

Document Navigation Instructions

This document is bookmarked to allow users faster access to items of interest. By selecting the bookmark icon a list of options will appear for you to choose from.

**COMMON COUNCIL, CITY OF NOBLESVILLE
JUNE 15, 2010**

The Common Council of the City of Noblesville met in regular session on Tuesday, June 15, 2010. Mayor Ditslear called the meeting to order pursuant to public notice with the following members present: Mary Sue Rowland, Gregory P. O'Connor, Dale Snelling, Stephen C. Wood, Brian Ayer, and Roy Johnson. Mark Boice was absent.

Also present were Dana Fisher, Clerk-Treasurer's office, City Attorney Michael Howard, department directors, and interested citizens.

APPROVAL OF MINUTES: MAY 25, 2010

Mr. Wood moved to approve the minutes as submitted, second Mr. O'Connor, four aye, two abstentions. Mrs. Rowland and Mr. Johnson abstained due to being absent from the last meeting.

APPROVAL OF AGENDA

Mr. Wood moved to approve the agenda as presented, second Mr. Snelling, six aye.

PETITIONS OR COMMENTS BY CITIZENS WHO ARE PRESENT

There were no petitions or comments by citizens.

MAYOR'S REPORT TO COUNCIL

Mayor Ditslear stated the Events Phone Line was announced at the last meeting. That number is 770-2020. With the recent weather, it is appropriate to mention the number again as it will also announce the cancellation of events due to inclement weather. Mayor Ditslear stated he attended the ribbon cutting for Mustard Seed Landscapes and Garden Center. This is a great property out on S.R. 32. The City of Noblesville's Employee Appreciation Week was last week. We are blessed to have such a great team here at the City. We gave out ice cream on Wednesday and had a cook out on Friday to let the employees enjoy a couple of hours of recreational time. Mayor Ditslear stated he visited Field Rubber as part of a Chamber visit. This is a third generation company that began in 1955 and Mr. Mike Field gave everyone a great tour. Mayor Ditslear stated the City dedicated a little over 2 acres of green space some time ago to the Emerald Green housing development. This has turned out to be a very nice area and was just dedicated as the Jim Best Memorial Park. Mr. Boice, along with several other City employees are on their way to Kansas City as part of Noblesville's bid to become an All America City. We are one of 26 cities that have been nominated. We will have 10 minutes to give a presentation. It should be fun and hopefully Noblesville will officially be an All America City by the end of the week. The Mayors Ball is Saturday, June 19th.

COUNCIL COMMITTEE REPORTS

Mr. O'Connor stated the Roads Committee met on June 4th. There are several ongoing projects that have been mentioned in the Committee Reports several times. The Union Chapel Road project continues to progress. 141st Street and Marilyn Road is still on the agenda. There are several repaving projects throughout the City. Greenfield Avenue, Boden Road, and Cumberland Road are all Stimulus projects. The Wal-mart roundabout is under construction. 161st Street will open on Saturday. Mr. O'Connor stated it has been a busy summer already. Everyone's patience is appreciated and it will all pay off at the end of construction season.

Mrs. Rowland stated the Tree Board continues to meet with new members and new ideas. With the storm season upon us, the City is losing ground on trees. We are losing more in the storms than we are planting. So far, we don't have any solutions.

**COMMON COUNCIL, CITY OF NOBLESVILLE
JUNE 15, 2010, PAGE II**

Mr. O'Connor asked when the next Community Vision Committee meeting was. Mr. Huntley replied it will be next Tuesday at 4:00 p.m. Mr. O'Connor stated the Committee continues to move forward.

Mr. Ayer stated there will be an Economic Development Committee meeting on June 22nd at 10:00 a.m.

APPROVAL OF CLAIMS

Mr. Snelling moved to approve the claims as presented, second Mr. O'Connor, six aye.

PREVIOUSLY DISCUSSED ORDINANCES

#18-5-10 COUNCIL TO CONSIDER ORDINANCE #18-5-10, AN ORDINANCE ADOPTING ROAD IMPACT – AREA 1 FEES (STEVE HUNTLEY)

Mr. Wood asked if it was possible to discuss all of the Road Impact Ordinances at the same time. Mr. Howard responded yes, he intended to do exactly that. All of the ordinances would need to be opened for discussion. Mr. Johnson opened all of the ordinances individually.

Mr. Howard stated these four ordinances are the ordinances that implement the City of Noblesville's road impact fee program for the next 4 years. As required by the Impact Fee Statute, the City must do a new study every 5 years. The chart before the Council shows on the right column what those fees currently are. The areas remain about the same. Area 1 is basically the west side of White River. In the study, the City has reduced its targeted level of service from "Level of Service D" in the past down to "Level of Service E". Mr. Howard stated this has been done for several reasons. When a higher level of service is adopted, any deficiencies that exist in the road systems must be corrected. In essence, the City would be imposing an unfunded mandate on itself to bring those roads up to that higher level of service. At the last meeting there was a discussion regarding the exhibits that are on the back of the Road Impact Fee Ordinances. For example, under Area 1 the column marked "Today's Costs" would be the costs to get the roads to the Level of Service E. This exhibit tells us our roads system is in pretty good shape on the west side of the river. To meet Level of Service E, there are not a lot of remediation costs. As the balance of that area builds out as projected over the next 10 years, there will be costs to maintain the Level of Service E. Mr. Howard stated the important thing is that those costs to maintain that level of service translates into the applicable Impact Fee costs so that the Capital Improvement Plan for these sections of roads is all covered by Impact Fees. That is not the entire cost. The Impact Fee covers the construction of the road. It does not cover right-of-way acquisition, sidewalks, multi-use passes, etc. Trying to manage an Impact Fee rate that allows the City to encourage growth is a key goal. The exhibits to the subsequent three ordinances all contain this type of analysis and justifications for the fee. The study permits a fee of a higher amount in the areas for Level of Service E than is in the ordinance. For example, in the ordinance for Area 1 the fee is \$110.00. The fee for Area 2 is \$132.00. The fee for Area 3 is \$144.00. The fee for Wayne Township is \$54.00. The reason is the double taxation argument that the statute says must be provided for. The theory for this is that if someone is charged an Impact Fee and then they move in and pay COIT or some tax on a bond that raises that level of service, they have been double taxed. The fee is rounded

**COMMON COUNCIL, CITY OF NOBLESVILLE
JUNE 15, 2010, PAGE III**

down 10% for this probability. Most of the roads in the City are not built with property taxes. The City has built some roads with COIT, but as COIT gets more and more crunched Impact Fees will be used. These fees do not become applicable for 180 days by statute. Mr. Snelling asked how often this is reviewed. Mr. Howard responded the Impact Fee study is reviewed every 5 years. The following roll call vote was recorded.

AYE: Brian Ayer, Gregory P. O'Connor, Mary Sue Rowland, Dale Snelling, Stephen C. Wood, and Roy Johnson

Six aye, motion carries

#19-5-10 COUNCIL TO CONSIDER ORDINANCE #19-5-10, AN ORDINANCE ADOPTING ROAD IMPACT – AREA 2 FEES (STEVE HUNTLEY)

Area 2 is the portion of Noblesville Township east of White River. The following roll call vote was recorded.

AYE: Gregory P. O'Connor, Mary Sue Rowland, Dale Snelling, Stephen C. Wood, Brian Ayer, and Roy Johnson

Six aye, motion carries

#20-5-10 COUNCIL TO CONSIDER ORDINANCE #20-5-10, AN ORDINANCE ADOPTING ROAD IMPACT – AREA 3 FEES (STEVE HUNTLEY)

Area 3 is essentially the Corporate Campus area and the western part of Wayne Township. The following roll call vote was recorded.

AYE: Mary Sue Rowland, Dale Snelling, Stephen C. Wood, Brian Ayer, Gregory P. O'Connor, and Roy Johnson

Six aye, motion carries

#21-5-10 COUNCIL TO CONSIDER ORDINANCE #21-5-10, AN ORDINANCE ADOPTING ROAD IMPACT FEES – WAYNE TOWNSHIP (STEVE HUNTLEY)

The Wayne Township Area is basically the northern part of Wayne Township, the eastern part of Wayne Township, and includes the last section of Fall Creek Township between 146th and 141st Streets, north of I-69. The following roll call vote was recorded.

AYE: Dale Snelling, Stephen C. Wood, Brian Ayer, Gregory P. O'Connor, Mary Sue Rowland, and Roy Johnson

Six aye, motion carries

COUNCIL COMMENTS

Mr. O'Connor wanted to congratulate the Noblesville Miller's Men's Golf Team. They were participating in the finals today and missed the cut by one. They may have come up just short in the finals but had a great season and everyone should be proud of them.

COMMON COUNCIL, CITY OF NOBLESVILLE
JUNE 15, 2010, PAGE IV

Mr. Ayer stated Downtown Noblesville was thriving last weekend. The Strawberry Festival was held Friday and Saturday, the car show on Saturday night and Jazz on the Square kicked off its season Friday evening. There is activity in the Downtown all summer, weather permitting. Everyone should check the website www.destinationnoblesville.com for all of the upcoming events. There is so much going on and most of the events are free.

Mayor Ditslear stated the Father's Day Car Show is on Father's Day at Forest Park.

ADJOURNMENT

There being no further business before the Common Council this 15th day of June, 2010, Mr. O'Connor moved to adjourn, six aye.

JOHN DITSLEAR, MAYOR

ATTEST:

JANET S. JAROS, CLERK-TREASURER

**COMMON COUNCIL
CITY OF NOBLESVILLE**

DATE JUNE 2, 2010

PREVIOUSLY DISCUSSED ORDINANCES _____

NEW ORDINANCES FOR DISCUSSION XXX

MISCELLANEOUS _____

TRANSFER _____

ITEM OR ORDINANCE # 23-6-10

SOURCE:

INITIATED BY: STEVE HUNTLEY

VERBAL: _____

—

INFORMATION ATTACHED: XXX

NO PAPERWORK AT TIME OF PACKETS: _____

ORDINANCE NO. 23-06-10

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO IN REGARD TO ARTICLE 2 – DEFINITIONS, ARTICLE 4 – ZONING APPLICATIONS AND APPROVALS, ARTICLE 8 – ZONING DISTRICTS, ARTICLE 9 – GENERAL REGULATIONS, ARTICLE 12 – LANDSCAPING AND SCREENING AND APPENDIX C – OFFICIAL SCHEDULE OF USES FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

An Ordinance to amend the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. 09N-14-1177 as required by law concerning the text amendments and has sent a FAVORABLE recommendation to the Council with a vote of 11 ayes and 0 nays at their June 21, 2010 meeting, and

NOW, THEREFORE, BE IN ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session that the Unified Development Ordinance is hereby amended as follows:

SECTION 1. Amend Article 2 – *Definitions* by adding, and replacing or modifying existing definitions:

Assisted Living Facility – A residential facility where limited health care is provided including assistance with daily activities such as dressing, grooming and bathing, and/or

taking medicines are provided for the aged or any other reasonably independent person in need of nursing care. These facilities do not contain equipment for surgical care or treatment of disease or injury and is not primarily designed for patients with mental illness or alcohol or drug addiction. Assisted living facilities have private rooms that are not shared by non-related persons.

Borrow Pit – An area of land from which earth is removed for use on another site and a permanent or temporary irregular terrain is created.

Build-to-line – A line appearing on the development plan stated as the setback dimension from the right-of-way which a building façade must be placed.

Child Care Home—A dwelling unit in which at least six (6) children not including the children for whom the provider is a parent, stepparent, legal guardian, custodian or other relative that receives child care from a provider while unattended by a parent, stepparent, legal guardian or custodian, for regular compensation and for a period of more than four (4) hours and less twenty-four (24) hours in each of ten (10) consecutive days per year, excluding intervening weekends and holidays. Any child that is at least 14 years of age that does not require child care and any child who is at least seven (7) years of age for whom a provider of care in the child care home is a parent, stepparent, legal guardian or custodian does not count towards determining the limit set forth regarding the number of children. The term “Child Care Home” shall refer to “Class I Child Care Home” and “Class II Child Care Home”.

Child Care Home, Class I—A Child Care Home that serves any combination of full-time and part-time children, not to exceed twelve (12) children at any one time.

Child Care Home, Class II—A Child Care Home that serves more than twelve (12) children but not more than any combination of sixteen (16) full-time and part-time children at any one time.

Drainage Concentration – The diversion of the natural flow of water, directed to a point or an area that creates a greater than natural flow at that point or area.

Financial Institution – Any business that the primary occupation is concerned with Federal or State regulated businesses such as banking, savings and loans, loan companies, and investment companies.

Health Fitness Facility – A place that provides activity components including strength training, muscular development, and endurance training and nutritional guidance conducted by a personal trainer or as group sessions.

Junk Yard/Salvage Yard – Any place at which personal property is or may be salvaged for reuse, resale, reduction or similar disposition and is owned, possessed, collected,

accumulated, dismantled or sorted, including but not limited to used or salvaged base metal or metals and their compounds or combinations; used or salvaged rope, bags, paper, rags, glass, rubber, lumber, millwork, brick, and other similar properties, except animal matter and used motor vehicles or the equipment which is used, owned or possessed for the purpose of wrecking or salvaging parts there from.

Kennel, Commercial – A place primarily for the keeping of three (3) or more dogs, cats, or other small animals of at least four (4) months of age that are housed, groomed, bred, boarded, trained, and/or sold.

Kennel, Private – A place for keeping three (3) or less dogs, cats, or other small animals for personal use and enjoyment which are primarily kept indoors at a residence as domestic pets and is subordinate to the primary use.

Logo – The official emblem or insignia of an organization, corporation, or institution.

Lot Coverage, Maximum – The entire lot or parcel which can be developed including principal and accessory buildings, storage areas, parking lots, and other accessory uses/structures.

Lot of Record – A lot which is part of a subdivision, the plat of which has been recorded in the Office of the County Recorder; or a lot or a parcel described by metes and bounds, legally defined and duly recorded in the office of the County Recorder prior to January 1974.

Meeting or Party Hall – A building, structure, or space designed for public assembly providing an area for open discussion or a particular service and containing at least one room having an area equivalent to four hundred (400) square feet.

Penal or Correctional Facility – The use of land for the confinement or safe custody of persons as a result of a legal process and may include attendance centers established for persons sentenced to serve periods of community service.

Personal Care Services—Any enterprise conducted for gain which primarily is engaged in the provision of frequent or recurrent needed services of a personal nature. Typical uses include shoe repair, barber and beauty shops, tailor shops, nail shops, individual personal trainer, and similar activities.

Professional Office – The office of a recognized profession maintained for the conduct of that profession. A profession is a vocation, calling, occupation, or employment requiring training in the liberal arts or sciences, or combination thereof, requiring advanced study in a specialized field, and any occupation requiring licensing by the State and maintenance of professional standards applicable to that field. Professions include attorney, architect, engineer, financial planner, Realtor, Insurance agent, broker and other similar professions.

Public Service Facility – Buildings, power plants, substations, water treatment plants, pumping stations, sewage disposal or pumping plants; lift stations, transmission or distribution systems; collection or disposal systems; and other similar structures used by a public utility or railroad, whether publicly or privately owned, or by a municipal or other governmental agency to furnish electrical, gas, rail transport, transportation, communications, water, and sewer services. Such facilities may include the specific facilities listed above as well as poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarms, police call boxes, traffic signals, hydrants, and similar accessories needed to provide such services for consumption by the general public.

Salvage Yard – *See definition of Junk Yard*

Shooting Gallery – An indoor range equipped with targets for practice with firearms.

Stadium (Coliseum, Arena) – A large usually roofless building with tiers of seats for spectators at public entertainments.

Street, Cul-de-loop – A local street that runs into and reconnects with its main axis with the center or island used for parking or open space purposes.

Street, Cul-de-sac - A short local street having one end open to traffic and being permanently terminated by a vehicle-turnaround at the other end.

Temporary Shelters – An establishment providing cover, protection, and/or food to individuals or families on a short term basis. Such accommodations shall be utilized for no more than three consecutive months per individual or family. This shall include shelters operated by organizations such as the Red Cross and churches to provide housing for families and individuals displaced by a natural or man-made disaster.

Townhouse – One or more single-family dwellings with a minimal front and rear yards and no side yards, arranged side by side, separated by common walls between living areas, each having more than one story.

Training Facility – A site used for education and preparation of individuals in a specific field or skill. May include indoor or outdoor spaces that may be manipulated to create different drills or activities for hands on demonstrations.

SECTION 2. Amend Article 4 – Zoning Applications and Approvals, Part D. Interpretations, Appeals, and Variances, Section 3. Variances, Paragraph J. by adding paragraph three as follows:

3. Where the requested variance is for a condition that already exists on the site, the applicant/petitioner shall have ninety (90) days to comply with any conditions of the variance approval by the Board of Zoning Appeals (From when). The Director of Planning and Development may authorize one (1) extension not to exceed ninety (90) days to the original deadline. Any further extension shall be approved by the Board of Zoning Appeal.

Amend Part F. Permits and Certificates of Approval, Section 1. Improvement Location Permits, Paragraph G. Expiration of the Improvement Location Permits changing twelve (12) months to six (6) months.

Amend Part F. Permits and Certificates of Approval, Section 2. Building Code and Building Permits, Paragraph E. Application for Permit, Paragraph 4. be amended to read as follows:

No building permit shall be issued until such time notification has been received from the Water Utility for the project stating the water lines have been accepted and are in service, the fire hydrants have been accepted by the Fire Marshall, and streets, curbs, gutters, sanitary sewers, storm sewers and like infrastructure have been constructed to the Noblesville Standards, if applicable, and accepted by the City Engineer as compliant with those standards. This applies to each section of a subdivision or approved development plan.

SECTION 3. Amend Article 8 – Zoning Districts, Part B. Residential Districts, Summary Table of Residential Bulk Requirements, specifically the second paragraph under the heading of “Requirements” to read as follows:

Minimum Lot Width in the District indicated, measured at the front building setback line. (Lots located on a cul-de-sac/cul-de-loop shall maintain a minimum street frontage of 45-feet.

Amend by replacing Part C. Commercial Districts, Table 8.C. Summary of Commercial Bulk Requirements with attached Exhibit A.

Amend Part C. Commercial Districts, Section 3. Downtown (DT), C. Uses Permitted with Restrictions, changing the title to Dwelling Units and adding the following paragraph:

Dwelling units may be located on the ground floor of the building provided the residential unit does not exceed forty (40) percent of the ground floor area of the building and is not

located as the store front of the building, maintaining a separate entrance to the dwelling unit that is not through the first floor commercial tenant space.

Replace Part E. Special Districts with Part E. Corporate Campus Planned Development District (CCPD) attached as Exhibit B.

Create Part F. Flood Hazard District as it exists and Create Part G. Special Districts to include Zero Lot Line (ZLL), Historic Preservation Overlay (HP), Planned Development Overlay Districts (PD), Village Center Overlay (VCO), Governmental Use Overlay (GUO), and Wellhead Protection Overlay District (WP) as currently exists.

SECTION 4. Amend Article 9 – General Regulations, Part C. Home Occupations, Section 5. Prohibited Uses by adding the letter “L. Massage Parlors or Massage Studios”.

Amend Section 6. Child Day Care Homes by removing the word “day” from the entire section and amending the following:

A. *Maximum Number of children Permitted*

The maximum number of children permitted shall be as described in The definition of Child Care Home Class I and Class II in Article 2. Definitions.

B. *Compliance*

Subsection A notwithstanding, a Child Care Home must comply with All applicable City Ordinances and State and Federal Statutes and Regulations including licensing.

A copy of the issued State License to operate a Child Care Home shall be provided to the Planning and Development Department prior to the issuance of a Home Occupation Permit and a Certificate of Occupancy as per Article 4. Zoning Applications and Approvals and this Article.

C. *Registration* – Delete paragraph and renumber the remaining paragraphs consecutively.

Amend Article 9. General Regulations by adding the following paragraphs as letter “J. Public Service Facilities” as per attached Exhibit C.

SECTION 5. Amend Article 12. Landscaping and Screening, Section 5. Parking Lot Landscaping, D. Perimeter Parking Lot Landscaping, 2. Area and Configuration, Table 12.0.5.D.2. as per Exhibit D.

Amend Section 6. Building Base Landscaping as per the following paragraph:

The entire base of each commercial/industrial/institutional and multi-family building shall be surrounded by a landscape strip as prescribed in the table below. Such landscaping shall not be counted toward the overall required plantings for the interior parking lot. These landscape strips may be broken by pedestrian access ways; however, these access ways may not constitute more than ten (10) percent of the total area of the required landscape strip. No more than forty (40) percent of the required building base landscape area shall be located on any one side of the building. In certain circumstances additional standards shall be required as follows.

Amend Section 7. Landscape Buffer Yards, E. Size and Improvement of Landscape Buffer, Table 12.0.7.E. to include under “Required Shrubs” heading the following:
(Minimum 24-inches at the time of planting).

SECTION 6. Amend Appendix C. Official Schedule of Uses as per attached Exhibit E.

SECTION 7. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict herewith are repealed and deemed to conform to the provisions of these amendments.

SECTION 8. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this ____ day of _____, 2010.

COMMON COUNCIL

AYE

NAY

Brian Ayer

Mark Boice

Roy Johnson

Gregory P. O'Connor

Mary Sue Rowland

Dale Snelling

Stephen C. Wood

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this ____ day of _____, 2010.

John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:

Janet S. Jaros, Clerk –Treasurer

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.

Joyceann Yelton
Printed Name of Declarant

Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10th Street, Noblesville, IN 46060 (317) 776-6325

PART E. CORPORATE CAMPUS PLANNED DEVELOPMENT DISTRICT (CCPD)**Section 1. Purpose and Procedures**

The purpose of the Corporate Campus Planned Development District (CCPD) is to encourage economic development activity and high quality, well-integrated development both north and south of the 146th Street corridor, east of State Road 37 to Prairie Baptist Road and Atlantic Road, and north of the I-69 interchange. This district is intended to provide for a broad range of uses, thus expanding employment opportunities in Noblesville and enhancing its tax base. Within this district are a number of subdistricts that represent various physical character areas. Although the CCPD District shall be developed in a unified and coordinated fashion, each of the subdistricts has tailored a purpose, use, bulk and site development standards reflective of its location, function, and desired appearance within the corporate campus park. It is the intent of this district to augment the other bulk Articles of this Unified Development Ordinance. When not specifically addressed by this district, the bulk standard Articles of the Unified Development Ordinance shall apply.

A. Review Procedures

All development within the CCPD District shall be subject to site plan review, Unified Development Ordinance subdivision regulations, and site development standards, in addition to the use, bulk, and site development standards of this part. The following types of development proposals shall be required to be reviewed as planned developments in the CCPD ordinance with Article 8, Planned Development Overlay Districts:

1. All proposed subdivisions.
2. All development proposals in the Mixed Residential Subdistrict (unless otherwise specified).
3. All development proposals that include requests for any exceptions from the standards listed for this district and/or subdistricts.
4. All proposed uses listed as Special Considerations in Appendix D. These uses are not assumed permitted by-right and thus, there shall be no presumption of their approval.
5. All development proposals in the Agricultural/I-O Subdistrict.

All other development proposals shall be required to submit all information for a detailed development plan as outlined in the ordinance; however, the plan shall be subject to review by City staff, rather than the Plan Commission.

B. Establishment of Subdistricts

The City of Noblesville hereby creates a set of subdistricts that represent physical character areas within the CCPD District. The subdistricts are as follows:

1. Interchange Subdistrict**a. Purpose and applicability**

The purpose of the Interchange Subdistrict is to address development sites that are visible from Greenfield Avenue/State Road 238 and 146th Street, but are not directly accessible from them. High quality building design and site improvements are a priority in this area, which functions as the "eastern gateway" into Noblesville. Site access and signage must be carefully planned to orient drivers. Site design and parking lot layout must recognize the "double-fronted" nature of development sites in this area.

b. Use Requirements

A mix of commercial and office uses shall be permitted in the Interchange Subdistrict, in the CCPD ordinance with the approved Corporate Campus Land Use and Subdistricts map. Where indicated on the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D.

2. 146th Street Corridor Subdistrict**a. Purpose and applicability**

The purpose of the 146th Street Corridor Subdistrict is to address development sites that are visible from 146th Street, but are not directly accessible from it. High quality building design and site improvements are a priority in this area because this corridor functions as the “spine” of the overall corporate campus park. Site access and signage must be carefully planned to orient drivers. Site design and parking lot layout must recognize the “double-fronted” nature of development sites in this area.

b. Use Requirements

A mix of commercial, office, and industrial uses shall be permitted in the 146th Street Corridor Subdistrict, in accordance with an approved Land Use and Subdistricts map. Where indicated on the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D.

3. View Corridor Subdistrict**a. Purpose and applicability**

The purpose of the View Corridor Subdistrict is to address development sites that are highly visible from key regional arterials (I-69 and State Road 37), but are not directly accessible from them. The design quality and presence of buildings in this area is important as viewed from afar as well as upon closer approach. Site design and parking lot layout must address the “double-fronted” nature of development sites in this area.

b. Use Requirements

A mix of commercial, office, and industrial uses shall be permitted in the View Corridor Subdistrict, in accordance with an approved Land Use and Subdistricts map. Where indicated on the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D.

4. Interchange Flex Subdistrict**a. Purpose and applicability**

The purpose of the Interchange Flex Subdistrict is to address development sites that are visible from key secondary arterials and may have direct access from them depending upon lot size. Generous landscaped setbacks and high quality site improvements are key to establishing the appropriate image for this area. Adequate buffering is required where dissimilar land uses abut one another (including residential). The Interchange Flex Subdistrict permits only industrial, office, and related flex uses.

b. Use Requirements

A mix of office and industrial uses shall be permitted in the Interchange Flex Subdistrict, in accordance with an approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix D.

5. Secondary Corridor Subdistrict**a. Purpose and applicability**

The purpose of the Secondary Corridor Subdistrict is to address development sites that are visible from key secondary arterials (including Greenfield Avenue/State Road 238) and may have direct access from them depending upon lot size. Generous landscaped setbacks and high quality site improvements are key to establishing the appropriate image for this area. Adequate buffering is required where dissimilar land uses abut one another (including residential). The Secondary Corridor Subdistrict permits a broader range of uses including industrial, office, and commercial uses.

b. Use Requirements

A mix of commercial, office, and industrial uses shall be permitted in the Secondary Corridor Subdistrict, in accordance with an approved Land Use and Subdistricts map. Where indicated on the map, commercial uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D.

6. Internal Subdistrict**a. Purpose and applicability**

The purpose of the Internal Subdistrict is to address development sites that are not highly visible from key arterials. While a basic standard of quality is expected, the required level of site improvements and architectural quality is not as high as in other subdistricts. Emphasis is placed on the design of building entries and signage more than the overall building design. Adequate buffering is required where dissimilar land uses abut one another (including residential).

b. Use Requirements

A mix of office and industrial uses shall be permitted in the Internal Subdistrict, in accordance with an approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix D.

7. Mixed Residential District**a. Purpose and applicability**

The purpose of the Mixed Residential Subdistrict is to address areas where a diversity of residential development is appropriate within the Corporate Campus Planned Development District. The range of residential uses that are permitted within this Subdistrict include single family detached, single family attached, two-family, and multiple family residential, provided it is designed in an integrated manner. The design standards included within this section are intended to ensure that residential development within the Corporate Campus is attractive, and yet remains affordable.

b. Use Requirements

A mix of residential and complementary institutional uses shall be permitted in the Mixed Residential subdistrict, in accordance with an approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix D.

8. Regional Recreation and Entertainment Subdistrict**a. Purpose and applicability**

The purpose of the Regional Recreation and Entertainment Subdistrict is to address existing recreation and entertainment uses within the Subdistrict and the potential for future development sites that are visible from key thoroughfares, including but not limited to Greenfield Avenue/State Road No. 238, 146th Street, Boden Road, and

Olio Road, and may have direct access from them depending upon lot size. Generous landscaped setbacks and high quality site improvements are key to establishing the appropriate image for this area as future development occurs on the existing recreation and entertainment site. Adequate buffering is required where dissimilar land uses abut one another (including residential). The Regional Recreation and Entertainment Subdistrict permits a range of full service entertainment facilities and uses as well as office and industrial facilities and uses.

b. Use Requirements

A mix of regional entertainment facilities and uses shall be permitted in the Regional Recreation and Entertainment Subdistrict in accordance with an approved Land Use and Subdistricts map. Where indicated on the map, uses shall be designed in a pedestrian-oriented manner. The complete use matrix is contained in Appendix D.

9. Agricultural/I-O Subdistrict

a. Purpose and applicability

The purpose of the Agricultural/I-O Subdistrict is to address development sites that are in areas that are presently primarily agricultural or rural in nature. This district is identified in areas that are generally on the periphery of the Corporate Campus as a whole with a development timeline that is anticipated to exceed the more high-profile subdistricts. Agricultural and rural residential uses will continue to operate as they currently exist until such time as development in the area occurs. It is expected that development in this district will be non-residential in nature, with permitted uses ranging from industrial and office to other related flex uses. Generous landscaped setbacks and high quality site improvements are key to establishing the appropriate image for this area, respecting the character of the pre-existing agricultural and residential uses. Adequate buffering is required where dissimilar land uses abut one another including residential.

b. Use Requirements

A mix of office and industrial uses shall be permitted in the Agricultural/I-O Subdistrict, in accordance with an approved Land Use and Subdistricts map. The complete use matrix is contained in Appendix D. Residential uses are permitted to continue according to Part E.

Section 3. Public Right-of-Way and Infrastructure Improvements

A. Improvements

Unifying streetscape elements must be provided at adjacent public rights-of-way, including street lights, street trees, sodded parkways, continuous sidewalks, and hike/bike trails where appropriate.

Street lights are to be installed at all public rights-of-way per City specifications. These lights shall have a uniform and consistent design throughout the development.

1. Sidewalks

- a.** A continuous five (5) foot public sidewalk shall be provided within the public right-of-way, per City specifications, making connections to sidewalks at adjacent properties. Where space permits, sidewalks must meander toward and away from the curb line, to no closer than five feet and no further than 30 feet from the curb. The curve shall be gradual, to discourage short-cuts. This sidewalk may be replaced with an asphalt path, as required by the Access Framework Plan and the Noblesville Alternative Transportation Plan (NAT), if deemed appropriate.

- b. Public sidewalk configuration must provide direct access to curbside transit stops where appropriate. These access points shall be American with Disabilities Act (ADA) compliant and installed pursuant to City regulations.
- c. Hike/bike trails and trail heads shall be provided where indicated on the Access Framework Plan and the Noblesville Alternative Transportation Plan (NAT), per City specifications, making connections to trail segments at adjacent properties.

2. Landscaping

- a. Deciduous street trees of 2.5 to 3-inch caliper at the rate of one tree for every 40 linear feet of right-of-way are required to be installed in a mulch bed of a maximum 8 feet in diameter. Street trees must always be located between the curb and the public sidewalk, and need not be in a straight line if the sidewalk meanders. Required street trees are *in addition to* the on-site landscaping required per the previous section. Permitted tree species shall be those listed on the approved planting lists of the City of Noblesville.
- b. Unpaved portions of the right-of-way shall be established in turf by either sodding (preferred) or seeding.
- c. Median strips between divided roads and driveways shall be landscaped with trees and low shrub masses accented with annuals/perennials. Plantings shall be focused at intersections and “gateway” areas, and shall cover a minimum of 30% of the unpaved area of the median strip. Unplanted areas shall be maintained in turf.
- d. Along Primary Arterials, a berm and landscape treatment shall be installed that will buffer buildings and parking facilities from view. The berm should be at least 4 feet in height, and plantings shall be pursuant to the buffering requirements of Article 12. In some cases, this buffer can be installed in lieu of the buffering requirements for individual uses. The look and feel of the treatment should be consistent throughout the corridor.

3. Detention

- a. Detention/ retention ponds shall be located and designed to be natural in appearance and enhance the entry sequence and/or view of buildings.
- b. Wet detention facilities and water features, side slopes above the water line shall not exceed 4:1, and wetland/aquatic vegetation shall be planted around at least 75% of the wet area perimeter. The maximum “freeboard” of all detention areas shall not exceed 3 feet. All detention facilities shall be required to install safety ledges pursuant to the requirements of the Unified Development Ordinance and as approved by the City Engineer.
- 3. Dry detention areas shall maintain a maximum slope of 4:1, and shall be graded to harmonize with the overall open space design of the site.

A. Non-Residential Site Planning Regulations

1. Commercial uses shall be "master planned" in conjunction with adjacent office uses to facilitate efficient circulation and shared parking.
2. Where developments include several buildings, they shall be grouped to create outdoor spaces/plazas.
3. Open space shall be located contiguous to open space on adjacent sites to maximize their combined visual effect.
4. A straightforward and visually pleasant approach to building entrances shall be provided, with a drop-off area near office building entrances.
5. No accessory structure shall be located within any required setback.

6. Equipment

- a. No storage areas, garbage containers, or mechanical equipment shall be located within any required setback.
- b. Mechanical equipment, garbage containers, and satellite dishes shall be completely and permanently screened from view of public rights-of-way and adjoining properties. When attached to the ground, screening methods shall include a solid wall or fence enclosure of a material that matches the principal building. When roof mounted, screening methods may include parapet walls or other architectural treatments approved by the Planning Director.
- c. The colors and materials of all screening methods shall match and be in coordination with the colors and materials of the principal building.

7. Drive thru

- a. Where drive -thru uses are permitted, drive-thru windows and lanes are not permitted to face any street.

8. Lighting

- a. Light standards shall not exceed 25 feet in height, and shall be of a consistent type/style/finish throughout the site. If adjacent to a residential district, light standards shall not exceed 15 feet in height within 150 feet of the lot line. Light intensity on sites that are adjacent to a residential district shall be no more than one half (.5) foot-candle as measured along property lines that abut the residential district.
- b. Light standards that are used must be approved by the City prior to their use, and the illumination of the standards shall be subject to the standards of the Unified Development Ordinance.
- c. Lighting shall serve only to illuminate signage, parking/loading areas, walkways and entrances, or to accent landscaping and architectural details.
- d. Colored, exposed neon, flashing or moving lights are prohibited.
- e. All lights shall be installed in a manner to best hide and shield point source lighting.

9. Circulation

- a. The Land Use and Subdistrict and Access Framework and Thoroughfare Master Plan maps identify a potential roadway network. The maps identify potential locations of arterials and collectors, and all other proposed roads that are not identified would most likely be constructed as local streets.
- b. Permitted roadway types (per approved Access Framework and Thoroughfare Master Plan) in all subdistricts are primary arterial, secondary arterial, collector, and local streets.
- c. A continuous circulation system must be maintained within large private developments; cul-de-sacs are strongly discouraged.
- d. Off-street pedestrian and auto connections shall be provided between sites where feasible, especially between office and commercial uses.
- e. Safe pedestrian and bicycle routes shall be delineated within private developments, and connect to the public sidewalk and regional trail system

10. Service Vehicles/Trucks

- a. Adequate on-site areas must be provided for truck access, maneuvering, loading, and storage.
- b. Service vehicle/truck traffic must be separated from automobile traffic.

11. Access Regulations

- a. Roads and driveway cuts must be aligned to create four-way intersections. Access points located on opposite sides of the street should be designed to line up the respective left turn lanes, where the road has no center median.
- b. Curb cuts are not permitted within 350 feet of an intersection on any arterial street, or within 300 feet of an intersection on any collector street.
- c. Where permitted, outlots in commercial, and mixed developments shall only be accessed from internal roadways, and shall share driveways and parking lots wherever feasible.
- d. In Interchange, 146th Street Corridor, and View Corridor Subdistricts, direct access from primary arterials to development sites is prohibited, and direct access from secondary arterials is only allowed for sites at least 8 acres in size. Direct access from secondary arterials may not occur more frequently than once every 1,000 feet.
- e. In Interchange Flex, Secondary Corridor, and Internal Subdistricts, direct access from primary arterials to development sites is prohibited. Direct access from secondary arterials is only allowed for sites at least 10 acres in size. Direct access from secondary arterials may not occur more frequently than once every 1,000 feet.
- f. Parcels containing a minimum of five (5) acres and a minimum parcel width of 450 feet may be granted one (1) additional driveway cut based on the merits of

unique and/or unusual circumstances on a case-by-case basis and approval by the Planning Director. The driveway cut may not be permitted in all cases.

Intentionally Left Blank

12. Bulk Requirements

The following requirements apply to all non-residential subdistricts:

1. Existing Residential Uses in Non-Residential Subdistricts

The following site development standards shall apply to all subdistricts within the CCPD District, with the exception of the Mixed Residential Subdistrict.

a. Authority to Continue

Where, at the time of adoption of an ordinance that assigns the CCPD (Corporate Campus) to a Noblesville Jurisdictional zoning map, lawful residential uses of land which exist and would not be permitted by the regulations imposed by the CCPD, may be continued so long as they remain otherwise lawful, subject to the following provisions.

b. Enlargement/Improvement of Existing Residential Structure

Such nonconforming uses may be enlarged or increased to occupy a greater area of land than was occupied at the effective date of rezone so long as such improvements do not result in an increase of the value of the structure by more than 50% of the pre-improvement value.

c. Moving a Residential Structure

No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of the rezone.

d. Termination by Discontinuance or Abandonment of Use

If any such nonconforming uses of land are discontinued or abandoned for more than one (1) year (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.

e. New Construction of Residential Buildings

The only new structures that shall be permitted shall be clearly accessory to the existing residential use of the property and shall adhere to the standards for Accessory Structures as outlined in Article 9 of the Unified Development Ordinance. No additional homes or separate living units shall be constructed in the CCPD unless such uses are permitted uses in the land use area.

f. Damage or Destruction

Should such nonconforming residential structures be destroyed or damaged by any means, then the home may be reconstructed in a manner equal to the fair market value of the building immediately prior to the damage.

g. Underlying Standards

Any residential improvements inside the CCPD district shall adhere to the underlying developmental standards of the R1 (Single-Family Residential) district.

h. Conflict with Article 14 of Unified Development Ordinance

In the case where the specific provisions of this Part E are in conflict with Article 14 (Nonconforming Uses And Structures) of the Unified Development Ordinance, the standards of this Part E shall apply.

2. Mixed Use Residential Subdistrict Regulations

In the Mixed Residential Subdistrict, the following design guidelines shall be utilized in evaluation of the proposed planned development proposal. Conformance with the design guidelines may permit additional density within the identified density range, above the 2.4 units/acre specified above. Design standards within this subdistrict are required. Guidelines are not mandatory. While strict adherence to guidelines is not required, projects that do not adhere to some or all of the guidelines should only be

presumed to be allowed a base density that is at the low end of the range permitted and to be required to comply with the established base bulk requirements.

a. **Bulk Requirements**

(1) **Maximum density**

(a) The intent of this district is to provide for a variety of housing types, often times within an individual development. To encourage these multiple housing types, as well as a high quality design and affordability, a set of residential design guidelines and a density range has been identified. The permitted density shall be dependent upon adherence to the design guidelines and shall be at the discretion of the City Council, in accordance with the Planned Development procedure. The base density in the single-family areas shall be 2.4 dwelling units to the acre where there is access to public sewer. The base density shall be 1 unit per 2 acres where private sewer systems are proposed. With consideration of the guidelines established for this subdistrict, as well as consideration of the specific products and subdivision designs on a case by case basis, planned developments may be approved that allow the maximum permitted density in the single family areas to range from 2.4 to 6 dwelling units per acre.

(b) The base density in the multiple family areas shall be 14 dwelling units per the acre. Dependent upon compliance with the guidelines established for this subdistrict, as well as the quality, affordability, and/or mix of specific products and subdivision design proposed, planned developments may be approved that permit a maximum permitted density to range from 7 to 20 dwelling units per acre.

(2) **Minimum Lot Area and Width**

Because a density range has been identified as a means of encouraging high quality residential design and a variety of product types, the minimum permitted lot area and width may vary, dependent upon the density permitted. However, the base lot areas and lot widths for each housing type are as follows:

(a) Single family detached dwellings (public sewer):

- (i) 15,000 square feet
- (ii) 100 feet width

(b) Single family detached dwellings (private sewer):

- (i) 2 acres
- (ii) 200 feet

(c) Single family attached dwellings (up to four units):

- (i) 6,000 square feet
 - (ii) 60 feet
- (Permitted only on public sewer)

(d) Multiple family dwellings: (Permitted only on public sewer)

- (i) 3,000 square feet
- (ii) 150 feet

(3) **Maximum Building Height**

EXHIBIT B

- (a) Single family detached dwellings: 35 feet
 - (b) Single family attached dwellings (up to four units): 40 feet
 - (c) Multiple family dwellings 45 feet
 - (d) Accessory buildings shall be a maximum height: 15 feet
- (4) **Maximum Permitted Floor Area Ratio.**
- (a) Single family detached dwellings: 0.5
 - (b) Single family attached dwellings (up to four units): 0.6
 - (c) Multiple family dwellings 0.6
- (5) **Setbacks**
- (a) **Front Yard Setbacks (minimum)**
 - (i) Single family dwellings 25 feet local and collector streets
 - (ii) Single family attached 50 feet arterial streets
 - (iii) Multiple family dwellings 50 feet all streets
 - (b) **Side Yard Setback (minimum)**
 - (i) Eight feet for all housing types, except multiple family and single family attached dwellings, which shall provide a minimum separation of 10 feet between individual buildings.
 - (c) **Rear Yard Setback (minimum)**
 - (i) Principal buildings 20 feet
 - (ii) Accessory buildings 5 feet
 - (d) For certain product types, it may be necessary, in certain circumstances and on a case by case basis, to reduce these standards. For this reason, this standard may be varied as part of the planned development process subject to approval by the Council.
- (6) **Minimum floor area per dwelling**
- (a) Single Family: 1,800 square feet
 - (b) Multiple Family: 600 square feet
 - (c) For certain product types, it may be necessary to reduce this standard. For this reason, this standard may be varied as part of the planned development process.

C. Design Standards Applicable to All Residential Development

1. Each development should have standards for uniform streetlights, mailboxes, fencing, and sidewalks.
2. A 50 foot buffer yard shall be maintained around all residential developments, unless otherwise reduced through the Planned Development process.
3. No fences or other structures, permanent or temporary, shall be permitted within the 50 foot buffer yard.
4. Common open space and recreational facilities may warrant additional density, provided that the common open space areas consist of a minimum of 15% of the site.

This open space area must be active in nature, and shall not include public rights-of-way, easements, floodplain areas, or landscape setback areas. Large open space and retention areas (generally larger than 10,000 square feet) may only be counted if they are improved to include active and passive amenities. Generally, wet detention facilities shall not count toward the 15% requirement. Useable open space should be located no further than ¼ mile from the most distant house in the subdivision.

5. Inside the 50-foot landscape buffer, trees shall be planted at a minimum rate of one tree per 40 feet and mounding shall be required as approved during the Planned Development process.
6. Local streets should be extended to provide access between adjoining neighborhoods at appropriate intervals. Streets should generally be designed in a grid network and cul-de-sacs are discouraged.

D. Guidelines for Single-Family Detached and Two-Family Attached Dwellings

1. Where detached garages are proposed, dwellings with detached garages that are located in the rear yard and accessed via alleys are the preferred garage design. However, the second preference is detached garages that are located in the rear yard and accessed from the street.
2. Where dwellings are designed with attached garages, rear loaded garages that have access off of alleys are preferred. The second preference is for rear loaded garages that access from the front. The third preference is side-loaded garages. The least desirable design is a dwelling with an attached front-facing garage. Such garages shall occupy no more than 33% of the front façade. Individual garage doors designed with windows are encouraged.
3. In an effort to promote diversity of housing, subdivisions shall vary the following: buildings' relationship to the street by staggering setbacks a minimum of 5' for 25% of each block face; driveway orientation or location; the side yard setback and/or lot widths by 10 feet for 25% of the lots on each block face.
4. Each development over 100 acres should have a minimum of two product types that address two different market categories.
5. A landscape package including a minimum of one 1 shade tree and ten 10 shrubs and/or ornamental trees per dwelling unit shall be installed on each lot.
6. Generally, lots of less than 60 feet in width should have rear-loaded garages that access from an alley.

E. Guidelines for Single-Family Attached and Multiple-Family Residential

1. All townhouse and multiple-family residential units should be designed to be oriented toward the street. Where larger developments are designed with internal circulation systems, at least some dwelling units should be oriented to the exterior of the development so as to promote connection and integration of the multiple family development with adjacent uses. Townhouse or multiple-family developments, which are oriented with the sidewalls facing the street, are discouraged.
2. All single family attached dwellings should have one main entrance for each structure that faces the street at an angle of no more than 45 degrees from the street, or opens onto a porch or a stoop. At least 50% of the units should be designed with

building entrances, rather than garage doors fronting on the street at the ground floor level.

3. Attached garages should be located at the rear of the dwelling unit, and face the interior of the development, rather than the street. The least desirable design is a dwelling with an attached street-facing garage. Such garages shall only be permitted if they do not protrude beyond the front building line and provide access via an internal drive or frontage road, rather than with individual curb cuts for each dwelling unit. Individual garage doors designed with windows are encouraged.

F. Existing Residential Lots in Residential Subdistricts

1. Planned Development approval shall not be required for a building permit for a single family home that does not involve the subdivision of property, is on property of at least five acres in size, and is located within the Single-Family or Multi-Family Subdistricts.

Section 5. Architectural Standards

A. Architectural Review Procedure

1. Architectural review shall be required for all residential developments pursuant to the standards of Article 8 and Article 3 of the Unified Development Ordinance.
2. With regard to non-residential developments, architectural plans for all primary and accessory buildings shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the buildings, and the number, size, and type of structures. A complete set of color 360-degree elevations detailing the front, rear, and opposite side views of each proposed above ground structure shall be provided. Key exterior elements such as materials, windows, architectural breaks, etc. must be rendered in sufficient detail and accompanied by clear descriptions of materials specifications, colors, and textures.
 - a. If the architectural standards of the CCPD district are met, the review of the architectural plans shall be completed by the Planning Staff. Appeals of Staff's interpretations shall go to the Architectural Review Board who shall render a decision pursuant to the procedures established

B. Non-Residential General Architecture Requirements

The following design/architecture requirements shall apply to all non-residential subdistricts within the Corporate Campus district:

1. High quality building design and construction shall be provided on all elevations (360 degree architectural treatment) in all subdistricts, with the exception that in the Internal Subdistrict, architectural detailing shall be focused on the building entry and on façades visible from any roadway.
2. The scale, mass, color and proportion of the building shall reflect the character of the area in which it is located and shall be compatible with adjoining developments.
3. Multiple buildings in developments (including accessory buildings and detached outlot buildings in commercial centers, where permitted) must incorporate coordinated architectural styles, materials, forms, features, colors and applied elements to visually tie the development together.

4. Antennas shall be roof-mounted only, shall project no more than 12 feet above the height of the building, and shall be positioned to minimize visibility from public rights-of-way. One antenna is allowed per building, except that at buildings with more than one tenant, a maximum of two shall be allowed per building.
5. Signage, fencing, walls, and other amenities (benches, lights) must be integrated with building design and landscaping.
6. **Building Trim**
 - a. The use of accent and trim elements (accent panels, banding, cornices, canopies/awnings, etc.) is recommended to add visual interest and break down the scale of facades.
 - b. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers ("Fypon"), and EIFS as permitted in the individual subdistricts.
7. **Facades**
 - a. Glazing shall not exceed 75% of any façade.
 - b. Façade treatments shall be designed to break large façade areas into smaller facades.
 - c. Exterior materials must be consistent on all facades, and material/finish changes should relate to the "structure" of the building.
 - d. Colors used on building facades must be complementary. Natural, muted colors should serve as the primary façade color, with brighter colors used only as limited accents.
8. **Roofs**
 - a. Pitched roofs shall be required on buildings used for all small-scale retail, service, and office uses. Small-scale shall generally mean one-story buildings, however, the design and location of some buildings, which are more than one story in height, may require pitched roofs to be used as well.
 - b. Rooflines and roof profiles shall be varied to create visual interest. One-story buildings must incorporate sloped roofs or tall parapets to architecturally conceal roof-mounted equipment.
 - c. All rooftop equipment, including vents greater than 1 foot in height, shall be screened from view from all ground level vantage points by parapet walls, rooftop walls, or recesses in sloped roofs.
 - d. Rooftop equipment screens and rooftop penetrations (vents) shall be of a color compatible with the overall building or roof color (not an accent color).
 - e. Roof materials should be traditional in composition and complement the architectural features of the structure.
 - f. Where pitched roofs are required or requested, appropriate pitches shall be used based on the circumstance.
9. All structures will be evaluated on the overall appearance of the project and shall be based on the quality of its design and its relationship to the surrounding area.

C. Subdistrict Specific Architecture Requirements**1. Interchange Subdistrict**

- a. In pedestrian-oriented commercial areas, a continuous “street wall” of facades shall be created. There shall be easy access from parking areas to the shopping street or plaza.
- b. Facades shall incorporate three or more vertical planes, and create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- c. Main building entrances must be prominently featured through porticos, recessed entrances, lighting, and landscaping. Weather protection should be provided at all entrances.
- d. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) as a limited trim material only
- e. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, EIFS (“Dryvit”) wall systems, steel or aluminum curtain wall systems, plastics, reflective glass.

2. 146th Street Corridor Subdistrict

- a. Facades must incorporate three or more vertical planes, and create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Main building entrances must be prominently featured through porticos, recessed entrances, lighting, and landscaping. Weather protection should be provided at all entrances.
- c. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate or imitation slate roof shingles, architectural asphalt roof shingles, and EIFS (“Dryvit”) as a limited trim material only.
- d. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, EIFS (“Dryvit”) wall systems, steel or aluminum curtain wall systems, plastics, reflective glass.

3. View Corridor Subdistrict

- a. Facades must incorporate three or more vertical planes, and create both a “rhythm” of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Main building entrances must be prominently featured through porticos, recessed entrances, lighting, and landscaping. Weather protection should be provided at all entrances.
- c. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, (subject to approval by the Planning

Director and may not be appropriate when visible from an Arterial or Expressway), tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS ("Dryvit") as a limited trim material only.

- d. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, EIFS ("Dryvit") wall systems, steel or aluminum curtain wall systems, plastics, reflective glass.

4. Interchange Flex Subdistrict

- a. Façade treatments must create both a "rhythm" of façade bays or structural elements, and a horizontal division into a base, middle, and top.
- b. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, (subject to approval by the Planning Director and may not be appropriate when visible from an Arterial or Expressway), tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS ("Dryvit") wall systems only if at least 8' above grade or as a trim material.
- c. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, steel or aluminum curtain wall systems, plastics, reflective glass.

5. Secondary Corridor Subdistrict

- a. In pedestrian-oriented commercial areas, a continuous "street wall" of facades shall be created. There shall be easy access from parking areas to the shopping street or plaza.
- b. Façade treatments must create both a "rhythm" of façade bays or structural elements, and a horizontal division into a base, middle, and top.
- c. Main building entrances must be prominently featured through porticos, recessed entrances, lighting, and landscaping. Weather protection should be provided at all entrances.
- d. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, EIFS ("Dryvit") wall systems only if at least 8 feet above grade and consisting of not more than 25% of any facade.
- e. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, steel or aluminum curtain wall systems, plastics, reflective glass.

6. Internal Subdistrict

- a. The primary façade treatment shall create both a "rhythm" of façade bays or structural elements, and a horizontal division into a base, middle and top.
- b. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), steel/masonry

composite wall systems, glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS ("Dryvit") wall systems only if at least 8 feet above grade, and painted concrete masonry units at rear facades only.

- c. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, and steel or aluminum curtain wall systems plastics, reflective glass.

7. Regional Recreation and Entertainment Subdistrict

- a. In pedestrian-oriented commercial areas, a continuous "street wall" of façades shall be created. There shall be easy access from parking areas to the shopping street or plaza.
- b. Façade treatments must create both a "rhythm" of façade bays or structural elements, and a horizontal division into a base, middle, and top
- c. Main building entrances must be prominently featured through porticos, recessed entrances, lighting, and landscaping. Weather protection should be provided at all entrances.
- d. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, EIFS ("Dryvit") wall systems only if at least 8 feet above grade and consisting of not more than 25% of any façade.

8. Agricultural/I-O Subdistrict

- a. Facades must incorporate three or more vertical planes, and create both a "rhythm" of façade bays or structural elements, and a horizontal division into a base, middle and top
- b. Main building entrances must be prominently featured through porticos, recessed entrances, lighting, and landscaping. Weather protection should be provided at all entrances.
- c. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), glass (clear or lightly tinted), standing seam metal roofs, slate/imitation slate roof shingles, architectural asphalt roof shingles, and EIFS ("Dryvit") as a limited trim material only.
- d. Inappropriate, prohibited building finish materials include: wood, plywood, unfinished concrete or concrete panels, concrete masonry units, EIFS ("Dryvit") wall systems, steel or aluminum curtain wall systems, plastics, reflective glass.

D. Residential General Architecture Requirements

These standards shall apply to all residential development:

- 1. Architectural review, as outlined in Article 8 and Article 3 of the Unified Development Ordinance shall be adhered to for all residential developments inside of the Corporate Campus Planned Development District. The standards for review established for and by the Architectural Review Board (ARB) shall be applied and implemented as required by the ARB.

2. The proposed dwelling should respect the scale, height, and setbacks of those buildings on adjacent properties, and where desirable, serve as an orderly transition to a different scale.
 - a. Accessory structures shall match the materials and architectural style of the principal buildings.
 - b. Architectural style/design shall be characterized by the use of traditional design elements (dormers, steep pitched roofs, front porches, front doors, overhangs, shutters, bay/box windows, etc.)
 - c. No like color schemes or home elevations shall be located on lots adjacent to, or across from, each other.
3. **Facades**
 - a. Façade treatments for homes shall be designed to break up larger façade areas.
 - b. At least 15% of the area of each façade that faces a street lot line must consist of windows or main entrance doors. Windows in garage doors do not count toward meeting this guideline but windows in garage walls do count toward meeting this guideline.
 - c. The rear facades of buildings shall not be permitted to front thoroughfare streets. Access may be provided via frontage roads and alleys.
4. The following design elements shall be varied throughout multiple unit projects: exterior materials and finishes such as provide a color palette of at least three color combinations per development or provide exterior accent materials such as brick, stone, or other masonry materials; elevations such as provide three distinct elevations for each standard plan; floor plans such as offer at least 4 different floor plans within each development; and front yard landscaping such as provide three different plant palettes consisting of trees, shrubs, and perennials.
 - a. The design of dwelling units with pitched roofs is encouraged.
 - b. A maximum of two single-story homes can be built in a row.
5. **Guidelines for Single-Family Detached and Two-Family Attached Dwellings**
 - a. All single family dwellings should have one main entrance for each structure that faces the street that is at an angle of not more than 45 degrees from the street; or opens onto a porch. Where a duplex is on a corner lot, the requirement shall be met for both dwelling units. Both main entrances may face the same street.
 - b. At least 1/3 of all dwellings proposed within the development shall be designed with open front porches. Roofed unenclosed front porches should be a minimum of 25 square feet in area, have at least one entrance facing the street, and have a roof that is no more than 12 feet above the floor of the porch. Where a duplex is on a corner lot, the requirement shall be met for both dwelling units. Both main entrances may face the same street.

- c. A mix of house heights should be promoted to include a proper balance of single story and multiple story dwellings.
 - (i) Greater attention should be paid to the design of buildings on corner lots. Treatments such as brick wraps, shutters, windows, and fence setbacks should all be considered.

Section 6. Parking/Loading

The following parking and loading requirements shall apply within the CCPD District. All calculations shall be made using gross floor area (GFA). For those uses not listed in the Schedule of CCPD District Off-Street Parking and Loading Requirement, refer to Article 10 of the Unified Development Ordinance.

SCHEDULE OF CCPD DISTRICT OFF-STREET PARKING AND LOADING REQUIREMENTS		
Use	Required Parking Spaces	Required Loading Spaces
Commercial uses	4 per 1,000 SF	1 per USER
Office uses	3 per 1,000 SF	1 per BUILDING
Health/education uses	3 per 1,000 SF	1 per BUILDING
Manufacturing/assembly/ Production uses	2.5 per 1,000 SF ¹	1 per 15,000 SF
Distribution uses	1 per 1,000 SF ¹	1 per 15,000 SF ¹
Storage uses	1 per 1,000 SF ¹	1 per 40,000 SF ¹

¹In cases where buildings exceed 50,000-SF, the overall required parking spaces, and loading spaces required may on a case-by-case basis in addition, based on the merits of the circumstances be reduced with approval of the Planning Director.

B. Parking/Loading Setback Requirements.

1. Front Setbacks Along Arterials. Along arterials, no parking, loading, or vehicular use areas may be located between the building and front property line. Loading facilities shall be screened from all public rights-of-way.
2. Front Setbacks Along Collector and Local (or Secondary) Streets. Along collector and local streets, the required front setback for parking, loading, and vehicular use areas is 25 feet. Loading facilities shall be screened from all public rights-of-way.
3. Side and Rear Setbacks. Parking, loading, and vehicular use areas shall be setback a minimum of 12 feet from any rear or side lot line.
4. Dedicated and conveniently located parking spaces shall be provided for the physically disabled per established City and other requirements in pedestrian-oriented commercial areas make off-street parking access points visible.
5. Large parking lots must be divided into "modules" linked by internal access drives and separated by landscaped islands. Modules should not exceed 240' in width without a separating island of at least ten (10) feet.
6. Parking, driveways and curb cuts shall be shared between uses where feasible to minimize pavements and reduce interference with pedestrians.
7. The distance from any required parking space to the nearest building entrance the space serves shall be a maximum of 700 feet. In addition, in Interchange, 146th Street Corridor, View Corridor, and Secondary Corridor Subdistricts, every parking space shall be within 200 feet of a sidewalk leading to a building entrance and separated from automobile traffic.

8. Diagonal parking must be provided in commercial parking lots where high turnover is expected.
9. Sufficient stacking spaces must be provided at driveways.
10. Visual obstructions are prohibited within parking lots and at driveways.
11. Snow plowing and storage must be accommodated within parking lots and loading areas.
12. The use of parking lots as "short-cuts" to circumvent the public roadway system must be discouraged.

C. Parking Structures

1. Parking structures shall be at least partially below grade to minimize their visual impact.
2. Where parking structures are visible from public rights-of-way, they may not have sloping floor plates visible from adjacent public rights-of-way.
3. Parking structures in commercial areas must accommodate retail space on the ground level, where permitted.
4. The design of parking structures must integrate the forms and materials used for principal building(s). Lighting should also be integrated with the overall architectural character of the site.
5. Landscaping must be used at the base of parking structures, and the use of landscaping should be considered at upper levels, to soften their appearance.

Section 7. Signage

A. General Requirements

1. Signage within the CCPD shall be permitted subject to the standards of Article 11 of the Unified Development Ordinance unless otherwise stated below. In cases where Article 11 and the standards of the CCPD are in conflict, the Corporate Campus standard shall apply.
2. All signs must be associated with the permitted use of the property on which they are located.
3. Street number(s) shall be prominently placed on freestanding signage and shall not count toward the four word limit of designation signs.
4. On multi-tenant buildings, all signage must be visually consistent.
5. Signs shall not obstruct views of authorized traffic signs or traffic control devices, create a visual obstruction at driveway entrances, be animated, cause glare, or be lit by any flashing or moving light.
6. In no case shall total sign area for any use exceed 500 square feet. Ground sign area does not include the supporting base below signage itself. Individual letters are to be measured as total height multiplied by total width of each letter.

7. Lots fronting on two or more streets are permitted one sign for each street frontage. When designation signs are used, the designation signs shall not count toward an individual user's permitted signage.
8. Directional signs cannot exceed 4 square feet each in size and 48 square feet total for all signs, cannot exceed 3 feet in height, and must not advertise an activity.
9. A maximum of one color plus white or black may be used on any sign. The primary colors of the sign should be black or white with the other color being used as an accent color only. Consideration may be given to a sign with more than one color other than black and white and may be approved administratively only if the colors are a muted and dark earth tone. Full color elevations of the signs must be submitted to the Planning Department in order to be approved administratively. Garish colors must be avoided, and the color scheme must relate to the associated building.
10. Off-site and temporary signage shall comply with Unified Development Ordinance regulations.
11. All signs shall be constructed with individual lettering flush mounted to either the wall of the building or the face of the ground sign. Panel, box-type, or back channeling of letters is prohibited.
12. Where designation signs and multiple ground signs are used in a development, a uniform design theme for the development shall be established and followed with each sign.

B. Sign Requirements in the Regional Recreation and Entertainment Subdistrict

The purpose of this section is to provide signs that adequately regulate circulation and allow signage for other necessary capabilities while minimizing the impact of such signs on adjacent land uses.

1. Interior Signs

For purposes of this section, interior signage refers to signs that are not visible when standing immediately off the premises of the Regional Recreation and Entertainment Subdistrict.

a. Temporary Signage

- (1) Interior banners and incidental/directional signs shall be permitted without a sign permit.

b. Permanent Signage

- (1) Interior wall and ground signs shall not be regulated in number however they must meet the height and size requirements as per Article 11.

2. Exterior Signs

Exterior signs are any signs that are visible when standing outside of this Subdistrict and shall be regulated as per this Article. Lot identification signs are exempted and shall not be defined as a primary sign.

3. Sponsorship

The names and logos of sponsors of entertainment uses and events shall be considered as an item of information on primary signs.

C. Sign Requirements in the Commercial and Commercial/Office Subdistricts**1. Designation Signs****a. Location Restrictions**

- (1) Designation signage shall be permitted for integrated, multi-parcel developments of at least 15 acres in size.
- (2) Designation signage shall be no closer than 750 feet from any other approved and/or existing designation sign.

b. General Requirements

- (1) Each integrated, multi-parcel development shall be permitted one (1) designation sign on each public street frontage to which the development is adjacent.
- (2) Designation signage shall be designed as part of the overall "gateway" treatment that includes landscaping and other improvements such as fencing or water features.
- (3) Designation signage shall be readily visible from the roadway, and shall consist of individual letters, up to a maximum of four (4) items of information, and mounted to a solid wall. Signs shall identify the development name only; identification for individual users is prohibited. Letters shall not exceed 18 inches in height, and shall be either back-lit or illuminated by ground-mounted lights.

c. Setback Requirements.

- (1) All designation signage shall be set back a minimum of ten (10) feet from the public right-of-way.

d. Height Requirements

- (1) Designation signage shall not exceed six (6) feet in height.

e. Size Requirements

- (1) Size requirements for Designation Signs are pursuant to standards of Article 11 – Signs of the Unified Development Ordinance.

2. Ground Signs**a. Location Restrictions**

- (1) Individual ground signs are prohibited in the Commercial and Commercial/Office Subdistricts

3. Wall Signs**a. Location Restrictions**

- (1) One (1) building-mounted sign shall be permitted on each public street frontage to which the lot is adjacent.

b. General Requirements

- (1) Building-mounted signage shall consist of individual back-lit or internally illuminated lettering. Panel, box-type, and back-channeled signs are not permitted in any subdistricts.
- (2) For multi-tenant buildings, each tenant is permitted one (1) wall sign with a maximum of two (2) items of information.

c. Height Requirements

- (1) On buildings up to three (3) stories in height, building-mounted signage shall not exceed two (2) feet in height. On buildings over three (3) stories in height, building-mounted signage shall not exceed three (3) feet in height, with the exception in the Internal Subdistrict where they shall not exceed two (2) feet in height. Other building sign size limitations will be per Article 11- Signs of the Unified Development Ordinance.

D. Sign Requirements in all other Subdistricts Designation Signs

1. Designation Sign

a. Location Restrictions

- (1) Designation signage shall be permitted for integrated, multi-parcel developments of at least 15 acres in size.
- (2) Designation signage shall be no closer than 750 feet from any other approved and/or existing designation sign.

b. General Requirements

- (1) Each integrated, multi-parcel development shall be permitted one (1) designation sign on each public street frontage to which the development is adjacent.
- (2) Designation signage shall be designed as part of the overall "gateway" treatment that includes landscaping and other improvements such as fencing or water features.
- (3) Designation signage shall be readily visible from the roadway, and shall consist of individual letters, up to a maximum of four (4) items of information, and mounted to a solid wall. Signs shall identify the development name only; identification for individual users is prohibited. Letters shall not exceed 18 inches in height, and shall be either back-lit or illuminated by ground-mounted lights.

c. Setback Requirements.

- (1) All designation signage shall be set back a minimum of ten (10) feet from the public right-of-way.

d. Height Requirements

- (1) Designation signage shall not exceed six (6) feet in height.

e. Size Requirements

- (1) Size requirements for Designation Signs are pursuant to standards of Article 11 – Signs of the Unified Development Ordinance.

2. Ground Signs

a. Location Restrictions

- (1) No individual ground signs shall be permitted along 146th Street or any other primary arterial.
- (2) Where ground signs are permitted, such signs shall be placed at site entries.
- (3) Individual ground signs may be used in combination with designation signage so long as individual ground signs are located at the site entrances on collector and local streets only.

- b. **General Requirements**
 - (i) Ground signage and light standards shall be located in landscaped areas. The size of the landscape area around the ground signs shall be at least three times the surface area of the sign.
 - (2) In the case of multi-tenant buildings there shall be only one ground sign per building.
 - c. **Setback Requirements**
 - (1) All ground signs shall be setback a minimum of ten (10) feet from the public right-of-way.
 - d. **Height Requirements**
 - (1) All ground signs are limited to a maximum of six (6) feet in overall height.
 - e. **Size Requirements.**
 - (1) All ground sign size limitations, except for height shall be as per Article 11 – Signs of the Unified Development Ordinance.
3. **Wall Signs**
- a. **Location Restrictions**
 - (1) All buildings shall be permitted to have one (1) wall sign that displays only the address number for that specific building. A single-tenant building over 30,000 square feet shall be permitted to have one (1) wall sign that identifies the tenant.
 - b. **General Requirements**
 - (1) Building mounted signage shall consist of individual back-lit or illuminated lettering. Panel, box-type, and back channeled signs are not permitted in any subdistrict.
 - c. **Size Requirements**
 - (1) On buildings up to three (3) stories in height, building-mounted signage shall not exceed two (2) feet in height. On buildings over three (3) stories in height, building-mounted signage shall not exceed three (3) feet in height, with the exception of in the Internal Subdistrict where they shall not exceed two (2) feet in height. Building-mounted signage shall not exceed 30 square feet in size.

Section 7. Landscaping/Screening

- A. In Interchange, 146th Street Corridor, View Corridor, and Agricultural/I-O Subdistricts high quality, hardy and climate-appropriate landscaping must be provided on all sides of buildings (360 degree landscaping). In Interchange Flex, Secondary Corridor, and Internal Subdistricts, high-quality, hardy, and climate-appropriate landscaping must be provided in yards adjacent to public rights-of-way. All landscaping materials should be of varying size, form, texture, and color to provide visual interest. Allowable plant types and sizes shall be per applicable City regulations.
 - 1. A coordinated landscaping palette must be established for use throughout the site/development.

2. Where possible and permitted, at least 35% of required plant material for parking lot screen and buffering shall be installed in front of the primary façade(s) of the building (the primary “view(s)”), to maximize the visual effect of the planting material.
3. Departures from planting requirements may be justified only by the presence of significant and viable existing plant material, per City regulations.
4. Important elements such as building entries and signage shall be highlighted with colorful, varied plantings.
5. Grouping plant materials into larger masses that relate to the scale of the site is encouraged. The scale of plant specimens shall also relate to the scale of the site and building(s).
6. Where required, significant plantings shall be provided both adjacent to and on parking structures, to soften their appearance.
7. Existing vegetation must be preserved, wherever possible. Existing trees may be limbed up, but limbing-up may not exceed 1/3 of the total tree height. Vegetation can only be removed with prior City approval.
8. Mulch shall be a dark, natural color and may extend no farther than one foot beyond plants to form the edge of planting beds.
9. Earthen berms shall have a maximum height of 6 feet and a maximum slope of 3:1. Berms shall be planted with sod rather than mulched, except where clusters of plants require a mulch bed.
10. Underground irrigation systems shall be installed and properly operated and maintained to water plant material in all required planting areas.
11. The 146th Street Corridor will require 50-FT beyond the required right-of-way setback to have a continuous sculpted and undulating earthen mound at 5-FT in height. The mound will have a 5:1 slope that will begin at the right of way line and have a 3:1 slope on the opposite side, which will begin at the 50-FT setback line so the crest of the earth mound will be approximately 15-FT from the setback line and extend for approximately 10_FT in width. Along the crest of the earth mound there shall be five (5) deciduous trees at 3 ½-IN caliper, five (5) ornamental trees plus either four (4) evergreen trees or eight large variety evergreen shrubs ground in massing planted per each 200 linear feet. Street trees are still required as per the Noblesville Unified Development Ordinance.

In addition, the following landscape requirements shall apply:

B. Interchange, 146th Street Corridor and View Corridor Subdistricts.

1. Overall Landscaping

- a. With regard to the mix of landscaping materials that are to be used for a given site, a variety of planting materials is encouraged. Generally, shade trees are favored to ornamental trees; however, ornamental trees are permitted subject to the restrictions of Article 12. Evergreen trees shall be deemed appropriate, and in some cases required, when screening and design variability are necessary. Shrubs should generally be divided evenly between deciduous and evergreen varieties.

2. Interior Parking Lot Landscaping

- a. In parking lots with up to 50 spaces, internal landscape islands equal to at least 5% of the paved surface shall be provided. In parking lots with 51 to 200 spaces, internal landscape islands equal to at least 10% of the paved surface shall be provided. In parking lots with over 200 spaces, internal landscape islands equal to at least 15% of the paved surface shall be provided. These percentages are exclusive of perimeter landscaping. The islands shall be at least 7 feet in width (inside dimension), at least 240 square feet in size. There shall be no unbroken rows of parking longer than 100 feet in length. Shrubs at a rate of one shrub per 25 square feet and groundcover and/or perennials are also required. All rows of parking shall be terminated at both ends with landscape islands. Tree plantings shall be required at a rate of one (1) shade tree for every 120 square feet of landscape area. Other planting requirements shall be pursuant to the standards of Article 12.

3. Building Foundation Landscaping

- a. Provide building base plantings to visually anchor buildings to their sites. The following plant materials (from the total required above) should be dedicated to building base plantings: One (1) ornamental tree for every 20 feet of façade, and one (1) shrub for every 3 feet of building façade. These materials should be clustered, and placed within 10 feet of the building in defined beds of groundcover.

4. Site Screening

- a. Provide a landscape screen at the perimeter of parking lots and truck staging areas, to conceal loading areas, and at the site perimeter. Site perimeter buffers should be placed so as to screen views of truck staging areas and loading docks. These buffers can incorporate berms, plantings, fences, or walls.

5. Parking Lot Screening

- a. Parking lot screening shall per pursuant to the standards established in Article 12 of the Unified Development Ordinance. The plantings required in Article 12 may be clustered so long as the clustering maintains a minimum 75% screening of the lot perimeter where adjacent to a public right-of-way, or 50% otherwise. Where appropriate and permitted, screening shall be accomplished in a buffer zone of at least 10 feet in width, using a combination of shade trees, evergreen trees, evergreen shrubs, and dense deciduous shrubs, with earthen berms where appropriate. The exact mix of landscape types shall be determined on a case by case basis.

6. Perimeter Site Buffering

- a. Adjacent to a primary arterial, maintain a minimum width of 40 feet.
- b. Adjacent to other public rights-of-way, maintain a minimum width of 25 feet.
- c. At internal lot lines adjacent to similar land uses, maintain a minimum width of 15 feet.
- d. At internal lot lines adjacent to dissimilar land uses, maintain a minimum width of 40 feet.
- e. Plantings shall be required subject to the standards of Article 12 of the Unified Development Ordinance.

C. Interchange Flex, Secondary Corridor, and Regional Recreation and Entertainment Subdistricts.

1. Overall Landscaping

- a. With regard to the mix of landscaping materials that are to be used for a given site, a variety of planting materials is encouraged. Generally, shade trees are favored to ornamental trees; however, ornamental trees are permitted subject to the restrictions of Article 12. Evergreen trees shall be deemed appropriate, and in some cases required, when screening and design variability are necessary. Shrubs should generally be divided evenly between deciduous and evergreen varieties.

2. Interior Parking Lot Landscaping

- a. In parking lots with up to 50 spaces, internal landscape islands equal to at least 5% of the paved surface shall be provided. In parking lots with 51 or more spaces, internal landscape islands equal to at least 10% of the paved surface shall be provided. These percentages are exclusive of perimeter landscaping. The islands shall be at least 7 feet in width (inside dimension), at least 200 square feet in size in Interchange Flex and 300 square feet in size in Secondary Corridor and Regional Rec. & Ent. Subdistricts, and contain at least one shade tree per 200 square feet in Interchange Flex, and one shade tree per 150 square feet in Secondary Corridor and Regional Rec. & Ent. Subdistricts. There shall be no unbroken rows of parking longer than 100 feet in length. Shrubs at a rate of one shrub per 25 square feet and groundcover and/or perennials are also required. All rows of parking shall be terminated at both ends with landscape islands. For single use parking lots of more than 1000 spaces, parking rows shall be capped with a landscape island with dimensions of at least 10 feet by 36 feet for a double parking row and 10 feet by 18 feet for a single parking row. These shall contain at least 1 shade tree per 150 square feet. There shall be no unbroken rows of parking longer than 300 feet in length. Other planting requirements shall be pursuant to the standards of Article 12.

3. Building Foundation Landscaping

- a. Provide building base plantings to visually anchor buildings to their sites. The following plant materials (from the total required above) should be dedicated to building base plantings: One (1) ornamental tree for every 25 feet of façade, and one (1) shrub for every 4 feet of building façade. These materials should be clustered, and placed within 10 feet of the building in defined beds of groundcover.

4. Site Screening

- a. Screen parking lots, truck staging areas and loading docks from view of the street. Site perimeter buffers should be placed so as to screen views of truck staging areas and loading docks. These buffers can incorporate berms, plantings, fences or walls.

5. Parking Lot Screening

- a. Parking lot screening shall per pursuant to the standards established in Article 12 of the Unified Development Ordinance. The plantings required in Article 12 may be clustered so long as the clustering maintains a minimum 75% screening of the lot perimeter where adjacent to a public right-of-way, or 50% otherwise. Where appropriate and permitted, screening shall be accomplished in a buffer zone of at least 10 feet in width, using a combination of shade trees, evergreen trees, evergreen shrubs and dense deciduous shrubs, with earthen berms where appropriate. The exact mix of landscape types shall be determined on a case by case basis.

6. **Perimeter Site Buffering**
 - a. Adjacent to public rights-of-way, maintain a minimum width of 25 feet.
 - b. At internal lot lines adjacent to similar land uses, maintain a minimum width of 15 feet.
 - c. At internal lot lines adjacent to dissimilar land uses, maintain a minimum width of 40 feet.
 - d. Plantings shall be required subject to the standards of Article 12 of the Unified Development Ordinance.

D. Internal Subdistrict

1. Overall Landscaping

- a. With regard to the mix of landscaping materials that are to be used for a given site, a variety of planting materials is encouraged. Generally, shade trees are favored to ornamental trees; however, ornamental trees are permitted subject to the restrictions of Article 12. Evergreen trees shall be deemed appropriate, and in some cases required, when screening and design variability are necessary. Shrubs should generally be divided evenly between deciduous and evergreen varieties.

2. Interior Parking Lot Landscaping

- a. In parking lots internal landscape islands equal to at least 5% of the paved surface shall be provided. This percentage is exclusive of perimeter landscaping. The islands shall be at least 7 feet in width (inside dimension), at least 200 square feet in size and contain at least one shade tree per 200 square feet. There shall be no unbroken rows of parking longer than 100 feet in length. Shrubs at a rate of one shrub per 100 square feet and groundcover and/or perennials are also required. All rows of parking shall be terminated at both ends with landscape islands. Other planting requirements shall be pursuant to the standards of Article 12.

3. Building Foundation Landscaping

- a. Provide building base plantings to visually anchor buildings to their sites. The following plant materials (from the total required above) should be dedicated to building base plantings: 1 ornamental tree for every 30 feet of façade, and 1 shrub for every 5 feet of building façade. These materials should be clustered, and placed within 10 feet of the building in defined beds of groundcover.

4. Site Screening

- a. Screen parking lots, truck staging areas and loading docks from view of the street. Site perimeter buffers should be placed so as to screen views of truck staging areas and loading docks. These buffers can incorporate berms, plantings, fences or walls.

5. Parking Lot Screening

- a. Parking lot screening shall be pursuant to the standards established in Article 12 of the Unified Development Ordinance. The plantings required in Article 12 may be clustered so long as the clustering maintains a minimum 75% screening of the lot perimeter where adjacent to a public right-of-way, or 50% otherwise. Where appropriate and permitted, screening shall be accomplished in a buffer zone of at least 10 feet in width, using a combination of shade trees, evergreen trees, evergreen shrubs and dense deciduous shrubs, with earthen berms where appropriate. The exact mix of landscape types shall be determined on a case by case basis.

6. **Perimeter Site Buffering**
 - a. Adjacent to public rights-of-way, maintain a minimum width of 10 feet..
 - b. At internal lot lines adjacent to similar land uses, maintain a minimum width of 10 feet.
 - c. At internal lot lines adjacent to dissimilar land uses, maintain a minimum width of 40 feet.
 - d. Plantings shall be required subject to the standards of Article 12 of the Unified Development Ordinance.

E. Agricultural/I-O Subdistrict

1. Overall Landscaping

- a. With regard to the mix of landscaping materials that are to be used for a given site, a variety of planting materials is encouraged. Generally, shade trees are favored to ornamental trees; however, ornamental trees are permitted subject to the restrictions of Article 12. Evergreen trees shall be deemed appropriate, and in some cases required, when screening and design variability are necessary. Shrubs should generally be divided evenly between deciduous and evergreen varieties.

2. Interior Parking Lot Landscaping

- a. In parking lots internal landscape islands equal to at least 5% of the paved surface shall be provided. This percentage is exclusive of perimeter landscaping. The islands shall be at least 7 feet in width (inside dimension), at least 200 square feet in size and contain at least one shade tree per 200 square feet. There shall be no unbroken rows of parking longer than 100 feet in length. Shrubs at a rate of one shrub per 100 square feet and groundcover and/or perennials are also required. All rows of parking shall be terminated at both ends with landscape islands. Other planting requirements shall be pursuant to the standards of Article 12.

3. Building Foundation Landscaping

- a. Provide building base plantings to visually anchor buildings to their sites. The following plant materials (from the total required above) should be dedicated to building base plantings: 1 ornamental tree for every 30 feet of façade, and one shrub for every 5 feet of building façade. These materials should be clustered, and placed within 10 feet of the building in defined beds of groundcover.

4. Site Screening

- a. Screen parking lots, truck staging areas and loading docks from view of the street. Site perimeter buffers should be placed so as to screen views of truck staging areas and loading docks. These buffers can incorporate berms, plantings, fences or walls.

5. Parking Lot Screening

- a. Parking lot screening shall per pursuant to the standards established in Article 12 of the Unified Development Ordinance. The plantings required in Article 12 may be clustered so long as the clustering maintains a minimum 75% screening of the lot perimeter where adjacent to a public right-of-way, or 50% otherwise. Where appropriate and permitted, screening shall be accomplished in a buffer zone of at least 10 feet in width, using a combination of shade trees, evergreen trees, evergreen shrubs and dense deciduous shrubs, with earthen berms where appropriate. The exact mix of landscape types shall be determined on a case by case basis.

6. Perimeter Site Buffering

- a. Adjacent to public rights-of-way opposite dissimilar land use , maintain a minimum width of 60 feet.
- b. Adjacent to internal lot lines of dissimilar land use , maintain a minimum width of 60 feet.
- c. Requires a undulating landscaping berm between 3-6 feet in height.
 - (1) Type B or D Trees planted at a rate of 30 feet on-center
 - (2) Type B shrubs planted per 100 percent of length of buffer.
 - (3) Minimum height of buffer, including berm and trees shall not be less than 9 feet.

F. Walls and Fencing

1. The following wall and fence types are permitted: masonry, decorative metal (wrought iron) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Planning Director and may not be permitted in all cases based on the visibility of the fence.
2. The following wall and fence types are prohibited in areas visible from public rights-of-way: concrete masonry units (painted or unpainted), non-solid and/or unfinished wood, chain link (with or without slats), non-decorative corrugated sheet metal, electrified, and razor/concertina/barbed wire.
3. Fences and walls shall not exceed 8 feet in height, but are not permitted to be located between a building and the street, with the exception of fences that are approved as a component of a master planned design theme within a Planned Development and more specifically approved through the Planned Development procedure.

Part J. PUBLIC SERVICE FACILITIES**Section 1. Intent**

Public service facilities shall be a permitted use in all zoning districts. These regulations are intended to provide for sensible and reasonable land use standards to allow for the provision of reliable public utility service to all structures in the City of Noblesville. At the same time, there is a need to minimize the adverse, undesirable visual effects of the facilities while still allowing them in locations that do not drive up the cost of the improvements.

Section 2. Development Standards

- A. No structure shall be located within one hundred fifty (150) feet of any structure on another lot.
- B. All structures must meet the minimum setback and/or buffer yard requirements for the zoning district in which it is located.
- C. All outdoor above ground facilities excluding a building shall be completely surrounded by a masonry wall or fence. Fences may be constructed of wrought iron, vinyl, vinyl coated chain link, or wood. Uncoated chain link is prohibited.
- D. Landscaping shall be provided on all sites.
 - 1. Those facilities that are surrounded by a fence or wall shall provide evergreen canopy trees at a rate of ten (10) feet on center and a minimum height of six (6) feet at the time of planting around the entire perimeter of the fence.
 - 2. If the facility is surrounded by a masonry wall, the spacing of the evergreen canopy trees may be increased to a rate of twenty (20) feet on center.
 - 3. Those facilities that include a building not surrounded by a fence or wall shall comply with the building base landscape requirements set out in Article 12.0.6.
- E. Buildings 200 square feet in size or less shall be finished in brick, masonry, native stone, integral color CMU, horizontal wood lap siding, stucco, EIFS, or split faced block. No metal, unfinished concrete, or vinyl or aluminum siding shall be permitted.
- F. Buildings more than 200 square feet in size shall be required to meet the architectural for non-residential uses contained in Article 4.B.6.
- G. Any facilities that require a parking area of more than 2 spaces shall be required to meet the parking lot landscape requirements set out in Article 12.0.5.
- H. No outdoor storage shall be permitted unless on a lot zoned I-1 or I-2 and the outdoor storage area must comply with the requirements for those zoning districts.
- I. All lighting shall comply with the standards of Article 13.0.2. In those instances where stronger lights are needed for emergency work, lights shall be on a switch, and lights shall be directed downward, and away from adjoining property and roadways.

Section 3. Procedure

All Public Service Facilities shall meet the requirements contained in this part. If all regulations are met, such permits shall be administratively approved. If any regulation will not be met, the applicant shall submit a request for variance.

Table 12.0.5.D.2.

PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS				
Parking lots adjacent to, abutting, or by yard type	Special Landscape District	All Other Areas	Required Trees (per 100 linear feet)	Required Shrubs (per 100 linear feet) (Minimum height 24-inches at time of planting)
Public street, private street, front yards, or abutting residential uses/zone district	10 feet (Perimeter landscape width)	20 feet (Perimeter landscape width)	2 staggered canopy	33 staggered deciduous or evergreen shrubs
Rear and interior side yards abutting or across from a residential use/zone district	10 feet (Perimeter landscape width)	10 feet (Perimeter landscape width)	3 staggered canopy trees and 2 understory	33 staggered deciduous or evergreen shrubs
Rear and interior side yards abutting a non-residential use/zone district	5 feet (Perimeter landscape width)	10 feet (Perimeter landscape width)	2 staggered canopy	33 staggered deciduous or evergreen shrubs

1. For calculation purposes, plant quantities are rounded up to the nearest whole number when the calculation is .5 or greater.
2. Refer to tree and shrub staggering diagrams.
3. Setbacks are the minimum required unless specified elsewhere in the ordinance.

APPENDIX C
 OFFICIAL SCHEDULE OF USES
 Noblesville Unified Development Ordinance

P = Permitted
 C = Conditional
 A = Accessory
 ☐ = Prohibited

TYPE OF USE	Residential										Commercial					Industrial		
	SR	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	IH	
Drinking Places									P	P	P	P						
Mortuary or Funeral Home									C	C	P							
Offices								P	P	P	P	P	P	P				
Offices & Clinics of physicians, dentists or other health care practitioners								P	P	P	P	P	P					
Bar, Tavern, Lounge, or Night Club																		
Outdoor Sale and/or Display									C	P	P	P		C				
Retail Nursery or Greenhouse											P			C				
Automated Teller Machine (ATM)								P	P	P	P	P	P					
Laundry/Dry Cleaners without on-site plant								P	P	P	P	P	P					
Laundry/Dry Cleaners with on-site plant								P		P				P				
Industrial Uses																		
Grain Elevator															P			
Assembly of finished goods														P	P			
Beverage Bottling														P	P			
Borrow pit/top soil removal and storage															C	P		
Chemical processing															C			
Confined Feeding Operation															C			
Contractor's office with outdoor equipment and material storage														C	P			
Distribution facility														P	P			
Equipment repair and service, indoor														P	P			
Food production, except for animal processing														P	P			
Laboratory																		
Machinery and equipment repair														P	P			
Towing and Recovery														P	P			
Automobile impound lot														C	P			
														C	P			

OFFICIAL SCHEDULE OF USES
Noblesville Unified Development Ordinance

- P = Permitted
- C = Conditional
- A = Accessory
- ☐ = Prohibited

Residential Commercial Industrial

TYPE OF USE	Residential								Commercial					Industrial			
	SR	R-1	R-2	R-3	R-4	R-5	RMH	LB	GB	DT	PB	VCC	VCM	I-1	I-2	I-3	FH
Wireless Telecommunication Service Facility											C			P	P	P	

Miscellaneous Uses																	
Cemetery	P	P	P	P	P	P		P	P	P	P						
Parking Garage								C	C	C	C			C	C		

Sexually Oriented Businesses <i>(subject to buffers from protected uses)</i>																	
Adult Cabaret											P						
Adult Media Store									P		P						
Adult Motion Picture Theater											P						
Lingerie Modeling Studio																	
Massage Studio																	
Nude Model Studio																	
Sex Shop																	
Video-Viewing Booth or Arcade Booth											P						

* Permitted in area as shown on Appendix G

Noblesville Plan Commission
Noblesville, Indiana

To the Noblesville City Council:

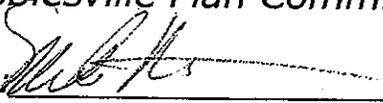
This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the 21st day of June 2010, for Application #09N-14-1177 TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE and after due consideration, recommends that the City of Noblesville **ADOPT** such amendment.

Request: Text Amendments to the Unified Development Ordinance regarding Article 2 – Definitions, Article 4- Zoning Applications and Approvals, Articles 8 – Zoning Districts, Article 9 – General Regulations, Article 12 – Landscaping and Screening and Appendix C – Official Schedule of Uses. Submitted by the Planning Department.

Plan Commission Action: 11 Ayes 0 Nays 0 Abstentions

Petition is forwarded with a **FAVORABLE** recommendation.

Respectfully submitted,
Noblesville Plan Commission

By 

Mike Martindale, President


Steven R. Huntley, Secretary