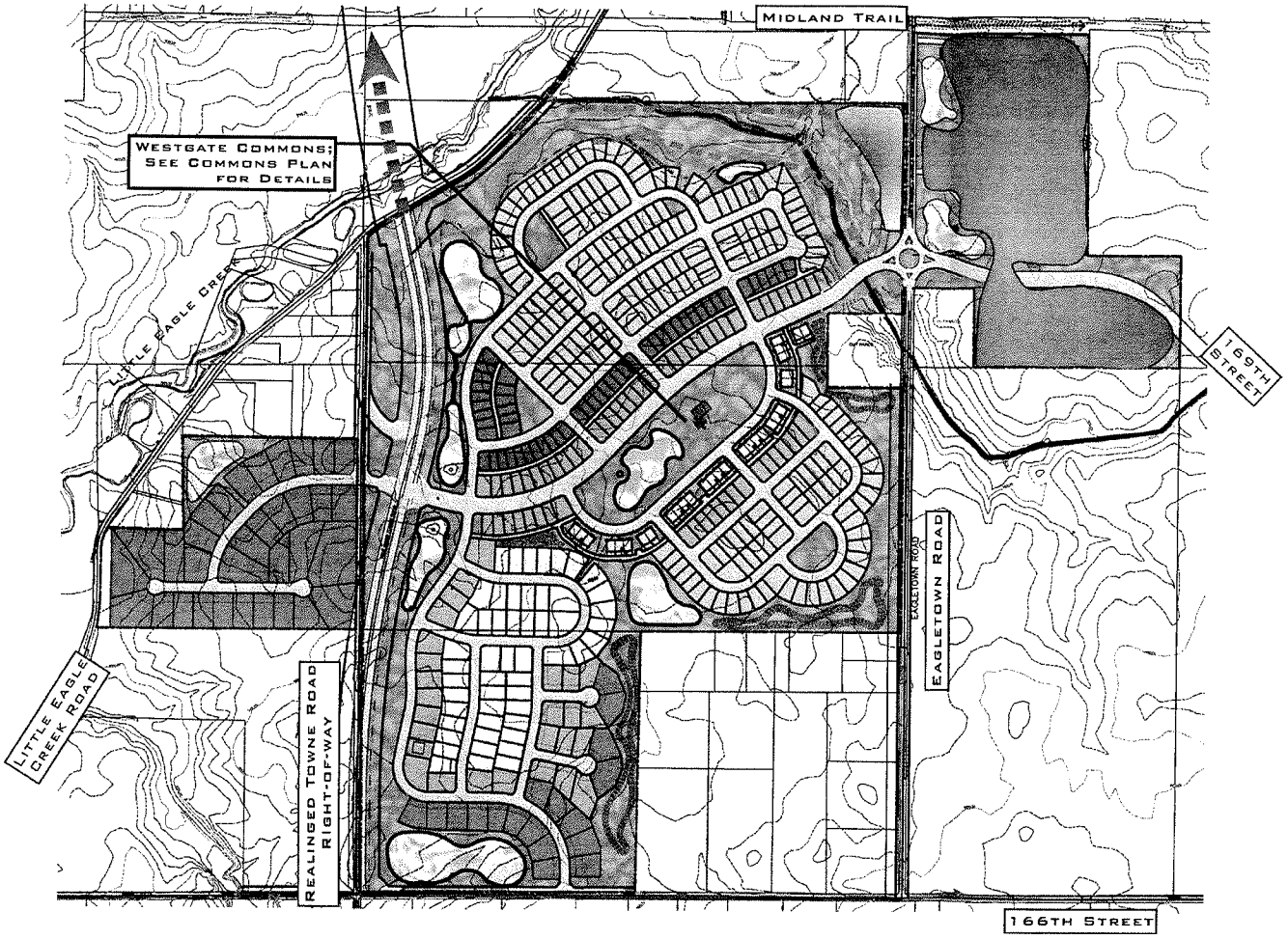
WESTGATE CONCEPT PLAN

The concept for Westgate integrates several different land uses into a cohesive planned community. The larger community is comprised of smaller identifiable neighborhoods featuring a mix of housing types and unique open spaces to strengthen the sense of place. The heart of the community is a centrally located 8 acre park that serves as a walkable recreation and social destination for all residents of Westgate. A pavilion and plaza area will function as the main civic space for the community, while an extensive pedestrian network will connect each of the homes to the Westgate commons as well as smaller more intimate neighborhood parks.

The higher density land-uses are focused closest to US 32 and occur in the villas neighborhood and as a defining element for the southern edge of Westgate Commons. Parkside and Gardenside neighborhoods feature a range of single family uses organized around smaller neighborhood nodes. The lowest density single family uses are located along the southern and western edges of the property to ease the transition to adjacent land uses.

WESTGATE CONCEPT PLAN

Exhibit 6



Legend

- Attached Homes
- attached homes
- 45' x 100' Lots (Rear Entry
- 50' x 110' Lots (Rear Entry)
- 50' x 110' Lots (Front Entry)
- 70' x 130' Lots
- 85' x 130' Lots
- 100' x 180' Lots
- Habitat Corridor
- Open Space
- Trails
- Water Features

EXHIBIT 7
Residential Development Standards

	Crestside Neighborhood			Gardenside Neighborhood			Parkside Neighborhood			Villas Neighborhood		
Land Use	Single-Family Detached [1,2]	Single-Family Detached	Single-Family Detached	Single-Family Detached	Single-Family Detached	Attached Homes	Single-Family Detached	Single-Family Detached	Single-Family Detached	Single-Family Detached	Single-Family Detached	Attached Homes
Garage Orientation	Side Load	Side Load	Front Load	Front Load	Rear Load	Rear Load	Front Load	Rear Load	Rear Load	Front Load	Rear Load	Rear Load
Min. SF/Unit	3,000	2,350	2,250	1,850	1,850	1,600	1,850	1,850	1,500	1,850	1,850	1,200
Min. Lot Width[3] (ft.)	100'	85'	70'	50'	50'	N/A	50'	50'	45'	50'	50'	N/A
Min. Lot Depth (ft.)	180'	130'	130'	110'	100'	N/A	110'	100'	100'	110'	100'	N/A
Min. Road Frontage[4]	30'	30'	30'	30'	30'	N/A	30'	30'	30'	30'	30'	N/A
Min. Lot Area (SF) [5]	18,000	11,000	9,100	5,500	5,500	N/A	5,500	5,500	4,500	5,500	5,500	N/A
Max. Lot Coverage (%)	15	25	28	35	41	N/A	35	41	42	35	41	N/A
Min. Front Yard (ft.)	35'	25'	25'	15'	15'	10'	15'	15'	10'	15'	15'	10'
Min. Rear Yard (ft.)	30'	30'	30'	20'	20'	20'	20'	20'	20'	20'	20'	20'
Min. Side Yard (ft.)	10'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Min. Building Separation (ft.) [6]	20'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'	12'
Max. Building Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	45'
Appx. Acreage [7]	72.7			41.9			81.0			36.3		
Max. Dwelling Units	N/A	N/A	60	77	26	80	168	41	60	24	20	190

Total Maximum Dwelling Units: 748[8]

Total Maximum Attached Units: 264

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[1] If the portion of Crestside that is west of Towne Road is developed residentially, then the standards for 100' wide lots shall apply.
[2] In the portion of Crestside that is east of Towne Road, the standards for 100' wide lots shall apply to a minimum of 18 lots.
[3] Lot Width refers to minimum lot width at the building line for single-family detached homes. This standard does not apply to single-family attached homes ~~(Carriage Homes)~~.
[4] Road frontage refers to lineal feet of lot frontage abutting a right-of-way as measured at the right-of-way line. On curves and cul-de-sacs, this standard may be reduced to 20'. This standard does not apply to single-family attached homes ~~(Carriage Homes)~~.
[5] Minimum Lot Area refers to minimum lot area for single-family detached homes. This standard does not apply to single-family attached homes ~~(Carriage Homes)~~.
[6] One-Hour Firewall required if building separation is 12 feet.
[7] Variations of up to 15% shall be permitted; however, the total number of residential dwelling units shall not exceed 748.
[8] 748 Total Maximum Dwelling Units if developed without a school; 715 Total Maximum Dwelling Units if developed with a school.

EXHIBIT 8

Residential Architectural Guidelines

A. All residential dwellings shall comply with the following standards:

(1) Exterior Surfaces:

a. Brick, stone, stucco, concrete fiber board siding and shakes are all permitted materials on front facades, as well as rear and side elevations.
b. No vinyl or aluminum siding will be permitted on any elevation.

(2) Roof Overhangs:

a. Gables facing streets and foof soffits must be a minimum of 8" overhang.
b. Rakes and eaves on sides and reat are permitted to be flush.

(3) Roof Slopes:

a. All single-family residences shall have a minimum roof pitch of 7:12 on the primary structure.
b. Multifamily residences are permitted to have a 5:12 pitch (as required due to depth of structure).

(4) Square Footage:

a. All single-family residences shall be a minimum of 1,500 square feet (see residential development standards chart, Exhibit "7").
b. All attached residences shall be a minimum of 1,200 square feet (see residential development standards chart, Exhibit "7").

(5) Driveways:

a. All driveways to be concrete

(6) Garages:

a. 100' wide lots: side entry
b. 85' wide lots: side entry
c. 70' wide lots: front entry permitted
d. 50' wide lots: rear entry and front entry permitted, but any front entry garage must be recessed a minimum of 10' from the primary front elevation or front porch
e. 45' wide lots: rear entry
f. Attached Residential: rear entry

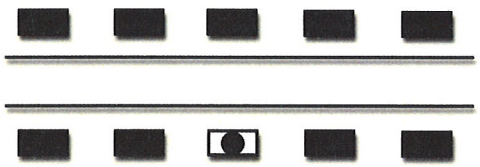
(7) Corner Lots:

a. All residences that are on corner lots are to have at least one of the following features on the side elevation that faces the 2nd street (within the first 15' of the structure):

- Wrap-around porch
- Bay windows or box-bay window
- Brick fireplace chimney
- Shutters

(8) Front Elevation Variation:

a. Front elevations on the same plan may not be duplicated for two home sites on each side of the residence on the same side of the street. Also, elevations for the same plan may not be duplicated for three houses across the street from the residence (Please refer to the illustration below).



B. Design Requirements:

(1) All single-family detached residences shall have architectural styles that fall into one of the three listed categories

(2) Two (2) items from the below list must be included in addition to the required features, marked with an asterisk:

a. **TRADITIONAL (an illustrative elevation is attached as Exhibit A)**

Required Elements:

* Roof features such as roof returns, dormers, reverse gables, roof accent or covered entry
* Architecturally enhanced trim moldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
* Higher pitched front gables facing street (typically 10:12 or 12:12)

Additional Elements (include at least two):

- Front porch
- Bay windows and/or turrets
- Panel or louvered shutters
- Concrete fiberboard siding or brick or mixed elevations
- Metal or shingle porch roofs, bays and roof returns
- Mixed materials on elevations (i.e. brick/stone/siding/stucco)

b. **TIMELESS GEORGIAN (an illustrative elevation is attached as Exhibit B)**

Required Elements:

* Formalized elevations with symmetrical and some asymmetrical components
* Classically enriched architectural detailing/trim mouldings (i.e. door and window header pieces, gable louvers, brick soldier courses, etc.)
* Higher pitched front gables facing street (typically 10:12 or 12:12)

Additional Elements (include at least two):

- Dormers
- Bay windows
- All brick elevations, all concrete fiber board siding elevations or mixed brick/siding elevations
- Porches, covered entry or flush entry with heavy pediment
- Palladian or Venetian style windows over entry
- Square or round columns on front porches
- Metal or shingle porch roofs, bays and roof returns
- Brick quoins and/or other brick detailing
- Dentil molding, crown molding, or other frieze trim
- Panel or louvered shutters

c. **CRAFTSMAN (an illustrative elevation is attached as Exhibit C)**

Required Elements:

* Exposed structural detailing (i.e. gable brackets and/or other gable detailing features)
* Lower pitched front gables facing street (typically 7:12 or greater than 9:12)

Additional Elements (include at least two):

- Brick detailing (i.e. soldier courses, header courses, etc.)
- Board & Batton or louvered shutters
- Mixed materials on elevations (i.e brick/stone/siding/shakes/stucco)
- Tapered columns, box columns on front porches
- Shed, hip or gabled dormers
- Stone water tables, columns, and façade features
- Bay windows
- Front porch

C. Illustrative Elevations

(1) Conceptual illustrative elevations of homes that could be built within Westgate are attached at Exhibit D.

EXHIBIT A

Architectural Styles

Traditional

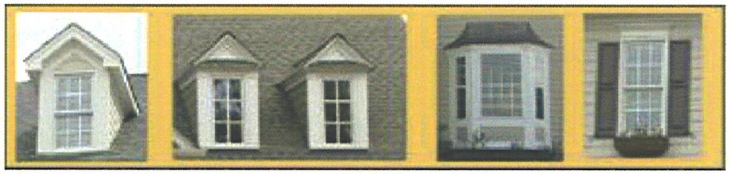


EXHIBIT B

Architectural Styles

Timeless Georgian

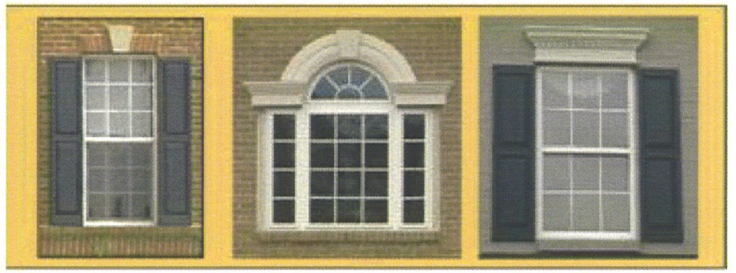


EXHIBIT C

Architectural Styles

Craftsman

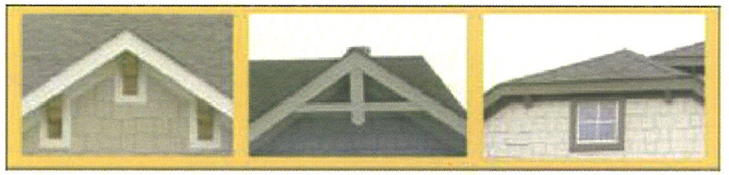


EXHIBIT D

Home Styles

Village Homes

Townehomes

Carriage Homes

Home Styles

Garden Homes

Home Styles

Garden Homes

Home Styles

Cottage Homes

Home Styles

Estate Homes

Home Styles

Estate Homes

EXHIBIT 9

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 Home Owners 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 full shielding shall be limited to 120 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

B. Street Lights. At the Developer's discretion, custom and/or architectural streetlights may be substituted for standard streetlights specified in the Subdivision Control Ordinance. Such custom and/or architectural streetlights shall be installed at the developer's expense and maintained by the Home Owners Association ~~not for profit association~~ for the area in which they exist. Streetlights may be permitted to be 16 feet tall and must comply with the full shielding requirements of Westfield's Lighting Standards.

C. Street Signage. ~~In~~ At 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~~ Home Owners Association for the area in which they exist.

D. Gas Lights. Gas lights may be used without shielding.

EXHIBIT 10

STREET STANDARDS

A. Local street rights-of-way within the development shall be permitted to be 45' in width.

B. Local streets within the development shall be permitted to be 25' in width back of curb to back of curb

(1) On-street parking shall be limited to one side of the road.

C. Planting strips a minimum of 5' in width between curbs and sidewalks and as illustrated in Exhibit "21" shall be permitted.

D. Curvature measured along the centerline of local streets on the Real Estate shall have a minimum radius of 150'.

E. Horizontal visibility on curved streets and vertical visibility on all streets must be maintained at a minimum of 150' along the centerline of local streets on the Real Estate.

F. Driveways shall be permitted to be located closer than 75' from the intersection of two street lines.

G. Utility easements shall be permitted to be a minimum of 10' in width.

H. Alleys shall have a minimum width of pavement of 12'.

(1) Curbs shall not be required in alleys.

EXHIBIT 11

Westfield Landscaping Standards
WC § 16.06

The complete text of the referenced standards
will be included in the final draft of the Westgate PUD.

EXHIBIT 12

WESTGATE LANDSCAPING STANDARDS

A. **Buffer Yards.** A ~~twenty~~ forty foot (40') buffer yard, except as otherwise shown in Exhibit "13", shall be required around the perimeter of each Area except as follows:

(2) No buffer yards shall be required:

a. between Areas within the Westgate PUD;

b. adjacent to proposed greenways and park areas; and

c. within easements prohibiting landscaping.

~~(2) A 40' buffer yard shall be required along 166th Street, Towne Road and Eagletown Road.~~

(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 easements prohibiting landscaping, where no landscaping shall be required.

(4) All buffer yards shall be within common area.

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 forty (40) to sixty (60) feet. Trees shall be located on the inside of sidewalks at locations determined by the Developer. Within 100' of an intersection, trees may be planted back of sidewalk in order to maintain vision clearance of traffic control signs. All road frontage trees shall be credited towards onsite minimum requirements.

C. **Open Space.**

(1) A minimum of 65 acres, approximately 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.

a. If the portion of Crestside that is west of Towne Road is developed as a school site, then no more than six (6) acres may count as open space.

(2) Any of the area of this Westgate PUD (except for required retention ponds) that is dedicated to the Home Owners Association, the public, or whose ownership is transferred to a municipal entity for public use, including rail rights-of way, shall be factored into the total amount of Open Space.

D. Reforestation Buffer Yards.

(1) Two rows of container trees with one row of shrubs intermingled all on a standard reforestation 10 foot by 11 foot spacing will be planted as shown in Exhibit "13".

(2) Whips (nursery stock, approximately 12 inches tall) and some container trees will be planted in the remainder of the reforestation buffer yards; whips will be planted in areas that are adjacent to existing woodlands. All reforestation planting will be on a standard reforestation 10 foot by 11 foot spacing.

(3) Where easements are required and trees are not permitted, native grasses will be planted.

(4) Along the Reforestation Buffer Yard exterior, as shown in Exhibit "13", one (1) sign that reads "Reforestation Area", shall be installed every four hundred (400) linear feet.

(5) Once the construction of a section begins, all Reforestation Buffer Yard plantings within that section shall be installed within 18 months.

(6) The trees withing the Reforestation Buffer area, as identified on Exhibit "13", shall be preserved within a tree preservation easement ("Easement"), which shall be recorded. Within the Easement, no whips and trees planted pursuant to this PUD ordinance shall be removed unless the tree is damaged, diseased or dead, or required to be removed in order to comply with safety requirements of any governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the responsible party shall replant the impacted area subject to the availability of space for healthy growth in the Easement.

(7) The reforestation planting plan should be designed by a Registered Consulting Forester, Registered Consulting Arborist, Registered Landscape Architect, or the

Department of Natural Resources District Forester.

(8) The total planting should include 25% container plants of 3 gallon size or greater with primarily native trees and shrubs of good quality and grown in the "forced air root system."

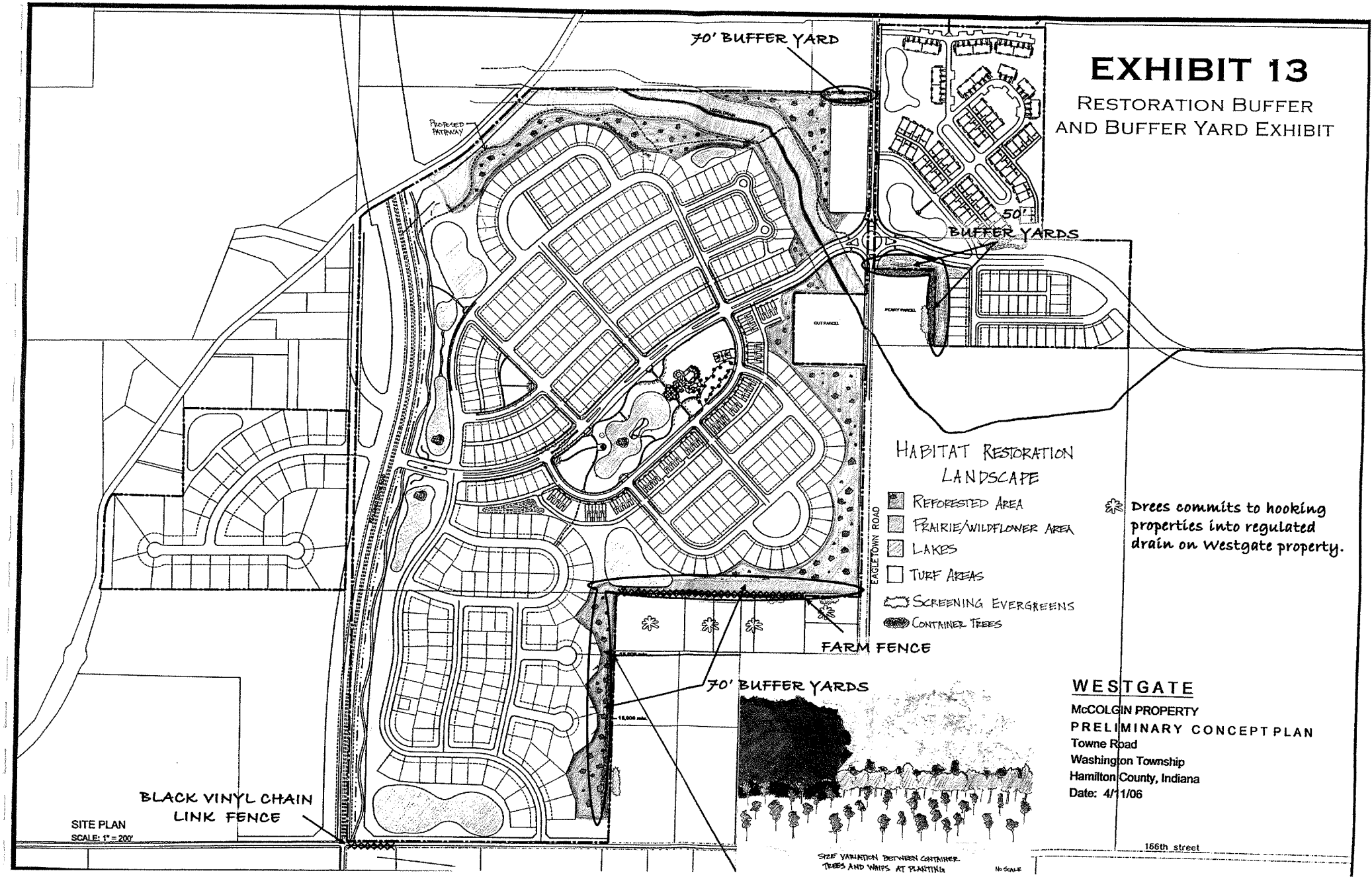
(9) Maintenance Plan

a. For a period of five years the project should receive:

- Observation
  - Trees should be observed two – three times per summer.
  - Particular attention should be paid at these observations to insure
    - That the ground cover crop is doing a good job keeping weeds at bay and that weeds are not taking over- especially thistle
    - To determine need for watering during drought periods, need for mowing between tree rows, and to look for dead trees that will need to be replaced.
    - Monitor animal damage.
    - Monitor for tree and pest damage.
- Herbicide applications
  - Overhead spray with Oust (or similar product) as needed.
- Mowing at least once per year between the rows.
- Replacement of any container trees that die and any whips (over the standard 10% mortality rate that is to be expected for this project)

EXHIBIT 13

RESTORATION BUFFER AND BUFFER YARD EXHIBIT



Drees commits to hooking properties into regulated drain on Westgate property.

WESTGATE

McCOLGIN PROPERTY
PRELIMINARY CONCEPT PLAN
Towne Road
Washington Township
Hamilton County, Indiana
Date: 4/11/06

EXHIBIT 13

NEIGHBOR COMMITMENTS

A. There shall be a minimum seventy-foot (70') wide buffer yard along the southeastern property lines of the development as shown on the attached Reforestation Buffer and Buffer Yard Exhibit ("Buffer Yard Exhibit").

B. There shall be a minimum seventy-foot (70') wide buffer yard along the northern property line of the development, west of Eagletown Road, as shown on the Buffer Yard Exhibit.

C. There shall be a minimum fifty-foot (50') wide buffer yard along the northern and eastern property lines of the Perry Parcel, as shown on the Buffer Yard Exhibit.

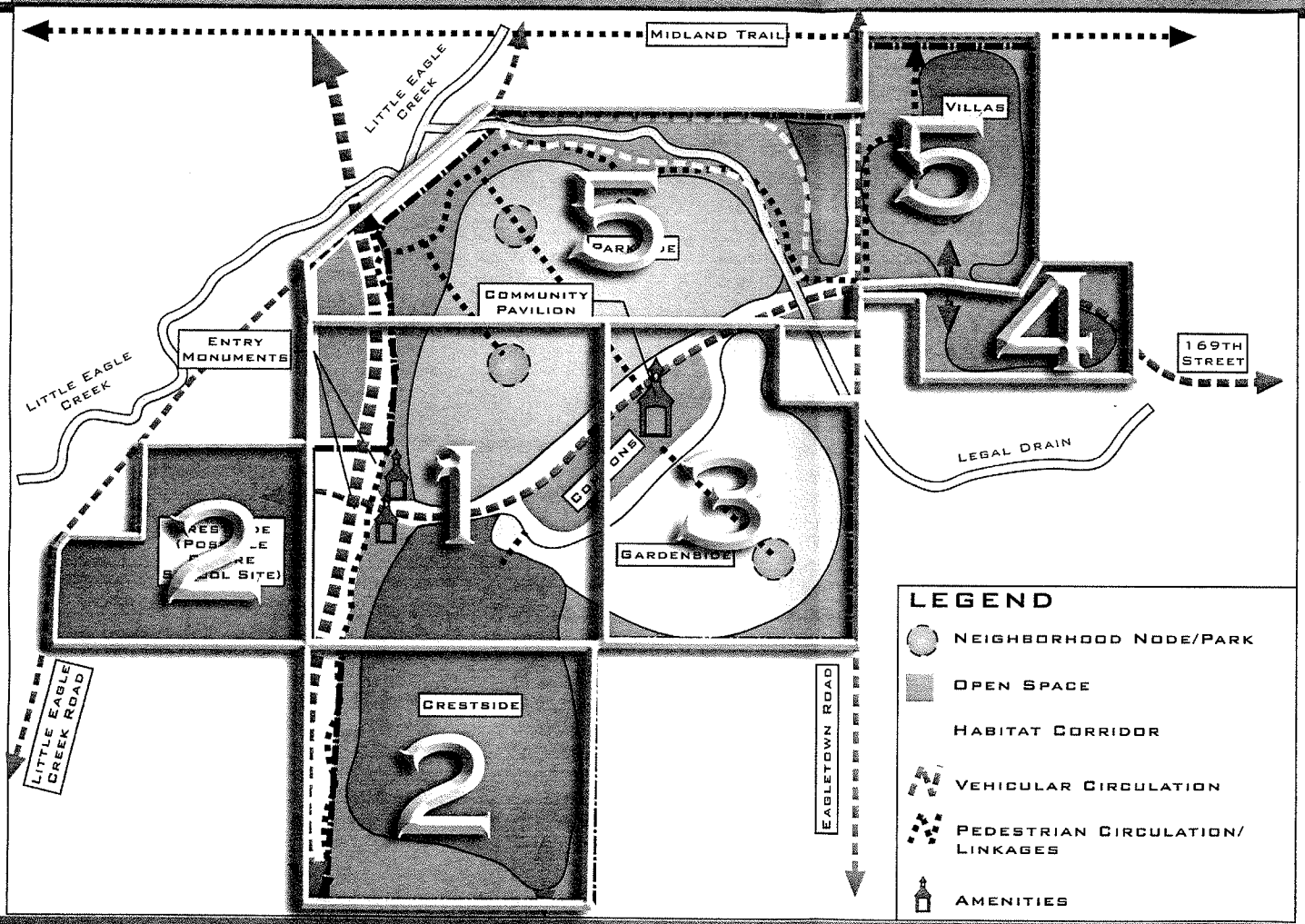
D. Developer agrees to install a farm-style fence on the northern property lines of the Bluck and Douglas Parcels, as shown on the Buffer Yard Exhibit.

E. Developer agrees to install a black vinyl coated chain link fence on the northern property line of the Cortesi Parcel, as shown on the Buffer Yard Exhibit.

F. Developer agrees to install a drainage tile on the properties as shown on the Buffer Yard Exhibit to connect said properties to the regulated drain located on the Westgate property.

G. A double row of evergreens 6-7 feet in height and spaced 10-12 feet apart will be planted near existing homes that face the development as shown in Exhibit "13".

EXHIBIT 14



PHASING PLAN

Subject to market conditions, the expected buildout is as follows:

Phase 1
Fourth quarter 2007

Phase 2
Fourth quarter 2009

Westgate Commons
Fourth quarter 2010

Phase 3
Fourth quarter 2011

Phases 4-5
Fourth quarter 2013

WESTGATE PHASING PLAN

EXHIBIT 15: ILLUSTRATIVE PLAYGROUND EXHIBITS

Model PC-8165-R3.5

Round 5
Round 3.5
Shown

Activities: Elevated 9, Ground 3

Back View

For Kids Ages 5-12

PLAY

This playground system design meets the requirements for access under the Accessibility Guidelines for Play Areas developed by the Federal Access Board when properly installed over accessible surfacing

Model PC-8165-R3.5

Designed for children:	5 to 12 years
Accommodates:	44 to 48 children
Structure Size:	27' x 19' (8.2m x 5.8m)
Use Zone:	39' x 31' (11.9m x 9.4m)

ADA:	Elevated	Accessible	Ground	Types
	9	9/5*	3/3*	3/3*

Estimated Price: $17,178.00 * ADA Requirement

Top View

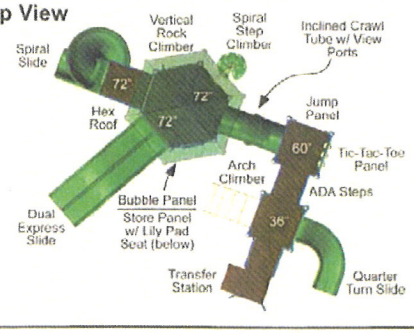


EXHIBIT 15: ILLUSTRATIVE PLAYGROUND EXHIBITS

Featuring

- Modular add-a-bay design allows for unlimited bays and positions
- Extra heavy-duty 5" diameter powder-coated steel swing beam(s) and arches
- Durable, slash-proof belt seats included
- Galvanized swing chains (Vinyl-coated chain available)

Popular Swing Seat Options

Part #	Description	Upcharge
31101	Full bucket seats	$ 65.00
31201	Half bucket seats	$ 26.00

See page 129 for additional swing parts & accessories

Note: Belt seats come standard with Arch Swings

Arch Swings

Model	Description	Dimensions	Minimum Use Zone	Height	Price
PC 2120	2-Swing Unit	4½' W x 12' L (1.4m x 3.7m)	32' W x 24' L (9.8m x 7.4m)	8' (2.4m)	$1,625.00
PC 2120-AB	Add-A-Bay Unit	4½' W x 11½' L (1.4m x 3.5m)	+ 11' 7" in length (+ 3.6m)	8' (2.4m)	$1,139.00

NOTE: According to safety guidelines, bucket (tot) seats should be in a bay separate from belt seats.

Arch Tire Swings

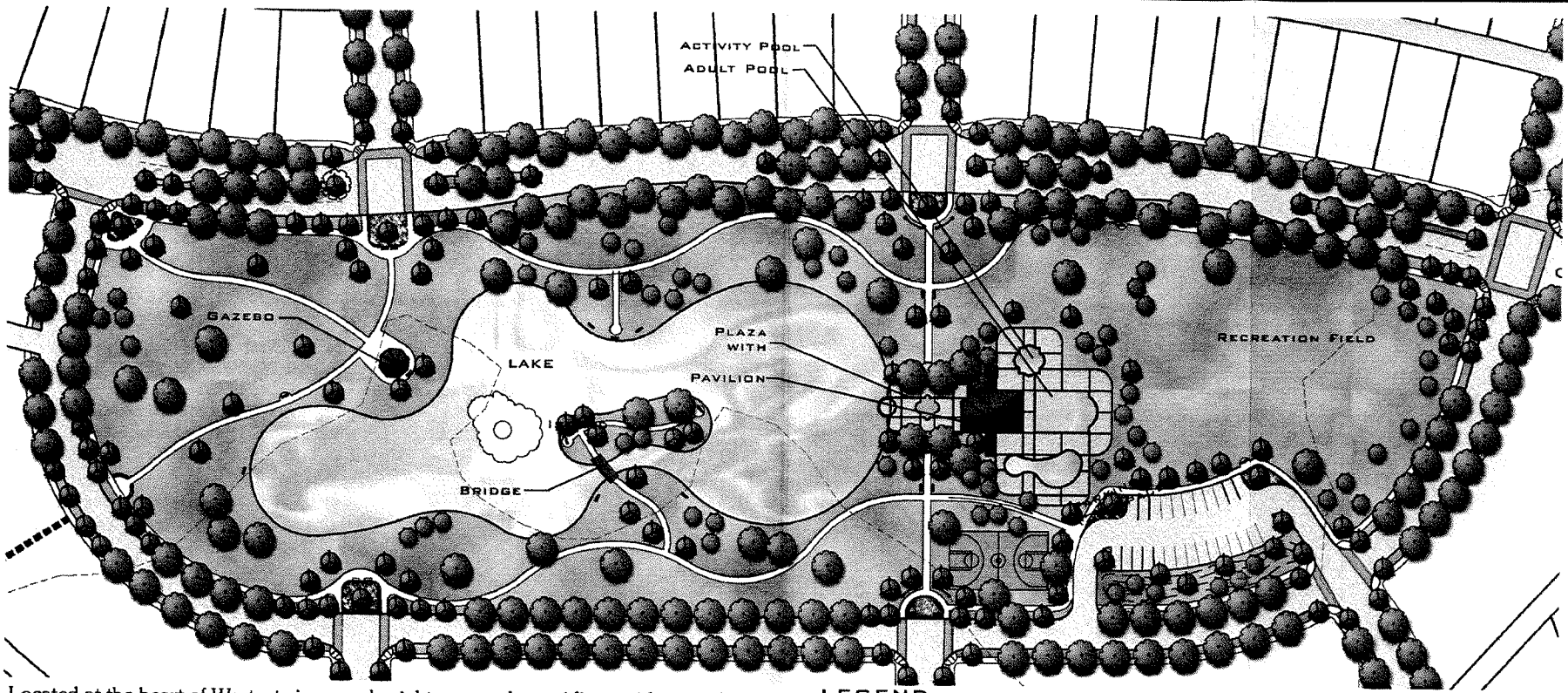
Featuring

- Accommodates up to three children per tire for interactive play opportunities
- Modular add-a-bay design allows for unlimited bays and positions
- Extra heavy-duty 5" diameter powder-coated steel swing beam(s) and arches
- Vinyl-coated chains (Available in yellow, green or blue)
- Durable, roto-molded tire(s) included. Tires available in a variety of colors

See page 129 for additional swing parts & accessories

Arch Tire Swings

Model	Description	Dimensions	Minimum Use Zone	Height	Price
PC 2010	Arch Tire Swing	4½' W x 17' L (1.4m x 5.2m)	22' W x 29' L (6.8m x 8.8m)	7' (2.1m)	$1,915.00
PC 2010-AB	Add-A-Bay Unit	4½' W x 16½' L (1.4m x 5.0m)	+ 16' 7" in length (+ 5.1m)	7' (2.1m)	$1,418.00



Located at the heart of Westgate is a nearly eight acre park providing residents with access to a full range of amenities within walking distance of the various neighborhoods. A community building is situated centrally in the site to serve as a gathering place and features swimming areas. A large open lawn in front of the community building accommodates active play, while a picturesque lake offers opportunities for reflection and exploration. The lake is designed as both an aesthetic feature and to allow for storm water management on the site. The termination of key streets from each neighborhood align with focal points within the park allowing for sweeping views into the park.

LEGEND

- SHADE TREE
- EVERGEEN TREES
- FLOWERING TREES
- FOCAL PLANTING
- BENCH
- SIDEWALKS/TRAILS

NOT TO SCALE

WESTGATE COMMONS

EXHIBIT 17

AMENITY IMPROVEMENT PROCEDURES

A. The Westfield DPR shall apply to amenity improvements, except that approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.

EXHIBIT 18

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 and 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 Westgate 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 Westgate 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 identification signs no larger than six (6) square feet in size and common area identification monuments and signs.

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 rights-of-way:

(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 when 95% of the lots 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 shall be removed within seven days after the date the unit is sold or occupied.

e. With respect to attached dwellings ~~and commercial structures~~, 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) Development identification signs at street entrances into and within 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 are installed on both sides of a street 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 95% of all lots have been sold.

g. The sign shall not be located within the right-of-way.

h. All light fixtures for the sign shall be fully shielded and light downward toward the earth's surface.

~~E. **Commercial Area Signage:** The Commercial Area of the Real Estate shall comply with the provisions of Section 16.08.080 of the Zoning Ordinance applicable to LB uses in LB Districts.~~

EXHIBIT 19

Westfield Lighting Standards
WC § 16.07

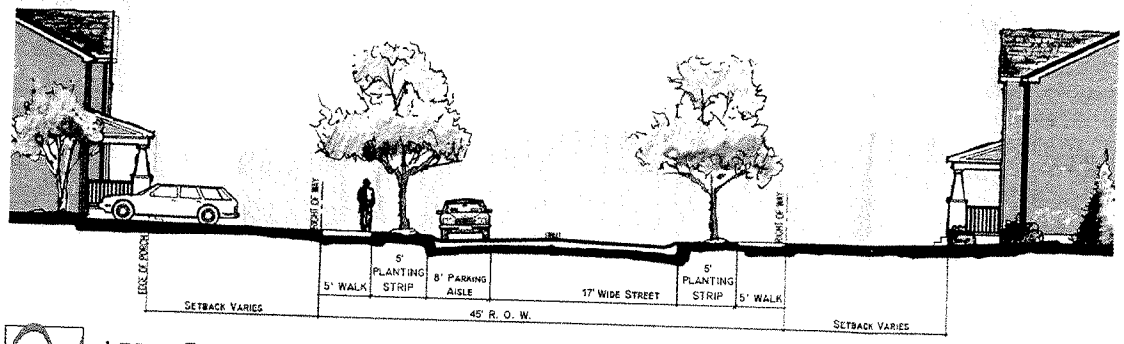
The complete text of the referenced standards
will be included in the final draft of the Westgate PUD.

EXHIBIT 20

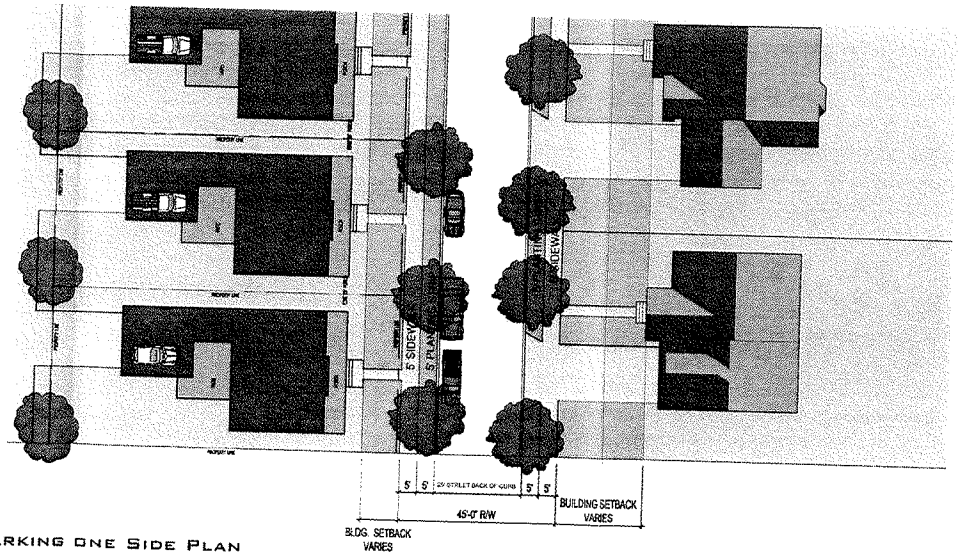
Westfield PUD Ordinance
WC § 16.04.190

The complete text of the referenced standards
will be included in the final draft of the Westgate PUD

EXHIBIT 21



LOCAL STREET; PARKING ONE SIDE SECTION



LOCAL STREET; PARKING ONE SIDE PLAN

WESTGATE STREET SECTIONS

~~EXHIBIT 16~~

~~COMMERCIAL AREA PERMITTED USES~~

- ~~Amphitheaters~~
- ~~Antiques~~
- ~~Art School~~
- ~~Artisan School~~
- ~~Assembly Halls~~
- ~~Bakeries~~
- ~~Banks and Savings & Loan Assn.~~
- ~~Barber and Beauty Shops~~
- ~~Bicycle Sales, Rental & Service~~
- ~~Boarding & Lodging Houses~~
- ~~Book Stores~~
- ~~Camera Stores~~
- ~~Charitable Donation Pick up Station~~
- ~~China and Glassware Shops~~
- ~~Christmas Tree Sales~~
- ~~Churches~~
- ~~Civic Centers~~
- ~~Civic Clubs~~
- ~~Coin Shops~~
- ~~Consumer Service Offices~~
- ~~Convents, Monasteries, Theological Schools, Rectories, Parishes~~
- ~~Credit Union Offices~~
- ~~Custard Stands~~
- ~~Dancing Schools~~
- ~~Day Care Centers~~
- ~~Delicatessen~~
- ~~Dentists~~
- ~~Department Stores – Under 10,000 Sq. Ft.~~
- ~~Drug Stores~~
- ~~Dry Cleaning & Laundry Pickup~~
- ~~Educational Institutions Public and Private~~
- ~~Employment Agencies~~
- ~~Exhibition Halls~~
- ~~Fabric Shops~~
- ~~Fire Stations~~
- ~~Floor Coverings~~
- ~~Florists~~
- ~~Fraternities, Lodges~~
- ~~Fruit Stands, Permanent~~

- ~~Fruit Stands, Temporary~~
- ~~Furniture Stores~~
- ~~Furrier Shops~~
- ~~Galleries~~
- ~~Garden and Lawn Materials and Supply Stores~~
- ~~Gift Shops~~
- ~~Government Offices-Universities~~
- ~~Grocery Stores~~
- ~~Hardware Stores~~
- ~~Health, Fitness, and Exercise Center~~
- ~~Hobby Shops~~
- ~~Hospitals (Minor), Medical and Dental Clinics and Labs~~
- ~~Insurance Companies~~
- ~~Interior Decorating~~
- ~~Jewelry Stores~~
- ~~Language Schools~~
- ~~Lawyers~~
- ~~Libraries~~
- ~~Liquor Stores~~
- ~~Loan Offices~~
- ~~Locksmith Shops~~
- ~~Luggage Stores~~
- ~~Mail Order Store~~
- ~~Mfg. of Jewelry, with Retail~~
- ~~Millinery~~
- ~~Museums~~
- ~~Music Schools~~
- ~~Music, Records, Instruments~~
- ~~Nursery – Plants, Retail~~
- ~~Office Buildings – General Purpose~~
- ~~Optometrists~~
- ~~Paint and Wallpaper Stores~~
- ~~Pet Grooming~~
- ~~Pet Shops~~
- ~~Philanthropic Institutions~~
- ~~Photography School~~
- ~~Photography Studio~~
- ~~Photography Supplies~~
- ~~Physicians~~
- ~~Picture Framing~~
- ~~Police Stations~~
- ~~Post Offices~~
- ~~Printing and Photocopying, Small Jobs~~
- ~~Private Clubs, Lodges~~

- ~~Radio and TV Service~~
- ~~Real Estate Offices~~
- ~~Restaurants and Cafeterias Having Less Than 50% of Gross Sales Derived From Food Sales Excluding Drive Ins~~
- ~~Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive Ins~~
- ~~Schools and Kindergartens~~
- ~~Semi-Automatic Car Wash~~
- ~~Sewing Machine Sales & Service~~
- ~~Shoe Repair~~
- ~~Shoe Stores~~
- ~~Sporting Goods~~
- ~~Stationery Stores~~
- ~~Taylor or Seamstress~~
- ~~Tobacco Shops~~
- ~~Toy Stores~~
- ~~Travel Bureaus~~
- ~~Typewriter Sales, Rental and Service~~
- ~~Upholsters~~
- ~~Utilities – Not Regulated by Indiana Utility Regulatory Commission~~
- ~~Utilities Regulated by Indiana Utility Regulatory Commission~~
- ~~Veterinarians – Small Animals, No Outdoor Runs~~
- ~~Wearing Apparel & Accessory Shops~~
- ~~Wireless Communication Service Facilities (including Cell Towers)~~