

**Model Ordinance
Ronald Reagan Corridor Overlay District**

Purpose, Intent and Authority

It is the purpose of the Ronald Reagan Corridor Overlay District (herein referred to as the “Overlay District”) to promote and protect the public health, safety, comfort, convenience and general welfare by providing for the consistent and coordinated treatment of the properties bordering the Ronald Reagan Parkway in Hendricks County, Indiana.

The Plan Commissions, Town Councils, and County Commissioners, in establishing this district, are relying on IC-36-7-4-600 et. seq. and IC 36-7-4-1400 et. seq. This overlay district is, intended to serve as a tool for implementing the development policies and guidelines set forth in the Ronald Reagan Corridor Master Plan. The Ronald Reagan parkway is a limited access highway and an important economic development corridor to the Towns of Avon, Plainfield, and Brownsburg and Hendricks County. The Ronald Reagan corridor is a premier location and employment center whose viability, quality, and character are important to the community as a whole, adjacent residents, employees, business owners and taxing districts. Therefore, it is the further purpose of the Ronald Reagan Corridor Overlay District:

- To preserve the integrity of the road function through access management planning;
- To maximize the opportunity to create high level development through sound land use planning; and,
- To create a premier economic address in Hendricks County and the Towns of Avon, Plainfield, and Brownsburg through the development of aesthetic standards which make the corridor appear as a planned twelve-mile campus.

A. District Boundaries

The boundaries of the Overlay District are hereby established as shown on the attached map for Hendricks County, in the State of Indiana. The study area shall include the parkway alignment running north and south through Hendricks County, and adjacent properties within approximately 1000 feet on either side of the proposed parkway centerline as shown on Figure 1, District Boundary.

The Official Zone Maps for the Town of Avon, the Town of Plainfield, the Town of Brownsburg, and Hendricks County, in the State of Indiana are officially amended by the adoption of this Ordinance to include the Overlay District per the boundaries set forth.

If a portion of a parcel should fall within this identified boundary, the whole parcel shall be subject to the master plan and overlay district standards set forth for the corridor.

B. Plan Commission Approval

The appropriate Plan Commission body must approve, approve with conditions, or disapprove the development plan for any tract of land in the Overlay District per the provisions of this Ordinance. All development plans should adhere to the requirements set forth by the appropriate jurisdiction.

1) Application Procedure

See the appropriate local zoning ordinance for application requirements.

2) Findings for Approval by the Plan Commission

The appropriate Plan Commission may approve a Development Plan upon finding that:

- a. The Development Plan complies with all applicable Development Standards of the underlying district in which the site is located;
- b. The Development Plan complies with all applicable provisions of the appropriate Subdivision Control Ordinance;
- c. The Development Plan complies with all applicable provisions of the Overlay District;
- d. The proposed development is appropriate to the site and its surroundings; and
- e. The proposed development is consistent with the intent and purpose of this Ordinance and the Ronald Reagan Corridor Master Plan.

3) Validity of Approval of the Application by the Plan Commission

An approved development plan petition shall be valid for two (2) years from the date of approval. If construction of the building(s) has (have) not started at the end of the two (2) year period, the development plan request shall be re-submitted to the appropriate Plan Commission for consideration and disposition.

4) Removal of a District

Nothing in this Ordinance shall be deemed to deny the appropriate Plan Commission the power to remove an Overlay designation from one or more parcels in the proper case by the rezoning process described in the local zoning ordinance. Such removal may be done by rezoning the property to the underlying district classification “without the Ronald Reagan Corridor

Overlay District,” and may be subject to such conditions as may be voluntarily proffered and approved pursuant to local Ordinance.

C. Overlay Applicability

This district is created as a special overlay district to be superimposed on base districts by approval of the Town Councils and County Commissioners as appropriate. Boundaries of this overlay are shown on the zoning district map for each jurisdiction. Development standards provided herein are intended to supplement those permitted in the underlying zoning classification and in most cases may be more restrictive than those of the underlying zoning classification. When the requirements of the underlying zoning district or a local overlay district and the Overlay District appear to be in conflict, the more restrictive shall apply.

D. Definitions

Build-to line – An alignment established a certain distance from the right-of-way line to a line along which the building shall be built. Front porches and handicap ramps shall be exempt from build-to line requirements, and must occur behind the property line.

Façade – That portion of any exterior elevation on the building extending from grade to top of parapet, wall, or eaves and the entire width of the building elevation.

Flex Space – A building, usually prefabricated, that provides the appearance of a “store front” with a designated use and generally includes an additional use located within the back of a building. Typically these buildings are designed to be multi-functional containing office or retail space in the front of the building along the “store front” while other uses including office, retail, warehousing or light manufacturing are located in the rear of the building, hidden by the “store front” use.

Development Plan – Also referred to as Site Development Plan or Site Plan. A detailed plan, prepared in accordance with the rules and regulations of the appropriate jurisdiction, and submitted to the Plan Commission or other designated body or authority for review and approval. The plan shall illustrate the proposed development or alterations of a site.

Green Space Area – That portion of the front yard of a lot that is immediately adjacent and parallel to the street right-of-way of the Ronald Reagan Parkway and all other Roads within the identified boundaries.

Major Gateways - Regional gateways where major traffic thoroughfares intersect with the Ronald Reagan Parkway. For purposes of this project, these are located where the parkway meets the interchanges at I-70 and I-74.

Median Nose - The tip of a median at its terminus of traffic opening.

Overlay District – A district established by ordinance to prescribe special regulations to be applied to a site in combination with the underlying or base district.

Parapet – That portion of a wall which extends above the roof line.

Ronald Reagan Corridor – A 16 mile limited access highway and economic development area running north and south through Hendricks County, Indiana beginning at I-70, connecting the Towns of Avon, Plainfield, and Brownsburg to the Boone County Line. The corridor incorporates adjacent properties radiating out approximately 1000 feet on either side of the proposed parkway centerline.

Ronald Reagan Parkway – A 16 mile roadway alignment running north and south through Hendricks County, Indiana, beginning at I-70 connecting the Towns of Avon, Plainfield, and Brownsburg to the Boone County Line.

Secondary Gateways - Entries to public and private establishments and/or developments.

Sign, free standing – A sign anchored directly to the ground or supported by one or more posts, columns or other vertical structures or supports, and not attached to or dependent on support from any building.

Sign, monument – A free standing sign supported primarily by an internal structural framework and has its sign face or base on the ground with no air space, columns or supports visible between the ground and the bottom of the sign. Monument signs are also referred to as secondary gateways.

Sign, off-premise – A sign that directs attention to a business, commodity, service, or entertainment to a separate location not related to the premises where such sign is located or to which it is affixed.

Sign, unified centers - One sign which contains multiple smaller signs integrated into a free standing sign indicating the presence of multiple tenants on a property being constructed or managed as a single development. Such developments include, but are not limited to: shopping centers, strip malls, office parks and industrial parks.

Sign, wall – A sign mounted flat against and projecting less than fourteen (14) inches from, or painted on the wall of, a building or structure with the exposed face of the sign in a plane parallel to the face of the wall. This does not include window signs.

E. Permitted Uses

All uses which are permitted in a given site's underlying primary zoning district, except those uses expressly excluded in Section G of this Ordinance, are permitted in the Overlay District.

F. Permitted Special Exceptions

All special exceptions, which are permitted (upon obtaining the grant of a special exception from the appropriate Board of Zoning Appeals) in the underlying primary zoning district(s), except the uses expressly excluded in Section G, of this Ordinance, are permitted in the Overlay District.

G. Excluded Uses

The following uses are prohibited in the Overlay District.

1. Adult Business;
2. Amusement park/ go-cart track;
3. Automotive graveyard;
4. Bulk storage of petroleum products not used for on-site manufacturing;
5. Car rental agencies;
6. Cell towers and other wireless communication facilities;
7. Commercial Car and truck washes as a principal use;
8. Confined feeding operations;
9. Explosives manufacturing;
10. Fertilizer manufacturing, stock yards, slaughtering, leather curing and tanning;
11. Filling stations;
12. Garbage disposal plant/sanitary landfill;
13. Incineration for reduction of refuse;
14. Jail;
15. Junk or salvage yard;
16. Long-term surface parking;
17. Manufactured home dwelling sales;
18. Mineral extraction;
19. Mobile home park;
20. Ordinance products;
21. Outdoor sales;
22. Outdoor storage, with the exception of propane tanks. Propane tanks shall not be in the front yard between the roadway and the building unless otherwise screened with plant materials.
23. Penal or correctional institution;
24. Petroleum refining;
25. Reclaiming processes involving materials or chemicals that are considered dangerous to the health, safety, and welfare of the general public as determined by the State Board of Health or by the Hendricks County;

26. Refining or manufacturing of asphalt, cement, gypsum, lime, or wood preservatives;
27. Refining or manufacturing of petroleum products;
28. Roadside sales stand;
29. Sand and gravel extraction or sales;
30. Single-family residential uses;
31. Storage of disabled vehicles;
32. Vehicle sales; and
33. Waste transfer stations.

H. Accessory Buildings and Uses

All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted, except that any detached accessory building in any development plan shall be architecturally compatible with the primary building(s) with which it is associated.

I. Minimum Lot Area

The minimum lot area required within the Overlay District is 10,000 square feet for non-residential uses with sewer and 24,000 square feet for non-residential uses without sewer. All lots within the Overlay District shall be subject to development plan approval. For lots located only partially within the Overlay District, a development plan shall be submitted to the appropriate Plan Commission for the entire tract to be developed.

If a parcel of land or subdivision lot was recorded prior to the effective date of this Ordinance, and said parcel of lot does not contain the minimum lot area required by this paragraph, said parcel or lot ("Undersized Lot") may be used for any use permitted in the Overlay District provided that:

- a. At the time of recordation of the undersized lot or on the effective date, the undersized lot met the requirements for minimum lot area then in effect for a lot in the underlying primary zoning district(s).
- b. The owner of the undersized lot must include, up to the minimum tract size, any adjoining vacant land (not separated by a street or public way) owned, or owned by an affiliate, on or before the effective date or at the time of application which, if combined with the undersized lot, would create a tract which conforms, or more closely conforms, to the minimum tract size requirements of this Paragraph; and,
- c. Other Development Requirements Applicable to the Overlay District

This Paragraph does not preclude the sale or other transfer of any parcel of land within a tract after the approval of a development plan for the entire tract. However, the development of the parcel must still conform to the development

plan for the entire tract as approved or amended by the appropriate Plan Commission, and all other applicable requirements contained in this Ordinance.

J. Development Requirements

1. Build-To Line

All lots located within the Overlay District that contain lot frontage adjacent to the Ronald Reagan parkway shall have their principal building located on the Build-To Line. The Build-To Line is a invisible line parallel to the Ronald Reagan Parkway that shall allow for a uniform setback and view of the corridor along the parkway. The Build-To Line shall be one hundred (100) feet from the edge of the Ronald Reagan Parkway Right-of-Way as illustrated in Figure 2, Build-To Line.

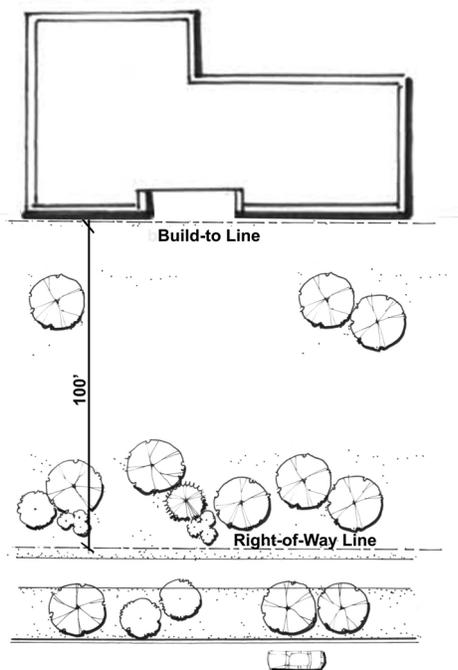


Figure 2: Build-To Line

2. Green Space Area

All lots within the Overlay District shall contain a Green Space Area. Refer to Section M, Subsection 2.a. of this ordinance for specific requirements.

3. Remodel, Expansion or Improvement of Existing Structure or Parcels

If a parcel fronts the Ronald Reagan Parkway and is improved or an existing structure is expanded or remodeled within the Overlay District, then that parcel or structure shall be subject to the regulations contained in this Ordinance.

K. Architectural Design Requirements – Commercial and Industrial

In reviewing the architectural design of commercial and industrial building(s) proposed to be built in the Overlay District, factors to be considered by the appropriate Plan Commission shall include but are not limited to the following:

1. Context

All buildings shall be designed with respect to the general character of the Ronald Reagan Corridor as defined in the Ronald Reagan Corridor Master Plan and, particularly, with due consideration to buildings located on the lots that abut the project site.

2. Massing

- a. A single, large, dominant structure mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.
- b. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect. False fronts or parapets create an insubstantial appearance and are prohibited.

3. Façade Treatment

- a. Facades along the Ronald Reagan Parkway frontage shall add architectural interest and variety and avoid the effect of a single, long or massive walls with no relation to human scale. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding fifty feet without including, but not be limited to, at least two of the following:
 - 1) Change in plane,
 - 2) Change in texture or masonry pattern,
 - 3) Windows, trellis with vines, or
 - 4) An equivalent element.
- b. Facades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the façade and extending at least twenty percent of the length of the façade. No interrupted length of any façade shall exceed one hundred horizontal feet.
- c. Horizontal masses shall not exceed a height to width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed elements.

- d. Building facades must include a repeating pattern that includes any one or more of the following elements.
 - 1) Color changes
 - 2) Texture change; and/or
 - 3) Material module change
- e. Facades shall have an expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib.
- f. Facades shall have at least one of the elements of subsections 3. a, b, c or d of this section that repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.

4. Roofs

All facades shall have a recognizable “top” consisting of at least one element below:

- a. Parapets concealing flat roofs and rooftop equipment all or partially from public view. The average height of such parapets shall not exceed fifteen percent of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment;
- b. Overhanging eaves, extending no less than three feet past the supporting walls;
- c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope of greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run; or
- d. Three or more roof slope planes.

5. Entryways

Use creative entry treatments and other focal points such as canopies, awnings, cornice treatments or atriums.

6. Building Elements & Accessory Structures

- a. Separate building elements or accessory structures should be designated as an integral part of the building design.

- b. Use signs that are complementary to and integrated with building design so that they do not dominate facades or appear tacked on.
 - c. Screen appurtenances or design them as integral parts of the buildings so that they are not visible from the street.
 - d. Screen docks, garage doors and service areas to minimize their visibility from adjacent streets.
7. Site Design and Relationship to Surrounding Community
- a. Building sites shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following:
 - 1) Patio/seating area;
 - 2) Pedestrian plaza with benches;
 - 3) Water feature, except in the area south of US 40 where water features are discouraged because they may attract wildlife to airport-related areas;
 - 4) Clock tower;
 - 5) Or other such deliberately shaped area and/or a focal feature of amenity that, in the judgment of the appropriate decision-maker, adequately enhances such community and public spaces.
 - b. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the structure and landscaping.

8. Landscape Design

Design of proposed landscaping in relation to structures. Landscaping shall be in conformance with Section M, Landscaping, of this Overlay District.

L. Open Space Requirements

1. Open Space Requirements

All sites shall provide for 15 percent open space on the lot. The required green space area can be counted towards the open space requirements.

2. Use of Open Space

In its review of the development plan, the appropriate Plan Commission shall consider how the location of open space within the development meets the following criteria:

- a. The protection of unique topographical features such as slopes, streams, and other natural water bodies;
- b. The protection of wooded areas, individual trees of significant size, wetlands or other environmentally sensitive features;
- c. A more efficient use of land, including the reduction of land area disturbed for utility lines and motor vehicular access;
- d. The minimization of the alteration of natural site features through the design and situation of individual lots, streets and buildings;
- e. Diversity and originality in lot layout;
- f. The relationship of the development to the surrounding properties; and
- g. Implementation of the greenways, pathways and trail recommendations of the Ronald Reagan Corridor Master Plan, and the appropriate jurisdictions Parks and Recreation Plan and/or Comprehensive Plan.

3. Standards for Open Space

- a. All open space shall be accessible by way of road, bikeway, sidewalk or foot path. Such access shall not be through private property or by way of an easement over private property.
- b. Areas dedicated as open space shall be a minimum of thirty (30) feet wide in their smallest dimension.
- c. Areas dedicated as open space shall be free of all structures and buildings except for structures directly related to the purpose of the open space such as patio/seating areas, gazebos, pedestrian plaza's, decks and bridges.
- d. Bodies of water may have fifty percent (50%) of their total acreage counted as open space.

4. Ownership and Maintenance of Open Space

Unless otherwise agreed to by the Plan Commission, the cost and responsibility of land dedicated as open space shall be borne by the property owner.

5. Open Space Plan

An open space plan shall be submitted along with the development plan in accordance with the appropriate jurisdictions rules and procedures.

M. Landscaping Requirements

In reviewing the landscape requirements proposed to be constructed in the Overlay District, factors to be considered by the appropriate Plan Commission shall include but are not limited to the following:

1. Landscape Plan

The applicant shall submit a landscape plan to the appropriate Plan Commission as part of the development plan application, per this Ordinance. Appendix 3: Recommended Plant Species of the Ronald Reagan Corridor Master Plan, lists the plant material recommended for use in the landscaping of a property in the overlay district.

2. Areas to be Landscaped

a. Green Space Area

A thirty (30) foot green space required for all property fronting the parkway within the Overlay District shall be composed of plantings as per the requirements in the Ronald Reagan Design Guidelines Manual and Section M.5 of this Ordinance. The incorporation of walkways and bikeways into the design is encouraged; however, no parking areas, through roads, buildings, accessory structures, etc. shall be established within this area.

b. Foundation

Foundation plantings shall be included along the front and any side of buildings that is visible from the Ronald Reagan Parkway or has primary pedestrian access.

c. Parking Lots

Parking lots shall be designed per the parking lot standards specified in the local zoning ordinance for the underlying district.

d. Screening Areas

All air conditioning units, HVAC systems, exhaust pipes or stacks, overhead doors, legally non-conforming outside storage areas, and satellite dishes shall be integrated into the overall building design or screened from the Ronald Reagan Parkway and adjoining land uses, by means of walls, fencing, parapets, penthouse screens, landscaping, berms, camouflage or other approved method.

e. Medians

Medians shall be landscaped per the standards specified in Section M.8 of this Ordinance.

3. Landscaping Standards

a. Plant Standards

All plant material proposed to be used in accordance with any landscape plan shall meet the following specifications:

- 1) Shade trees: A minimum of two and one-half (2 ½) inch caliper.
- 2) Ornamental trees: A minimum of one and one-half (1 ½) inch caliper.
- 3) Evergreen trees: A minimum height of eight (8) feet.
- 4) Deciduous shrubs: A minimum height of eighteen (18) inches.
- 5) Evergreen shrubs: A minimum height of eighteen (18) inches.

b. Design Standards

- 1) Wherever possible native species shall be used in the landscaping throughout the Ronald Reagan Corridor.
- 2) The placement of shade trees in pedestrian areas shall be sited to provide the optimum amount of shade to pedestrians.
- 3) Landscaping shall conform to the local sight triangle standards set forth in the zoning ordinances for Hendricks County, and the Towns of Avon, Plainfield, or Brownsburg as appropriate.

4. Protection of Existing Trees

- a. To the greatest extent possible, existing trees shall be saved upon development of a property unless it can be demonstrated that the site design restrictions necessitate their removal.
- b. The determination of which trees shall be saved shall be guided by the following principles:
 - 1) The practicability of arranging site plan components around existing features. In general, plans for groups of structures should be designed so as to preserve tree masses, individual tree specimens, and small stands of trees. Natural woodland areas shall be protected wherever feasible.
 - 2) The condition of the vegetation with respect to continued vitality.
 - 3) The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation.
 - 4) The desirability or lack thereof a particular tree or species by reason of its appearance, historic or ecological significance, botanical characteristics, and the function the vegetation would fulfill as a site plan component.
 - 5) The potential for interference with utility services or with passage or visibility along roads or walkways.
 - 6) The possibility of preserving the vegetation while meeting the development needs through pruning rather than removal.
- c. Development Plans for sites with existing trees or stands of trees in the Overlay District should make reasonable efforts to protect and incorporate them into the overall site design.
- d. Prior to the approval of the development and the issuance of an Improvement Location Permit, the developer shall inventory trees on the site which have a caliper of eight (8) inches or greater, following the “American Standard for Nursery Stock” standards that are intended to be saved. The inventory shall contain the location, size, and common name of an existing stand-alone tree, areas of dense trees or shrubs, and other natural features. Existing trees saved in the development of the site shall be credited toward the landscaping requirements as identified in sub-subsection e below.
- e. To encourage tree preservation, each tree preserved greater than eight (8) inch caliper shall convert as credits for required landscaping. Credits for each preserved eight (8) inch caliper tree shall be:

- 1) Two (2) required shade trees or
 - 2) Four (4) ornamental trees
- f. Barriers will be used to protect trees during the development of the site. Substantial barriers shall be specified on the landscape plan and shall be placed at or beyond the dripline of trees to be protected. These barriers shall remain in place during heavy construction on the site and no vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits may be permitted within the barriers, nor may any notice or other object be nailed or stapled to protected trees.

5. Green Space Area

The following standards in this Section shall apply to all lots located within the Overlay District and have frontage on the Ronald Reagan corridor. The primary landscaping materials used in the thirty (30) foot green space area, shall be shade trees, ornamental trees, shrubs, ground covers and grass. See Figure 3, Green Space Area Requirements.

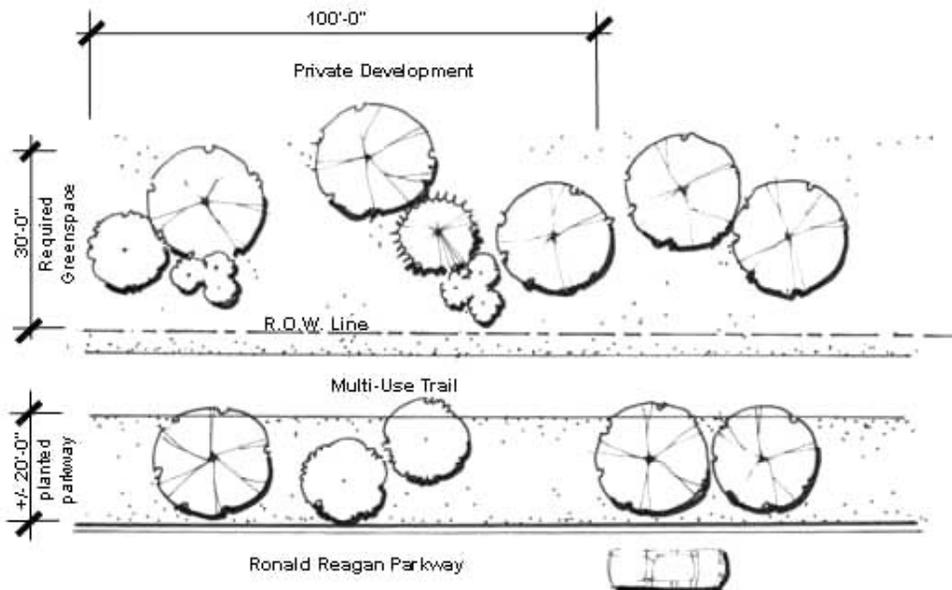


Figure 3: Green Space Area Requirements

- a. A minimum of three (3) shade trees, two (2) ornamental or evergreen trees, and six (6) shrubs shall be provided per one hundred (100) linear feet of green space area.
- b. Trees planted within the green space area parallel to the Ronald Reagan Parkway shall contribute to the overall natural character of the corridor. Trees

made be placed linearly or clustered in groups, with priority on natural patterns and clusters.

- c. Earthen mounds are required to screen parking lots fronting the Ronald Reagan Parkway. The earthen mound shall be covered with groundcover and shall have a minimum of three (3) shade trees, two (2) ornamental or evergreen trees, and six (6) shrubs per one hundred (100) linear feet and shall be parallel the Ronald Reagan Parkway as illustrated in Figure 4, Earthen Mound Requirements. The earthen mound shall be a maximum of five feet above surrounding grade and have rounded flanks. The mounds and landscape patterns shall maintain the natural appearance and character of the corridor.

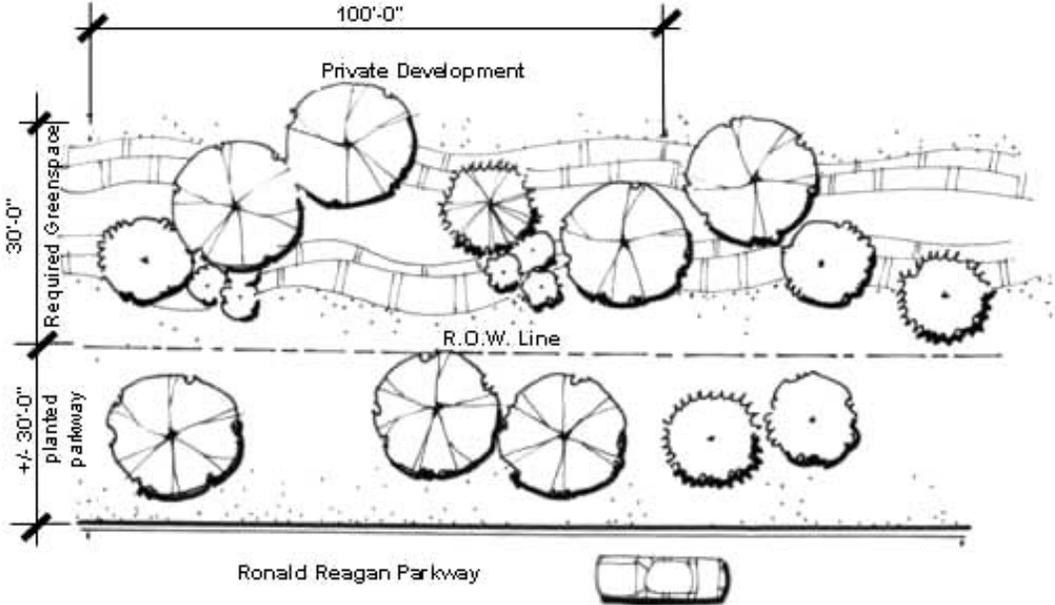


Figure 4: Green Space Area Requirements



Figure 5: Example of Earthen Mound

6. Foundation Plantings

- a. The primary landscaping materials used adjacent to buildings shall be shrubs, ground covers and ornamental grasses. Ornamental trees and perennials are also encouraged as accent plantings.
- b. The minimum width of the foundation planting area shall be five (5) feet, except that when adjoining a parking area located in the front yard adjoining the Ronald Reagan Parkway, the minimum width shall be ten (10) feet.
- c. In this foundation planting area, there shall be a minimum of twenty-five (25) shrubs per 100 lineal feet of planting strip. Shrubs can be placed linearly or clustered.

7. Parking Lots

a. Parking Lot Interior Planting

Where commercial, office, and industrial parking lots are located within the Overlay District, are located in the front or side yards of the building, and are visible from the Ronald Reagan Parkway:

- 1) A minimum of one (1) shade tree and two (2) shrubs shall be planted within each parking lot for every seven (7) spaces provided, or ten (10) trees per acre of parking, whichever is greater as illustrated in Figure 6, Interior Parking Lot Planting.



Figure 6: Interior Parking Lot Planting

b. Parking Lot Perimeter Planting

- 1) A six (6) foot wide perimeter planting area shall be provided along the front and sides of the entire parking lot as shown in Figure 7, Example Perimeter Planting Area.

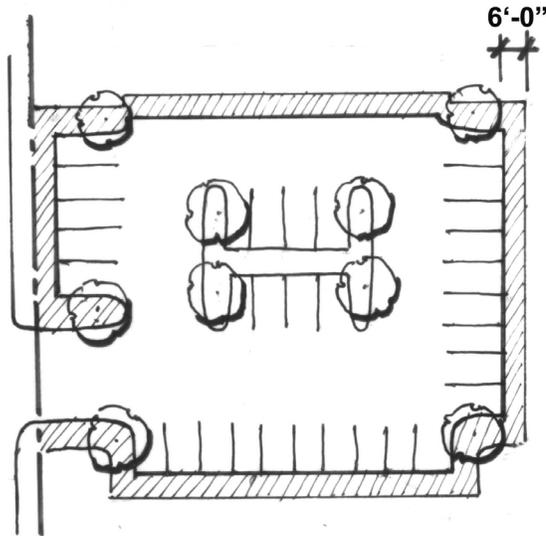


Figure 7: Example Perimeter Planting Area

- 2) If an earthen mound is used to screen the parking from the Ronald Reagan Parkway, additional perimeter planting shall not be required on the side that contains the earthen mound. However, the three (3) remaining sides shall be landscaped in accordance with the provisions set forth in this subsection.
- 3) The perimeter planting area shall be provided in addition to the green space area.
- 4) The required planting unit for this area shall include three (3) shade trees, two (2) ornamental or evergreen trees, and six (6) shrubs per one hundred (100) linear feet.

8. Median Landscaping Guidelines

These standards apply to all medians not located within the Ronald Reagan Parkway. All medians shall be a minimum of five (5) feet.

a. Plantings

- 1) Groundcover shall be incorporated into all median plantings. All medians shall be landscaped with a mixture of trees, shrubs, perennials, groundcovers, and annuals.
- 2) As a minimum there shall be one (1) tree and one (1) shrub per forty (40) linear feet.
- 3) The median plantings shall maintain the natural appearance and character of the corridor.

b. Sight Triangle

Sight triangle for visibility around median plantings shall be maintained in accordance with the local zoning ordinance requirements.

c. Paving materials

Paving accents such as brick or decorative pavers shall be incorporated into the median noses in a consistent manner with the Ronald Reagan Corridor Design Guidelines and Master Plan.

9. Landscaping Installation and Maintenance

a. Installation

All landscaping approved as part of the landscape plan portion of a development plan approval shall be installed prior to the issuance of a Certificate of Occupancy. If it is not possible to install the required landscaping because of weather conditions, the property owner shall post a bond prior to the issuance of the Certificate of Occupancy for an amount equal to 125 percent of the total installed cost of the required landscaping.

b. Maintenance

It shall be the responsibility of the owners and their agents to insure proper maintenance of all trees, shrubs and other landscaping approved as part of the landscape plan portion of development plan approval in accordance with the standards set by this Ordinance. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute approved by the appropriate jurisdiction enforcement official, irrigation and mulching of planting areas, and keeping the area free of refuse, debris, and weeds.

All dead plant material shall be replaced within one year or by the next planting season of their death or upon written notice of condition, except that during adverse weather conditions a longer period.

c. Changes after Approval

No landscaping which has been approved by the appropriate Plan Commission may later be materially altered, eliminated or sacrificed, without first obtaining further Plan Commission approval. However, minor alterations in landscaping may be approved by the appropriate jurisdiction enforcement official in order to conform to specific site conditions.

d. Inspection

The appropriate jurisdiction enforcement official or his/her designee may visit any tract within the Overlay District to inspect the landscaping and check it against the approved plan on file.

N. Parking Requirements

In reviewing the parking requirements proposed to be constructed in the Overlay District, factors to be considered by the appropriate Plan Commission shall include but are not limited to the following:

1. Parking Spaces required, and the dimensions of those Parking Spaces: See the appropriate standards from the local zoning ordinance.
2. Landscaping Standards: See Section M, 7 above for standards.
3. Parking requirements and design:
 - a. The required number of parking spaces is established in the local zoning ordinance for the underlying district.
 - b. There shall be an appropriate number of parking spaces reserved for use by handicapped individuals, per State and Federal requirements.
 - c. Direct, articulated pedestrian access shall be provided from the side street and parking area to the building's primary entrance.
 - d. Above grade, structured parking facilities shall have on all sides architectural features that are compatible with the principal building(s) with which they are associated.
4. Parking Lots shall be designed to provide coordinated access to parking areas on adjoining tracts or parcels within the Overlay District. As part of the development plan submission, the petitioner shall provide a site circulation plan that illustrates to the appropriate Plan Commission how coordinated access will occur relative to the overall Ronald Reagan corridor.
5. All parking areas and drives (including existing residential driveways) shall be paved with asphalt or concrete. Brick pavers or other decorative pavements may be used as accents in parking area design. Cast-in-place concrete curbs shall be used.

O. Signs

In reviewing the sign requirements proposed to be constructed in the Overlay District, factors to be considered by the appropriate Plan Commission shall include but are not limited to the following:

1. Signage Plan

The applicant shall submit a signage plan to the appropriate Plan Commission as part of the development plan application, per this Ordinance.

2. General Requirements

- a. In the Overlay District, signage shall be designed as an integral part of the architectural and landscaping plans. The colors, materials, and style of signage shall be architecturally compatible and accentuate the buildings and landscaping on the site. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- b. Off premise signs shall be prohibited in the Ronald Reagan Overlay District Corridor, unless as otherwise specified in Section O, 3.
- c. All lettering or logos shall be prohibited on any awning in the Overlay District.
- d. Private traffic direction signs and pavement markings for the direction and control of traffic into, out of, and within the site shall conform to the Manual of Uniform Traffic Control Devices as published by the Indiana Department of Highways.
- e. The integration of development signage, particularly the sharing of signs to identify multiple businesses, is encouraged within the Overlay District. The appropriate Plan Commission shall have the authority to approve off-premise signage should it determine that such signage would promote the intent and purposes of the Ronald Reagan Corridor Overlay District. Any signage shall conform with the character of the corridor as outlined in the Ronald Reagan Corridor Master Plan.
- f. Every sign shall conform to the design regulations as specified in the Ronald Reagan Design Guidelines Manual.

- g. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- h. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

3. Off-Premise Sign Regulations

Off-premise signs shall only identify a building, business, profession or industry within the overlay district boundaries not fronting on the Ronald Reagan Parkway. Off-premise signs shall only be permitted by right for unified centers such as business parks, office parks, industrial parks and shopping centers under the provisions contained herein in the Overlay District. Only one such sign shall be displayed for each unified center.

Off-premise signs shall meet the following requirements:

- a. Such signs shall not exceed thirty-two (32) square feet in sign area for a sign mounted flat on a building, thirty-two (32) square feet for a monument sign, and thirty-two (32) square feet for a free-standing sign.
- b. Landscaping for unified center signs shall be in accordance with the standards in sub-subsection d, Sign Landscaping, below.
- c. Unified center signs shall resemble the character as depicted in Figure 8, Unified Center Sign.

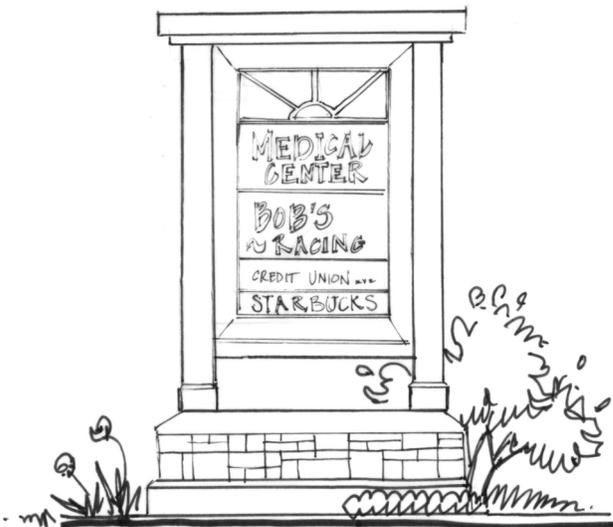


Figure 8: Unified Center Sign

d. Sign Landscaping

1) The landscaping plan for any signs shall be created, as follows:

- a) A defined landscaped area shall be placed at the base of the sign in a method harmonious with the landscape concept for the whole site. Landscaping should be an attractive and dense cluster equally attractive in the winter and summer. The required landscaped area shall be parallel to the face of the sign.
- b) Formal plantings shall be required at the base of all secondary gateway (monument) and unified center signs. These shall be a minimum three feet (3') wide planting bed along both sides of signs containing a mixture of ground cover, shrubs, perennials, and annuals arranged as illustrated in Figure 9, Sign

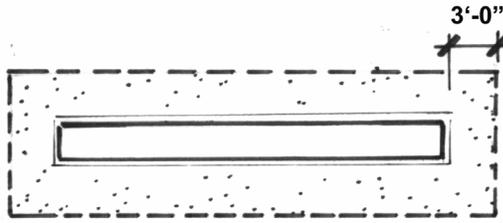


Figure 9: Sign Landscaping

- c) A landscaped area shall contain shrubs or perennials. The area shall be maintained to keep it free of weeds, debris, and brush.
- d) Detailed drawings of the sign and landscaped area shall be submitted with the sign permit application for review.
- e) Secondary gateway signs shall contain the Longshadow prairie planter and shall be landscape in accordance with the standards specified in the Ronald Reagan Design Guidelines Manual.

4. Wayfinding Signage

- a. Wayfinding signage shall be used to direct vehicular traffic to destinations in and near the Ronald Reagan Corridor. Parkway wayfinding signage shall be located within the right-of-way and shall meet the following criteria:
 - 1) Signs shall be free standing and located near intersections where they provide direction to local destinations for vehicular travelers. The signs shall not interfere with pedestrian accessibility.

- 2) Signs shall conform to the theme of the Ronald Reagan Corridor Master Plan. See Figure 10, Example Wayfinding Signage, as an example of approved signage. Signs shall be in accordance with the standards specified in the Ronald Reagan Design Guidelines Manual.



Figure 10: Example Wayfinding Signage

5. Gateway Signage

a. Locations

- 1) Major gateways shall be identified as the I-70 interchange, the Rockville Road/US 36 intersection, and the I-74 interchange.
- 2) Secondary Gateways shall mark entrances to public and private establishments.

b. Major Gateways

- 1) Major gateway signage shall be sited at Major gateways along the Ronald Reagan Parkway.
- 2) The major gateway signage shall incorporate the Ronald Reagan Parkway into its design.
- 3) Major gateway signage shall be constructed of natural materials consistent with the character of the Corridor as specified Ronald Reagan Corridor Master Plan and in accordance with the standards set forth in the Ronald Reagan Corridor Design Guidelines Manual illustrated in Figure 11, Example of Major Gateway.

- 4) Major gateways shall be of a scale appropriate for vehicular traffic as set forth in the Ronald Reagan Corridor Design Guidelines Manual.
- 5) Major gateways shall incorporate ornamental plantings, flags, and sculptural elements in accordance with the standards set forth in the Ronald Reagan Corridor Design Guidelines Manual.
- 6) Major gateways shall maintain appropriate line-of-sight as determined by local ordinance.

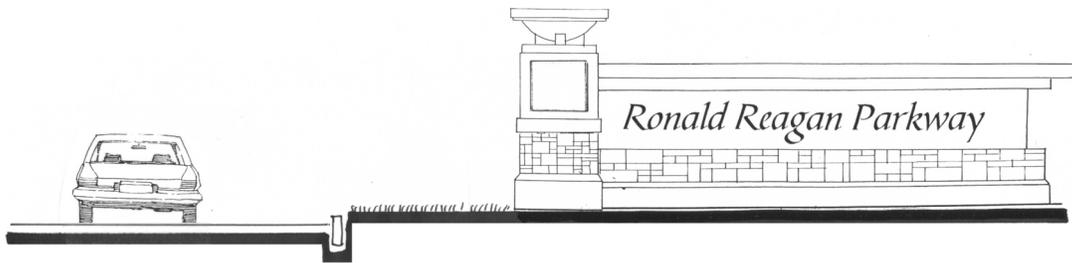


Figure 11: Example Major Gateway

c. Secondary Gateways

- 1) Secondary gateway signage shall be constructed of natural materials consistent with the character of the Corridor in accordance with the Ronald Reagan Corridor Design Guidelines Manual as shown in Figure 12, Example of Secondary Gateway.
- 2) Special accent plantings shall be used to highlight the gateway as a distinct area in accordance with the Ronald Reagan Corridor Design Guidelines Manual.
- 3) The signage shall be located within the thirty (30) foot green space area and shall maintain appropriate sight triangle regulations in accordance with local ordinance.

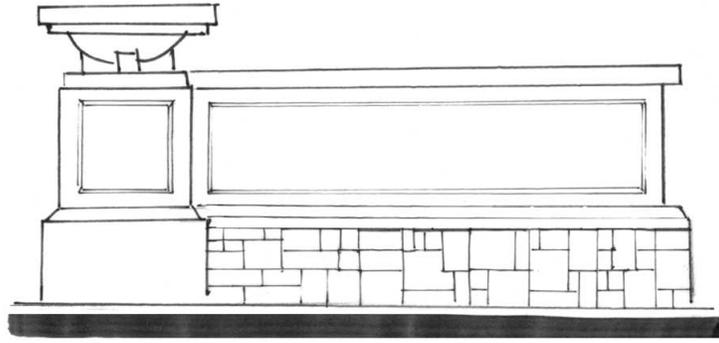


Figure 12: Example Secondary Gateway

P. Intersection Enhancements

1. All intersection enhancements shall be in accordance with the standards specified in the Ronald Reagan Corridor Design Guidelines Manual.
2. Pedestrian signals shall be installed at each intersection with a marked crosswalk.
3. Signalized intersections shall have marked crosswalks.
4. Marked crosswalks are strongly encouraged at non-signalized intersections.
5. Decorative paving and/or tactile surfaces are strongly encouraged at intersections and shall be in accordance with all Federal and State American Disabilities Act Standards.

Q. Bridge/Wall Treatments

1. Major Bridge
 - a. Bridges shall have enhancements including special wall treatments, parkway signage visible from the underpass, corridor lighting, and decorative railings and planters as specified in the Ronald Reagan Corridor Design Guidelines Manual and as illustrated in Figure 13, Example of Special Bridge Enhancements.
 - b. The bridge shall be well lit and shall contain a safe pedestrian passage in accordance with the standards specified in the Ronald Reagan Corridor Design Guidelines Manual.

- c. Bridges shall include a multi-use path at least twelve feet (12') in width. For additional multi-use path standards, see Section T and the standards specified in the Ronald Reagan Corridor Design Guidelines Manual.

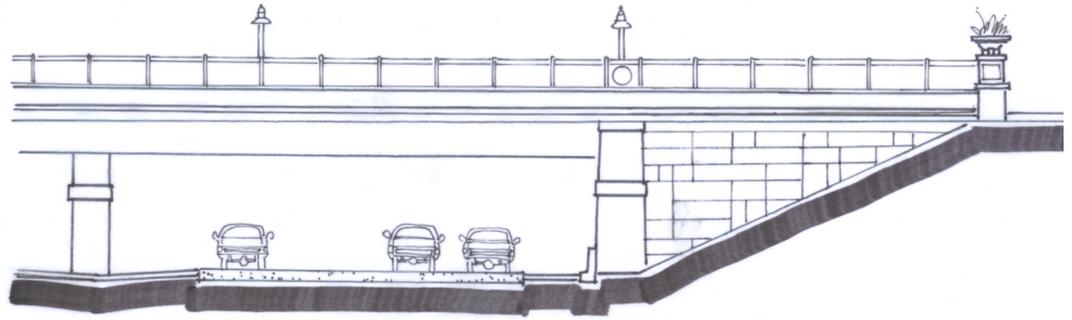


Figure 13: Example Special Bridge Enhancements

2. Minor Bridges

- a. The CSX bridge shall receive minor bridge treatments including corridor lighting consistent with the lighting standards of this Ordinance, decorative railings and planters developed in accordance with the standards specified in the Ronald Reagan Corridor Design Guidelines Manual.
- b. The bridge shall be well lit and shall contain a safe pedestrian passage in accordance with the standards specified in the Ronald Reagan Design Guidelines Manual.
- c. Bridges shall include a multi-use path at least twelve feet (12') in width. For additional multi-use path standards, see Section T and the standards specified in the Ronald Reagan Design Guidelines Manual.

3. Retaining Walls

- a. Retaining walls shall be utilized at entry drives for public and private establishments.
- b. Walls that are connected to buildings shall conform to the character of the building.
- c. Retaining walls that are not connected to buildings shall conform to the character of the Corridor as established in the Ronald Reagan

Corridor Master Plan and Design Guidelines by utilizing limestone and/or sandstone.

R. Lighting Requirements

A. Lighting Plan

A lighting plan for the proposed development within this Overlay District shall be filed as part of the development plan application, per Section B of this Ordinance.

B. Design

1. Lighting shall be configured in a manner that will not cause a false image of an aircraft runway. Where applicable and if in conflict with lighting standards for the airport or airport planning area, all FAA lighting standards shall prevail.
2. All lighting standards, including those on buildings, security lights and architectural lights within the Overlay District shall be of uniform design and material.
3. Parking lot and street lights shall also be of a uniform height not to exceed thirty (20) feet.
4. Lighting column foundations shall not extend more than 4" above the finished grade.
5. All fixtures with the exception of motion detector activated lighting shall be full cutoff and fully shielded.
6. Luminaries for such lights shall be in proportion to the pole diameter and height.
7. Lighting styles and designs shall be consistent with standards specified in the Ronald Reagan Design Guidelines Manual.

C. Intensity

All areas containing lighting shall limit light spillage onto adjacent property when measured at any point along a property line in accordance with the standards set forth below:

1. Lighting shall not cause illumination beyond any residential lot line or road right-of-way line in excess of 0.1 foot candles of light.

2. Lighting shall not cause illumination beyond any non-residential tract or parcel line or road right-of-way line in excess of 0.3 foot candles of light.
3. Compliance shall be achieved by utilizing fixture shielding, directional control designed into fixtures, fixture location, height, aim, or a combination of these or other factors.

S. Access to Individual Tracts

A. Access Restrictions

1. Consistent with the Ronald Reagan Corridor Master Plan, it is the intent of this ordinance to maximize safety and minimize disruption of traffic flow on the Ronald Reagan Parkway by directing access from abutting properties to existing or planned public streets that intersect with the Parkway.
2. Direct access to the Ronald Reagan Parkway shall be considered only where physical limitations and/or traffic impact studies show that there is no feasible option.
3. All median openings and traffic signals, if warranted, shall be at least one-half (1/2) mile apart in accordance with intersection space restrictions stated in the Ronald Reagan Corridor Master Plan.
4. Other access points, if approved, will be “right turn only” with no median opening.
5. The Ronald Reagan Parkway shall be an access managed highway, and access to individual tracts along this highway shall be gained by access roads if access does not exist.
6. In the Overlay District, common entrances shared by several properties and developments shall be required at the discretion of the Plan Commission.
7. In those cases where tracts can be accessed via connection to a primary or secondary arterial street as identified in the appropriate thoroughfare plan, a local street, or an adjoining parking lot, curb cuts shall not be established on the Ronald Reagan Parkway.
8. In order to preserve the aesthetic benefits provided by the green space area, access roads shall be provided at the rear of all tracts, whenever possible.
9. Access roads to contiguous tracts shall be coordinated so as to form one main access road serving adjoining developments. These roads should be designed so as to funnel traffic onto major arterial roads rather than into residential areas and roads that may adjoin or be near this Overlay District.

10. Access roads shall be designed to align with one another, where feasible.
11. The Plan Commission shall encourage maximum distances between curb cuts to the Ronald Reagan Parkway.

B. Traffic Impact Studies

Traffic Impact Studies shall be required for all new development proposed within the corridor that are expected to generate 100 or more new peak direction trips to or from the site. Traffic Impact studies shall meet the requirements of the local zoning ordinance. Specific traffic impact analysis requirements for individual developments shall be established with the Planning Director or his or her designee, with input from the County Engineer.

C. Design Standards

The design of drives, auxiliary (turn) lanes, tapers, paving blisters and other roadway elements shall be in compliance with local requirements for principal or primary arterials as identified in the local thoroughfare plan or Subdivision Control Ordinance. Entryways on cross streets shall comply with local requirements for the classification of the roadway being accessed.

T. Multi-Use Trail

1. A multi-use pathway shall be provided on the west side of the Ronald Reagan Parkway. The path shall be a minimum of twelve feet (12') in width and have a minimum twenty foot (20') buffer between the path and the roadway unless such a buffer is not feasible due to site constraints
2. The trail shall be designed and constructed in accordance to the standards specified in the Ronald Reagan Corridor Design Guidelines Manual and as shown in Figure 14, Section of Corridor with Multi-Use Path.
3. The path shall be connected to other planned or existing pathways to maximize opportunities for pedestrian circulation throughout the corridor. Pocket plazas associated with commercial or industrial uses are encouraged to establish links to the multi-use path. Mid-block pedestrian crossings are prohibited.
4. The multi-use path shall make accommodations for wheelchairs, bicyclists, strollers, and shall be in accordance with all applicable Federal and State American with Disabilities Standards. Decorative paving and/or tactile surfaces are encouraged at curb ramps and intersections.

5. Lighting along the multi-use path shall be pedestrian in scale and shall be in accordance with the standards specified in the Ronald Reagan Corridor Design Guidelines Manual. Wherever possible, shade trees shall be oriented to provide shade for the trail and pedestrian friendly elements such as water fountains, seating, and rest spots should be incorporated into the pathway.

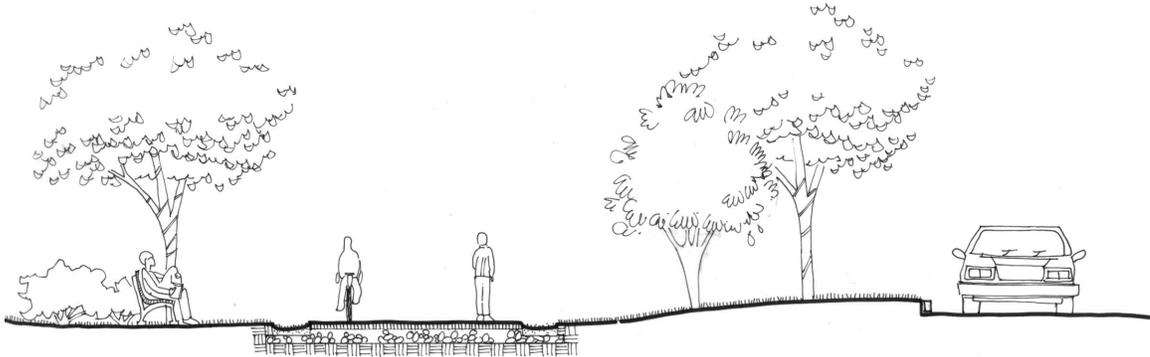


Figure 14: Section of Corridor with Multi-Use Path

U. Emergency Access

All emergency access areas and facilities shall be shown on the Site Plan and reviewed by the Fire Chief of the appropriate jurisdiction.

V. Other Requirements

In reviewing the other specified requirements identified below to be constructed in the Overlay District, the following factors shall be considered by the appropriate Plan Commission but are not limited to the following:

1. Outside Storage of Refuse
 - a. Unenclosed storage of refuse (whether or not in containers) or display of merchandise shall not be permitted on any property.
 - b. Refuse collection and recycling areas shall be in the rear of all buildings and limited from view by traffic along the Ronald Reagan Corridor. Trash receptacles shall be screened on three sides with a minimum six foot opaque wall consistent in materials with the primary structure or opaque plant materials as shown in Figure 15 and Figure 16, Screened Refuse Area.
 - c. All refuse collection containers shall be architecturally compatible with the principal building.

- d. No outside storage shall be permitted between an established Build-To Line and the Right-of-Way for the Ronald Reagan Parkway.



Figure 15: Screened Refuse Area



Figure 16: Screened Refuse Area

2. Loading Areas

- a. Loading areas are required per the regulations in the appropriate jurisdictions local ordinance and shall be identified on the development plan.
- b. Loading spaces and overhead doors shall be located at the rear or side of a building and shall be screened from view from the Parkway.
- c. Loading areas shall be screened using masonry wall(s), plant material, or a combination thereof as shown in Figure 17 and 18, Examples of Loading Area and, subject to Technical Review.



Figure 17: Example Loading Area



Figure 18: Example Loading Area