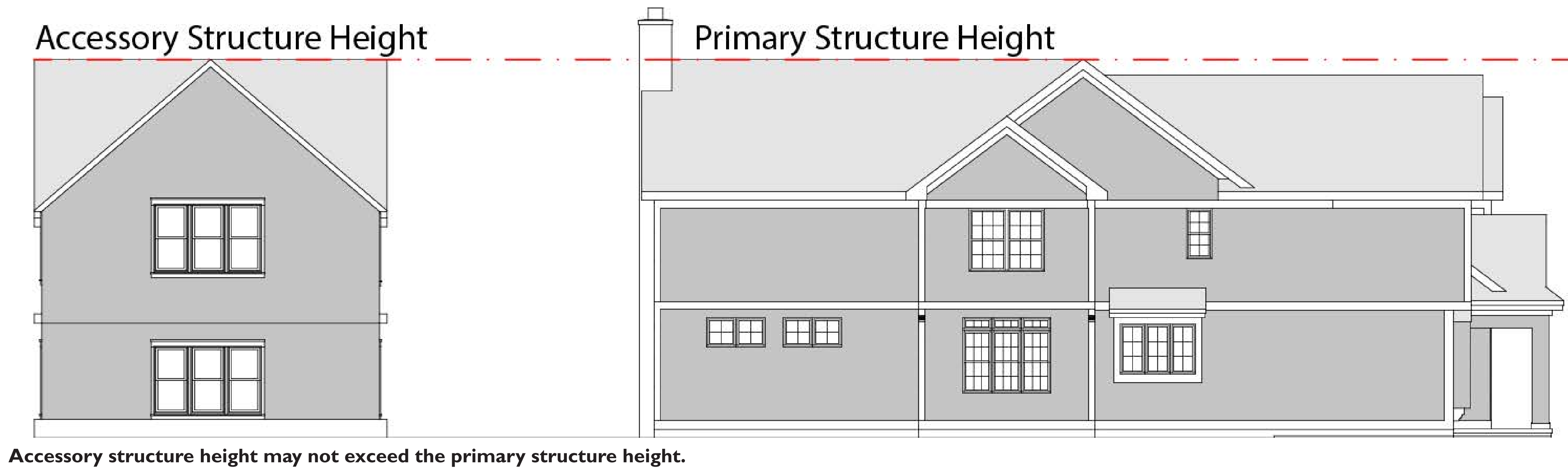


SECTION 26

ACCESSORY STRUCTURES

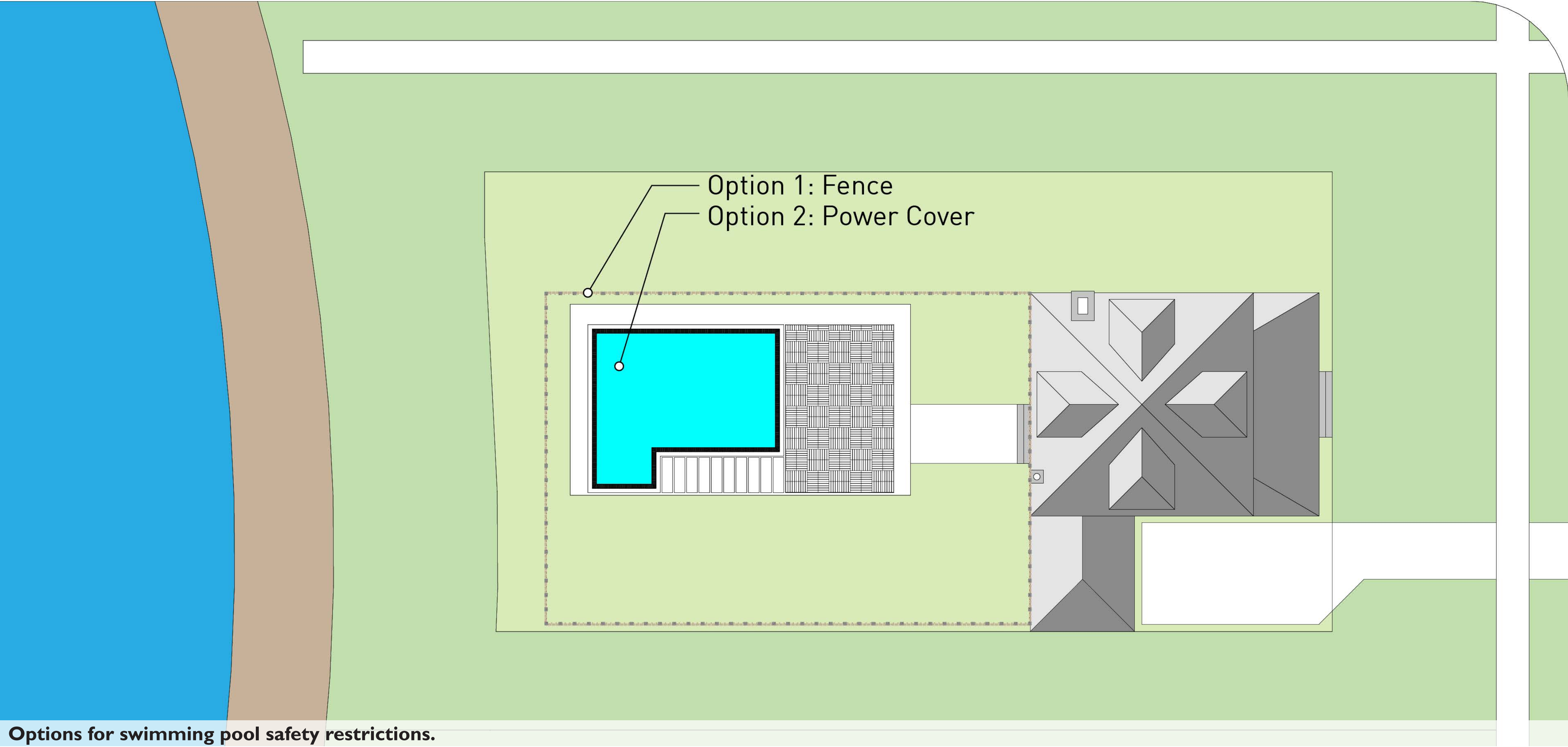


Examples of accessory structures that do not exceed the height of the primary structure and are built using similar materials.

Component		Vision	Current Standards	Recommendations
Accessory Structures	General Provisions	Allow for a variety of accessory structures but ensure they don't dominate the site.	- An accessory structure shall not be located closer than 3' to side lot line and 5' from rear lot line. - An accessory structure shall be located at least 10 ft. from the side and rear lot lines M, O, or B district.	- Accessory structures shall be subordinate to and associated with the operations of the primary structure. 3' from side lot line and 5' from rear lot line applies in R districts only, except corner side yard. - The accessory structure shall comply with the minimum setbacks in the non-residential districts.
	Size	Offer flexibility while ensuring accessory structures are appropriately scaled to the primary structure.	15' residential and commercial height limit 30' manufacturing height limit - Single- and Two-family maximum cumulative floor area of 720 sq.ft. and 840 sq.ft. for all accessory structures combined.	- Accessory structures shall have a maximum height equal to the primary structure. - One- and two-family residential uses shall have a maximum cumulative floor area of 25% of the primary structure or 720 sq.ft. whichever is greater.
	Materials	Prevent accessory structures that are completely dissimilar from the primary structure and subsequently impact area character and quality.	Roof pitch, exterior materials, and color must be consistent with the primary structure.	- Accessory buildings shall be compatible with the principal building including kind, color, texture of materials, roof pitch, and type, design, and character of windows, doors, light fixtures, signs, supplementary elements. - If not compatible it must be screened. - Carports shall not be constructed of cloth or fabric and needs a permanent foundation such as aluminum frame or fiberglass. - Structures without foundations are limited to 200 sq.ft. and 12' in height (garden sheds, mini-barns, etc.).

SECTION 26

SWIMMING POOLS



Swimming pool with power cover



Swimming pool with fence

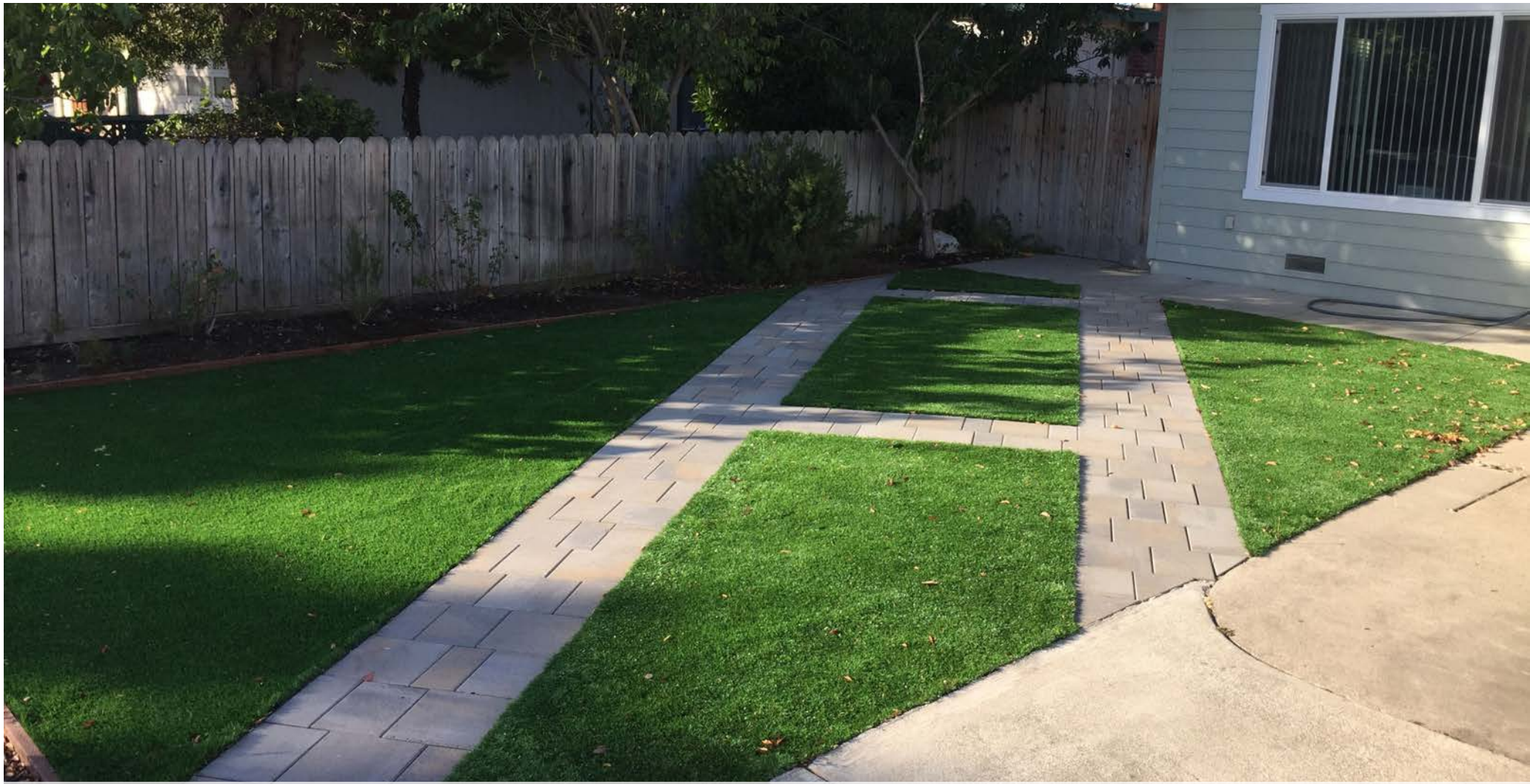
Component		Vision	Current Standards	Recommendations
Swimming Pools	General Provisions			Swimming pools shall not be located in a required front yard.
	Screening & Access Restriction	Reflect state swimming pool code. Encourage safety while allowing flexibility regarding fence requirements.	- Swimming pools shall be enclosed with a fence six feet in height and all gates shall be self-closing. - Swimming pools shall be constructed and operated according to municipal, county and state requirements	Residential swimming pools shall be restricted by one of the following and in accordance with I.A.C. Title 675, Article 14-4.3-296: - Wall or fence no less than four feet in height completely surrounding the swimming pool and deck area. - Other means not less than four feet high and deemed impenetrable by staff. - A power safety swimming pool cover that meets state requirements.

SECTION 26

OUTDOOR STORAGE OF RECREATIONAL VEHICLES AND TRAILERS



Outdoor storage of recreational vehicles and trailers must be on a paved surface or screened with fencing.



Example of a parked trailer in a driveway.



Example of a boat and RV being stored in side lots.

Component		Vision	Current Standards	Recommendations
Outdoor Storage of Boats & R.V.s	General Provisions	Decrease the visual impacts of RV and trailer storage, ensure they don't obstruct right-of-way or adjacent properties.	A vehicle or recreational vehicle may be stored in the side yard or in the rear yard on a paved surface. All vehicles on residential property must be operable and properly plated.	Storage (greater than 7 days) - Vehicles must be stored behind or along the primary structure so they do not project into the front yard. - Wheels of such vehicles can't be removed or the vehicle be permanently fixed to the ground. - Vehicles must be stored on a paved surface, if the storage area is gravel, it must be screened through the use of fencing, landscape materials, or a combination of both. - Vehicles can't overhang lot line. - No more than two RVs/trailers are permitted on a lot. - Stored RVs shall not be occupied or connected to utilities, RVs plugged in to charge are exempt. - RVs cannot be stored in the public right-of-way. Parking (7 or fewer days) - Vehicles and trailers can be parked on a permitted driveway for up to seven days. - Recreational vehicles used for visitation may be parked in a driveway, temporarily inhabited and connected to utilities for a period of no more than seven days. - No more than two visiting RVs can be on a driveway at a time and don't count towards the maximum of two permitted RVs or trailers.

SECTION 26

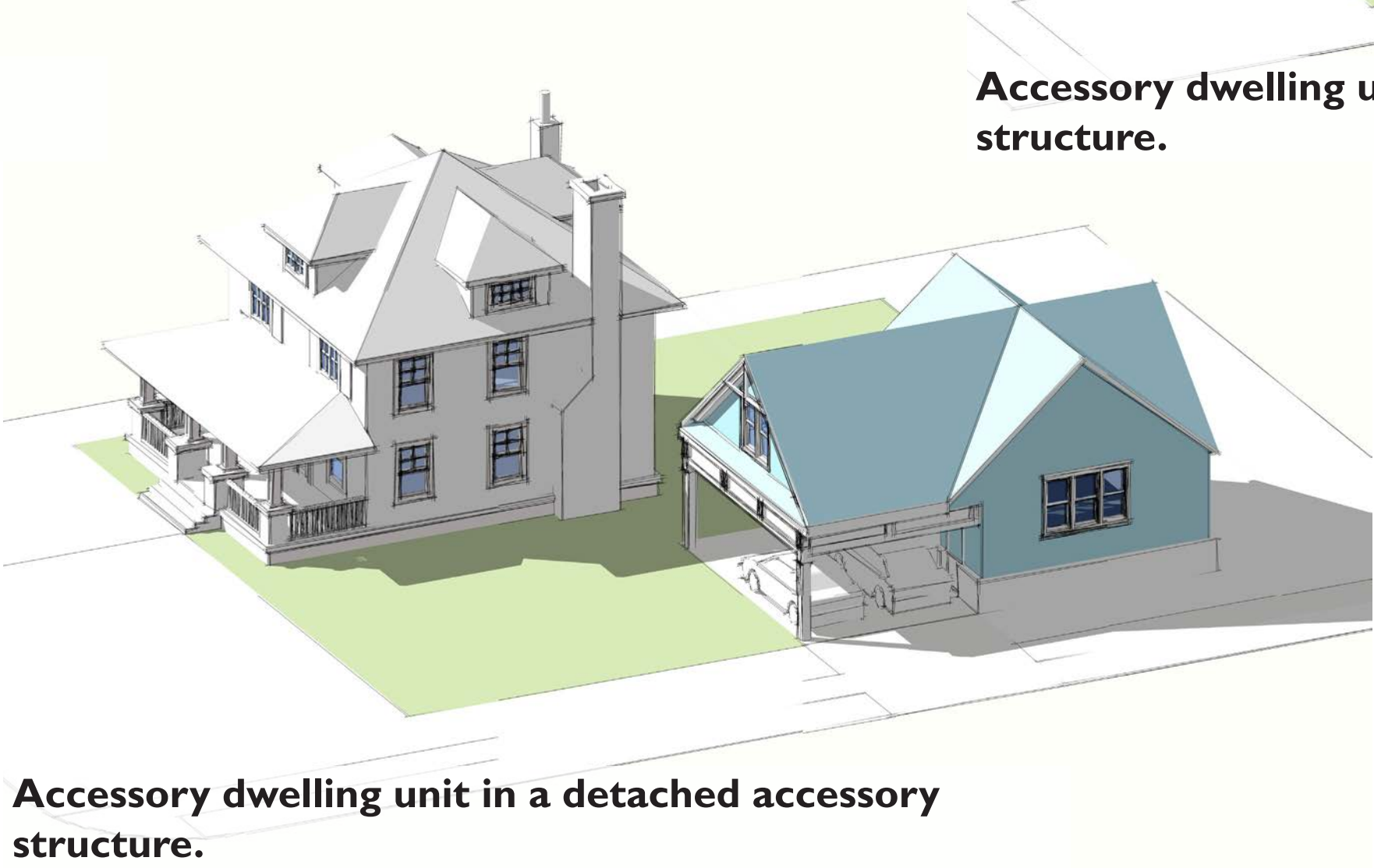
ACCESSORY DWELLING UNITS (ADU)



Accessory dwelling unit integral to the primary structure.



Accessory dwelling unit attached to a primary structure.



Accessory dwelling unit in a detached accessory structure.



Example of a detached accessory dwelling unit.

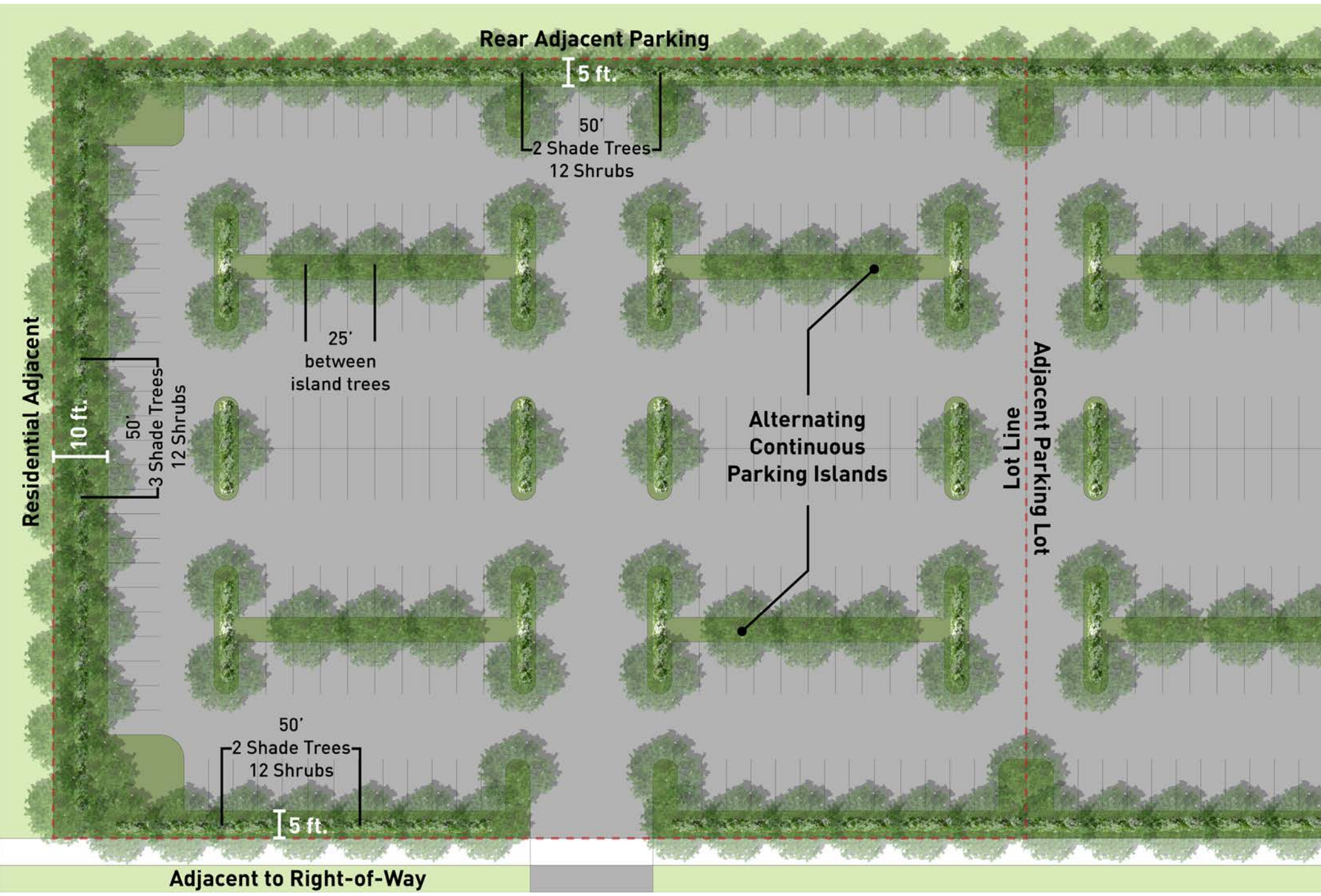


Example of an integral dwelling unit.

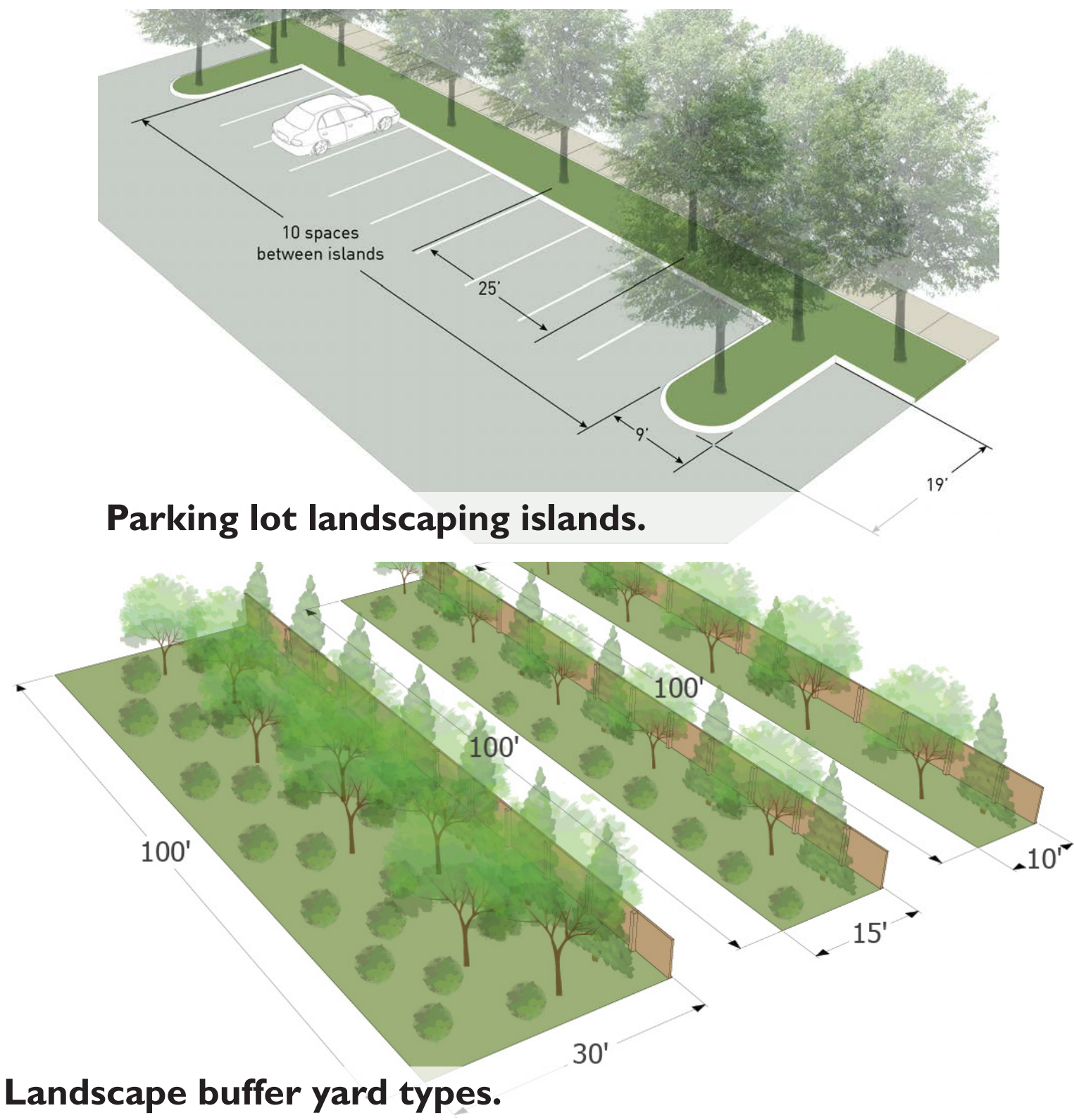
Component		Vision	Current Standards	Recommendations
Accessory Dwelling Units	General Provisions			- No more than one ADU per single family lot. - Only permitted on lots of 5,000 sq.ft. or greater. - Requires one additional parking space. - The owner must occupy the primary or accessory dwelling unit. - The unit must be a minimum of 400 sq.ft. in area.
	Attached	Current standards do not permit or regulate Accessory Dwelling Units. These standards area designed to integrate them into existing residential neighborhoods seamlessly and offer greater housing diversity for the area.	N/A	- Only one entrance is permitted on the front façade while the second entrance can be on the side or rear of the building. - The dwelling must conform to the required setbacks. - The dwelling shall be designed to minimize the appearance of a multi-family dwelling through the using similar materials and design elements and minimize the secondary entrance, parking, and meter.
	Detached			- The maximum footprint of the ADU is 75% of the floor area of the primary dwelling or 720 sq.ft. whichever is less, maximum total living space shall not exceed 960 sq.ft. - The ADU shall not exceed the height of the primary structure. - The ADU shall be designed with compatible materials, style, fixtures, colors, etc. as the primary structure.

SECTION 26

PARKING LOT LANDSCAPING & LANDSCAPING BUFFER YARDS



Example parking lot landscaping plan.

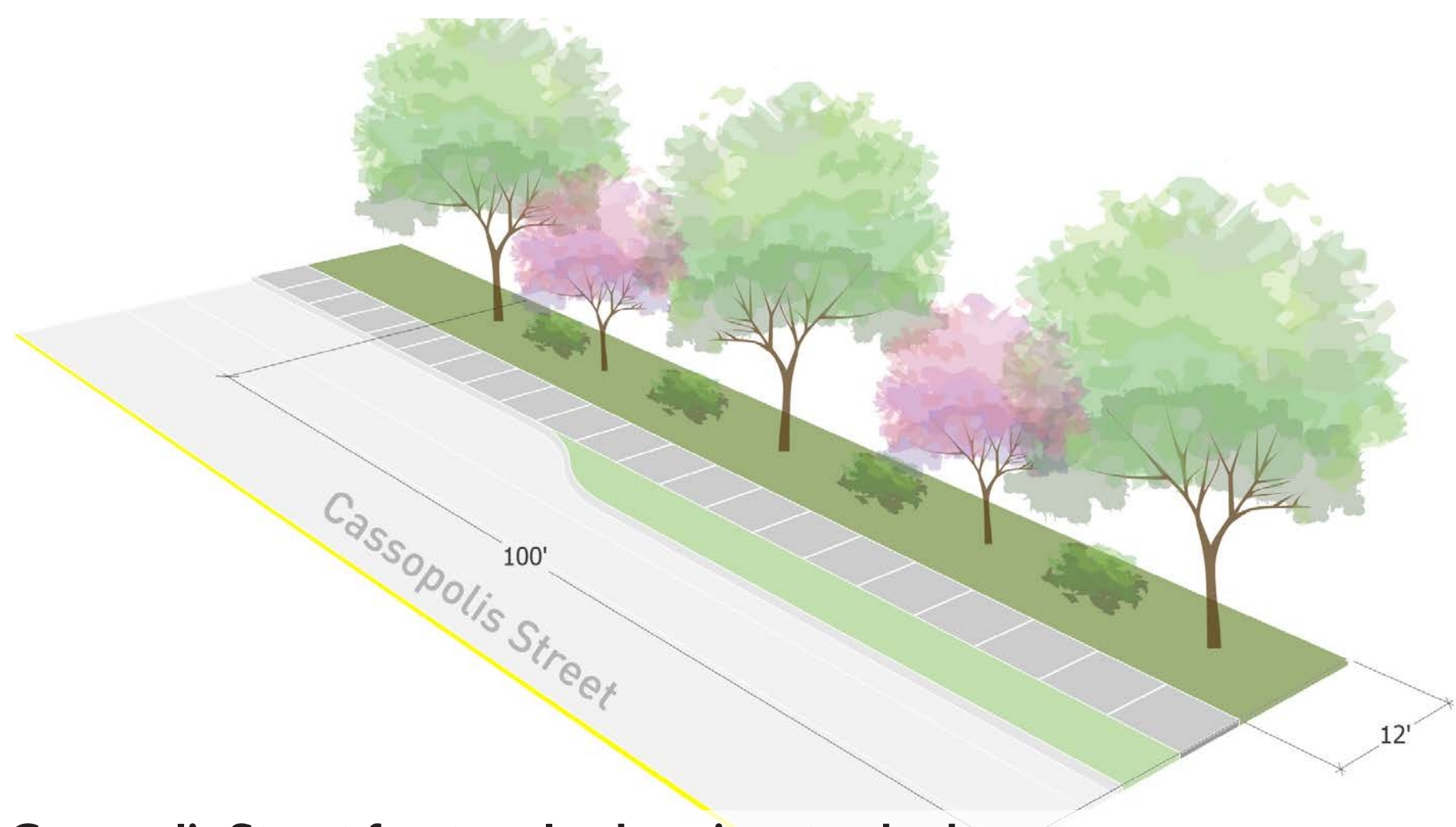


Component		Vision	Current Standards	Recommendations
Parking Lot Landscaping	Interior	Simplification and reorganization of the standards to be more user friendly, include graphics, and remove duplicative requirements.	- Lots 76 spaces or more require 10% interior landscaping and lots 75 or less require 5% interior landscaping which can be moved to the perimeter. - Plant material shall preserve visibility between three and eight feet above the curb - Landscaping islands shall be a minimum of six feet wide. - Planting islands are required for every 162 square feet with at least one tree and ground cover. - Parking island & peninsulas shall be 162 sq.ft. for a single row and 324 sq.ft. for a double parking row.	- This applies to parking lots with 20 spaces or more. Multiple parking lots connected by a drive but are on a single site plan are considered one lot. - Interior landscaping islands are required every ten spaces. - Islands shall be 9 ft wide and 150 sq.ft. in area. Double row islands shall be 300 sq.ft. in area. These islands shall contain one shade tree and have growth cover over the entire island. - Landscaping islands should be used to terminate parking rows to define drive aisles. - Interior parking lot landscaping is not required in the M district.
	Perimeter	Simplification and reorganization of the standards to be more user friendly, include graphics, and remove duplicative requirements.	4 ft. when abutting or shares an alley with a residential use. 2.5 ft if across the street from a residential use. - Perimeter parking lot landscaping is not required in M districts - Parking lot perimeter landscaping shall contain a minimum of two shrubs per space. - Varying widths of parking strips depending on its location and size. - One tree per 40 linear feet - Utilities are restricted to the outer edge of the landscape strip two feet below grade.	- Minimum of five ft. wide when next to another property or right-of-way. This doesn't apply where lots have a shared parking lot. - Must contain one shade tree and six shrubs per 30 ft. A decorative wall may be substituted for the required shrubs. - No shrubs regulation for rear yard in M districts.
Landscape Buffer Yards	General	Reduce potential negative effects associated with incompatible neighboring uses while not requiring excessive amounts of plant material.	N/A	- Landscaping buffers shall be installed along the rear and side property lines between dissimilar uses. - Areas that are not landscaped shall be covered with grass or approved ground cover. - Existing mature vegetation that is preserved will count towards the buffer requirements. - Landscaping buffer materials can be counted towards parking lot perimeter and lot planting landscaping, when adjacent. - Planning staff may approve a modified required buffer yard when proposal meets intent of these requirements and doesn't negatively affect neighboring properties. Financial considerations shall not be the basis of modifications.
	Requirements	Buffering incompatible uses which abut one another and improving visual appearance of potentially unsightly areas.		- Small Buffer Yard (1) - 10 ft width, one shade tree, two evergreen trees, and ten shrubs per 100 linear feet. Fences up to six feet tall are permitted. - Medium Buffer Yard (2) - 15 ft width, two shade trees, two evergreen trees, and 15 shrubs per 100 linear feet. Fences up to six feet tall are permitted. - Large Buffer Yard (3) -30 ft width, three shade trees, two evergreen trees, and 20 shrubs per 100 linear feet. A 6 ft tall solid fence may replace the evergreen trees and shrubs requirement. A 5 ft tall berm is required for buildings over 200,000 square feet. Fences up to eight feet tall are permitted.

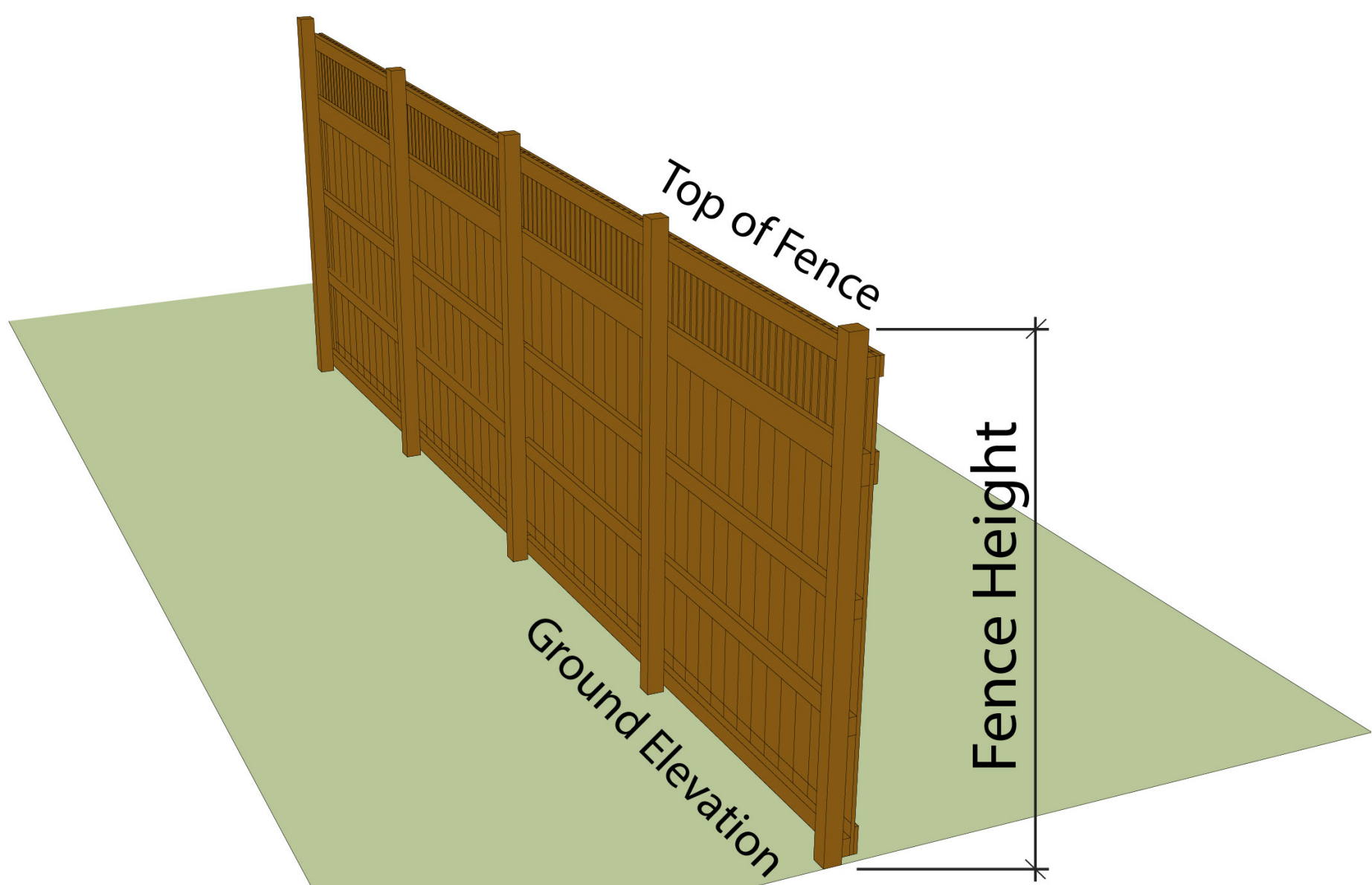
		Adjacent Zoning District								
		R-1, R-2, R-3	R-4, R-5	MHP	O, B-1, B-2	B-3, B-4, OP, BP	CBD	M-1	M-2	MU-1, MU-2
Subject Zoning District	R-1, R-2, R-3									
	R-4, R-5	1								
	MHP	1	1							
	O, B-1, B-2	2	2	2						
	B-3, B-4, OP, BP	2	2	2	1					
	CBD	1	1	1						
	M-1	2	2	2	2	1	1			2
	M-2	3	3	3	3	3	3	2		3
	MU-1, MU-2	2	2	2	1	1	1			

SECTION 26

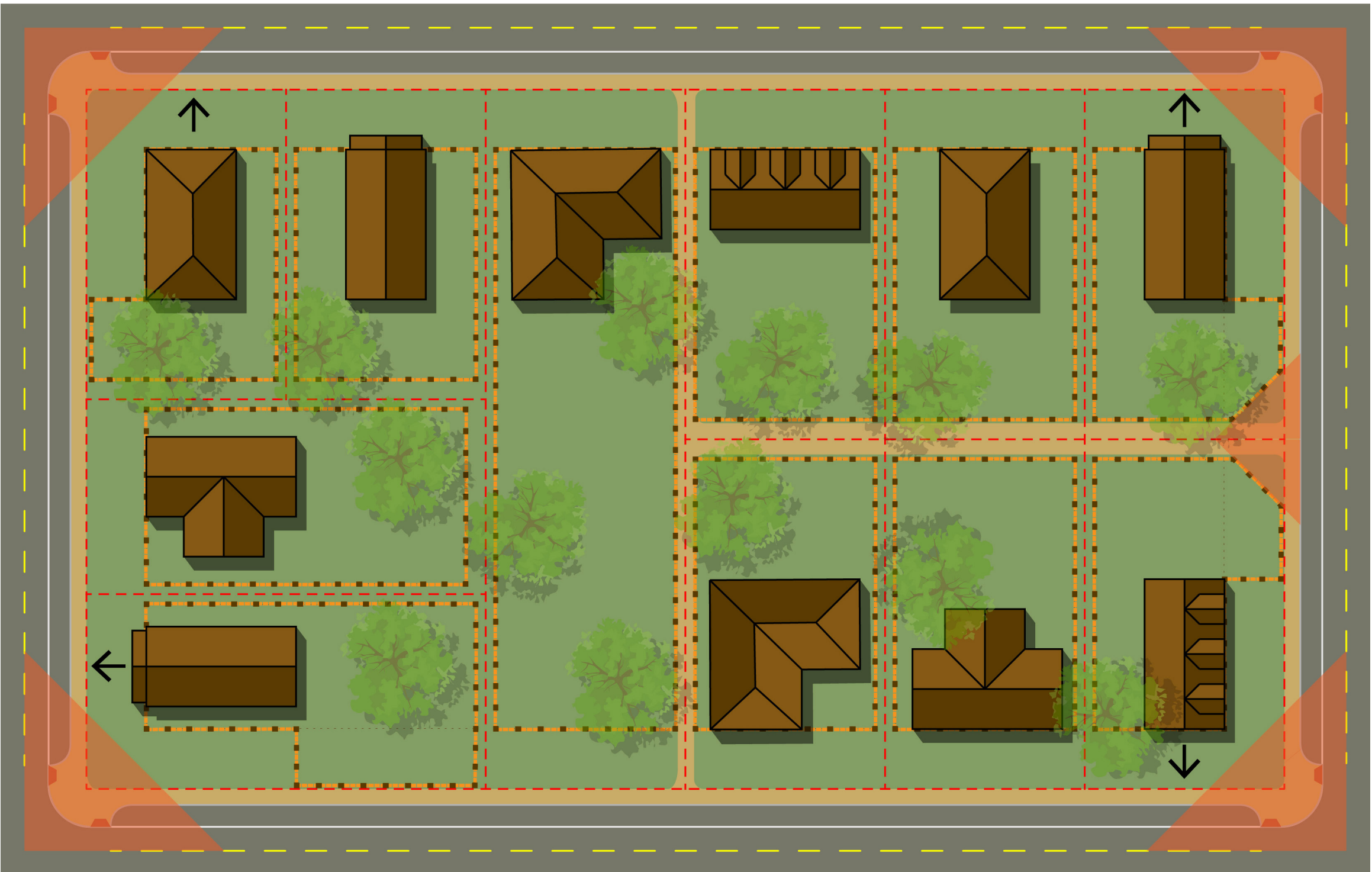
SITE LANDSCAPING & SCREENING AND FENCING



Cassopolis Street frontage landscaping standards.



Fence height measurement.



Permitted fence locations.

Component		Vision	Current Standards	Recommendations
Site Landscaping	Lot Planting	Remove unnecessary text from this section and simplify standards	The M zoning district requirements only apply to arterial streets. List of arterial streets.	On all multi-family and non-residential lots, all portions of a lot not occupied by buildings, parking, other paved area, or permanent water features, one canopy tree is required per 5,000 sq.ft. of open space area. These required trees may be regularly spaced or grouped for a more natural appearance. Adjacent trees required as part of a buffer yard or parking lot landscaping may count towards this requirement.
	Cassopolis Frontage Planting	Enhance the corridor to improve appearance.	N/A	- Along Cassopolis Street – 6 ft. landscape planting strip from Bristol to McDowell and 12 ft. landscape planting strip from McDowell to North. For every 100 ft. of frontage, three shade trees or ornamental trees shall be provided. - The planting strip permits driveways, bicycle and pedestrian facilities, signage, site furnishing, and lighting to encroach into its space. - When adjacent to parking lots these planting strips can count towards the minimum parking lot perimeter landscaping requirements.
	Interstate Frontage Plantings	Improve appearance along interstate corridor and buffer development from noise and visual impacts of interstate.		30 ft. minimum landscape planting strip along the length of any parcel adjacent to 80/90. - A minimum of three shade trees and six shrubs or ornamental trees for every 100 linear feet of frontage. - Permitted encroachments into this planting strip are limited to signage, lighting, and green infrastructure
Screening & Fencing	Screening	Clarify standards, mitigate negative impacts of trash and service areas.	- Gates shall be provided if they are visible to the street or adjacent properties. - Storage areas shall be screened with 100 percent opaque materials and can be fencing, retaining walls or plant materials. Mechanical or loading docks shall also be screened from public view.	- Where standards differ the more restrictive will apply. - Trash receptacles shall be completely screened with a required gate but cannot include woven materials or chain link fencing. - The enclosure must at a minimum be six feet in height or two feet above the height of the trash receptacles, whichever is greater. These shall not be located in front of a building, adjacent to major thoroughfares or residential uses. - Service and storages areas shall be located behind the building façade. - All service areas shall be screened by a fence, split faced block wall, continuous evergreen wall, or a combination of these and be a minimum of six feet tall.
	Fences	Better differentiate between manufacturing and other districts, clarify corner side yards.		In a corner side yard, a fence no greater than six (6) feet in height is permitted in that portion of the corner side yard that is behind the rear corner of the primary structure. Such fence shall be setback from the property line by a minimum of one (1) foot.

MIXED USE DISTRICTS

PURPOSE STATEMENTS & USES



Mixed Use 1 District precedent images



Mixed Use 2 District precedent images



Component	Vision	Recommendations	
		MU 1 District	MU 2 District
District Purpose	Allow for a mixture of uses in a well-designed, compact and walkable environment, that respects surrounding context (MU1), and along more auto-oriented corridors, which may still include strip centers and automobile-related businesses (MU2)	The Mixed Use 1 District is intended to: - Encourage a mixture of high activity uses within walkable, connected districts. - Allow for more compact development which supports all modes of transportation. - Permit a mixture of office, residential, and retail development on the same site or within the same building. - This district should be located adjacent to a major thoroughfare for ease of access for residents and patrons. Ideally this district should have access to public transportation. - Mixed use developments should activate the street and connect to the adjacent residential neighborhoods they support.	The Mixed Use 2 District is intended to: - Encourage a mixture of high activity uses within a well-connected district. - Allow for a mix of storefront retail, professional office, and residential dwelling units along arterial and collector corridors. - Understand the established auto-oriented character of these corridors to permit larger setbacks and limited parking in front of buildings. - Be more internal focused while still activating the street and connecting to adjacent development.
Permitted Uses	Permit an array of uses which will create a diverse development that blends with its surrounding context.	MU 1 & 2 Districts - Multi-Family Residential (allowed on 1st floor?) - Single Family Attached Residential (townhomes) - Live/Work Units - Group Home - Religious Assembly - Schools, libraries, museums, and other civic institutions of learning - Day Care - Medical and dental offices and clinics - Hotels, motels, with or without conference centers - Municipal and other government uses - Fitness Centers and other athletic facilities - Offices - Printing and publishing - Restaurants - Retail sales and services, excluding adult uses, pawn shops, and firearm sales (under 15,000 s.f.) - Bar, tavern, and Small-Scale Breweries and distilleries - Catering services - Therapeutic Massage and Massage Therapy (state licensed professionals) - Parking Structures	
Social Exceptions	Allow the opportunity for certain other uses when they meet criteria to ensure potential negative impacts will be mitigated.	- Bed and Breakfast - Community Centers, convention halls, sporting facilities, and similar uses - Recreational Facilities - Retail uses (over 15,000 s.f.) - Any business with drive-thru	

MIXED USE DISTRICTS

YARD AND DIMENSIONAL REQUIREMENTS



Mixed Use 1 District - development should have a minimal setback with screened parking to create a more pedestrian friendly and walkable environment.

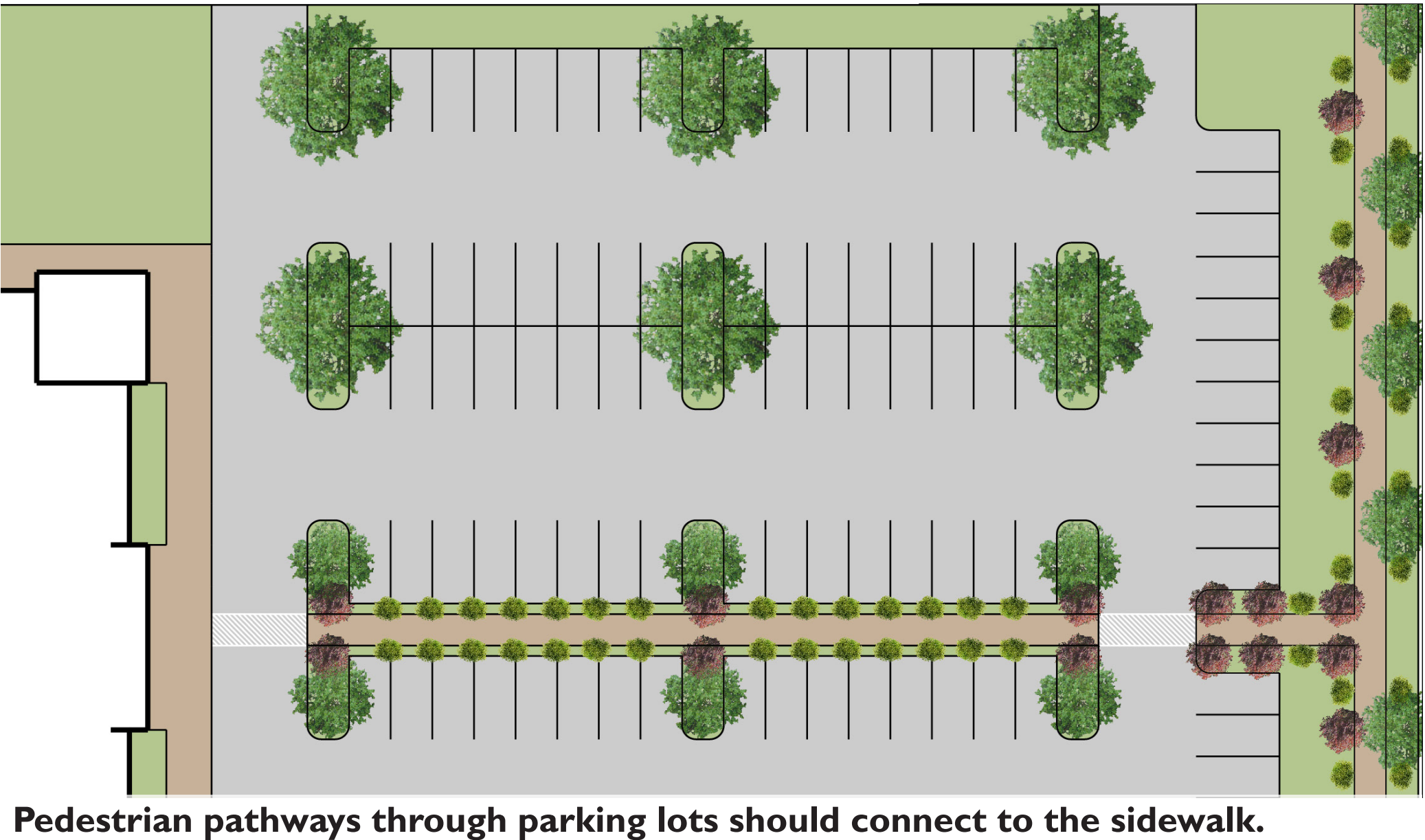
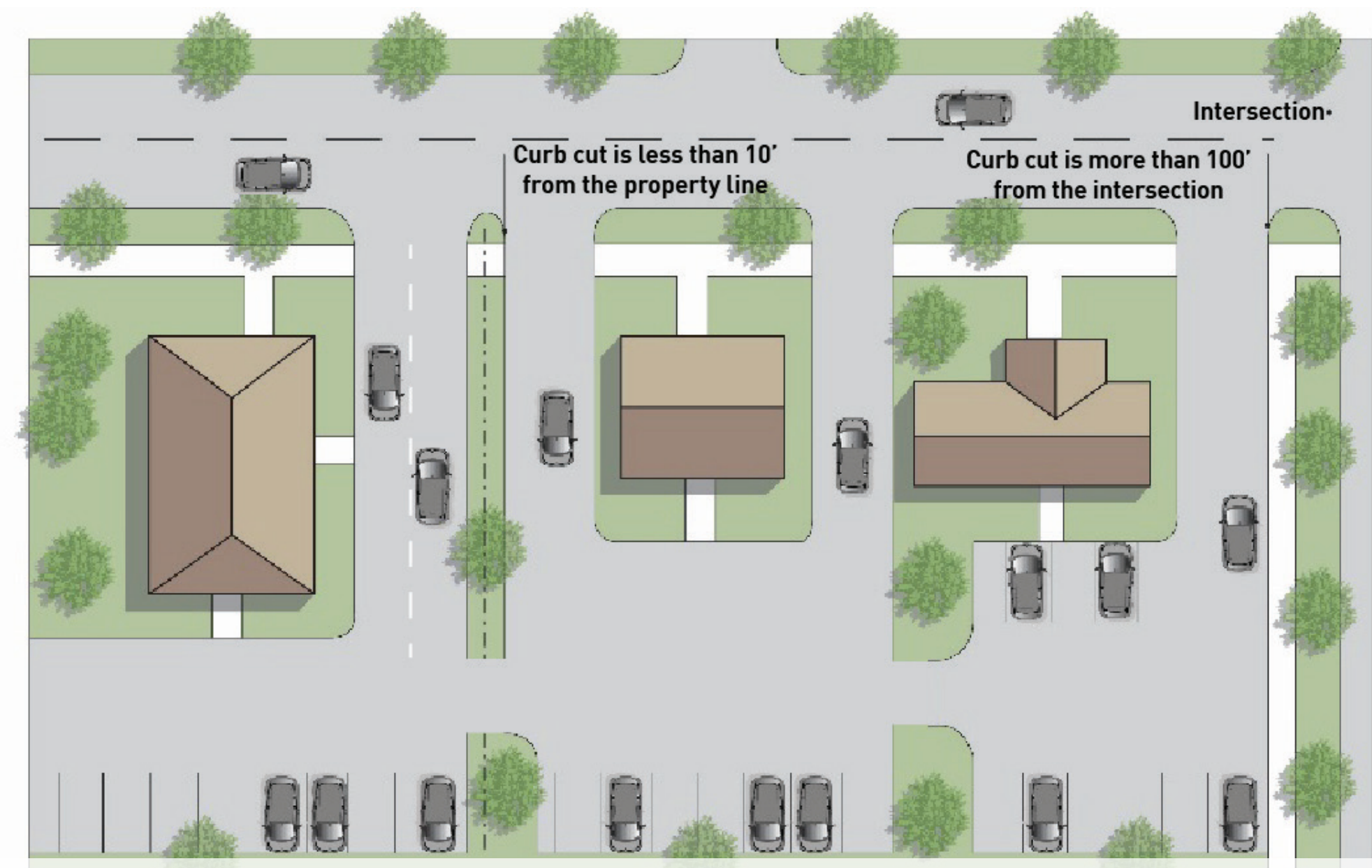


Mixed Use 2 District - development should be walkable for pedestrians near buildings and accommodate for heavy automobile traffic on adjacent thoroughfares.

Component	Vision	Recommendations MU District 1		Recommendations MU District 2
Lot Size	Provide a flexible setback to meet contextual needs	Not Applicable		
Frontage		Not Applicable		75 feet
Front Setback		- Minimum - 5 feet - Maximum - 20 feet		- Minimum - 15 feet - Maximum - 40 feet to allow for drive - Building façade must occupy at least 50% of the street frontage
Side Setback		0 feet when adjacent to another Mixed Use district/building 10 feet when adjacent to other non-residential district 15 feet when adjacent to residential district		
Rear Setback		0 feet when adjacent to another Mixed Use district/building 10 feet when adjacent to other non-residential district 15 feet when adjacent to residential district 30 feet if serviced from rear		
Height (Primary Structure)		- Minimum – two stories or 25 feet - Maximum – five stories or 55 feet		Maximum – five stories of 55 feet
Lot Coverage		Maximum - 75%		

MIXED USE DISTRICTS

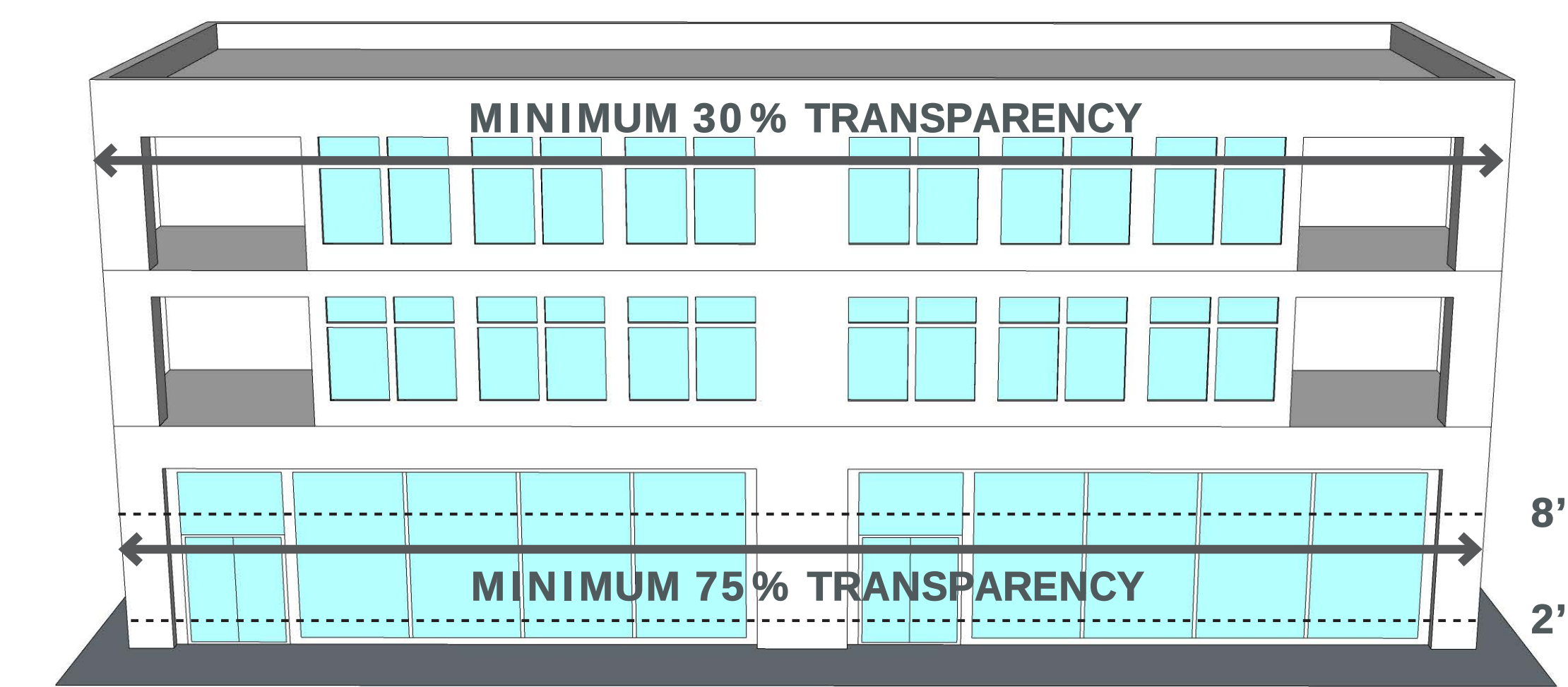
DEVELOPMENT STANDARDS



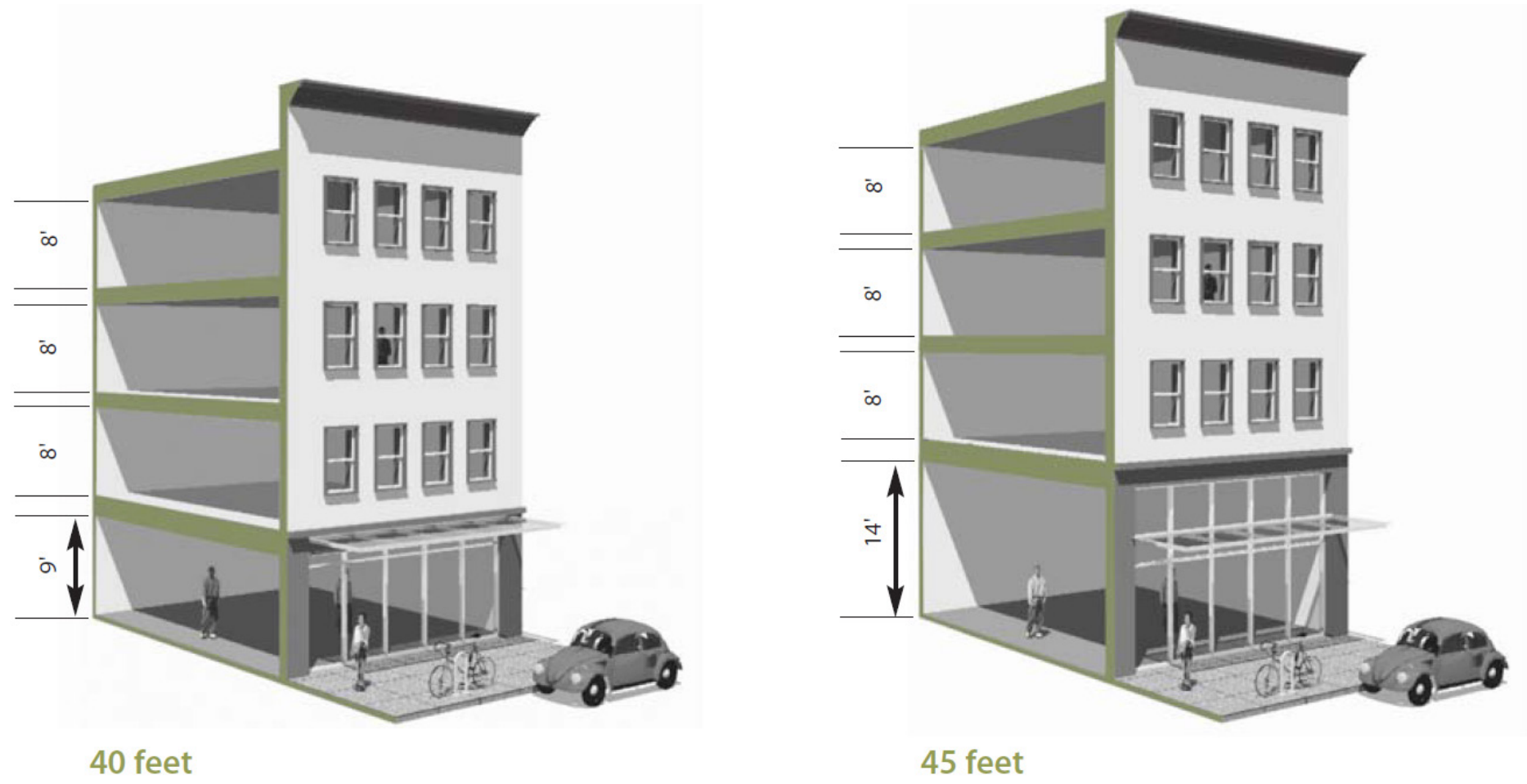
Component	Vision	Recommendations MU District 1	Recommendations MU District 2
Site Plan Requirements		A site plan will be required with any development in this district	
Access & Circulation	Improve the access and circulation patterns to efficiently and effectively move traffic from all modes of transportation to, from, and around the site.	100 feet between curb cuts and intersections measured from curb cut edge not centerline. - A single curb cut should serve multiple tenants whenever possible. - Mixed use developments must connect or provide access to adjacent roadways and developments through drive, parking lot, and sidewalk connections. - Consider providing incentives for removing curb cuts and drives. - Bicycle and pedestrian connections should be provided between mixed use developments and residential neighborhoods. - Parking areas should provide pedestrian pathways through the lots.	
Parking	Improve the efficient and effective utilization of parking areas to allow for the reduction in parking and offering more public space for residents and patrons.	- Parking facilities may not be in the front yard area or in front of the structure and must be located to the side or behind the primary structure. Parking which is to the side of the primary structure cannot be located closer to the street than the primary structure. - Shared parking is encouraged – see joint parking standards in Sec 26.7 - Adjacent parking lots should provide access to one another to reduce traffic on City thoroughfares. - All residential parking requirements should be one (1) space per dwelling unit as a minimum.	- No parking is allowed in the front yard. Parking in the side yard is permitted. - Shared parking is encouraged – see joint parking standards in Sec 26.7 - Adjacent parking lots should provide access to one another to reduce traffic on City thoroughfares.
Landscaping	Enhance the existing landscaping standards to elevate mixed use property's appearance.	0 feet when adjacent to another Mixed Use district/building 10 feet when adjacent to other non-residential district 15 feet when adjacent to residential district	- Front façades shall provide a foundation planting the length of the building where there is a front setback except when one of the following are provided: courtyard, plaza, and other pedestrian facilities. - Perimeter landscaping is recommended for properties with shade trees placed in regular intervals. - Landscape buffer yard required when adjacent to residential district.

MIXED USE DISTRICTS

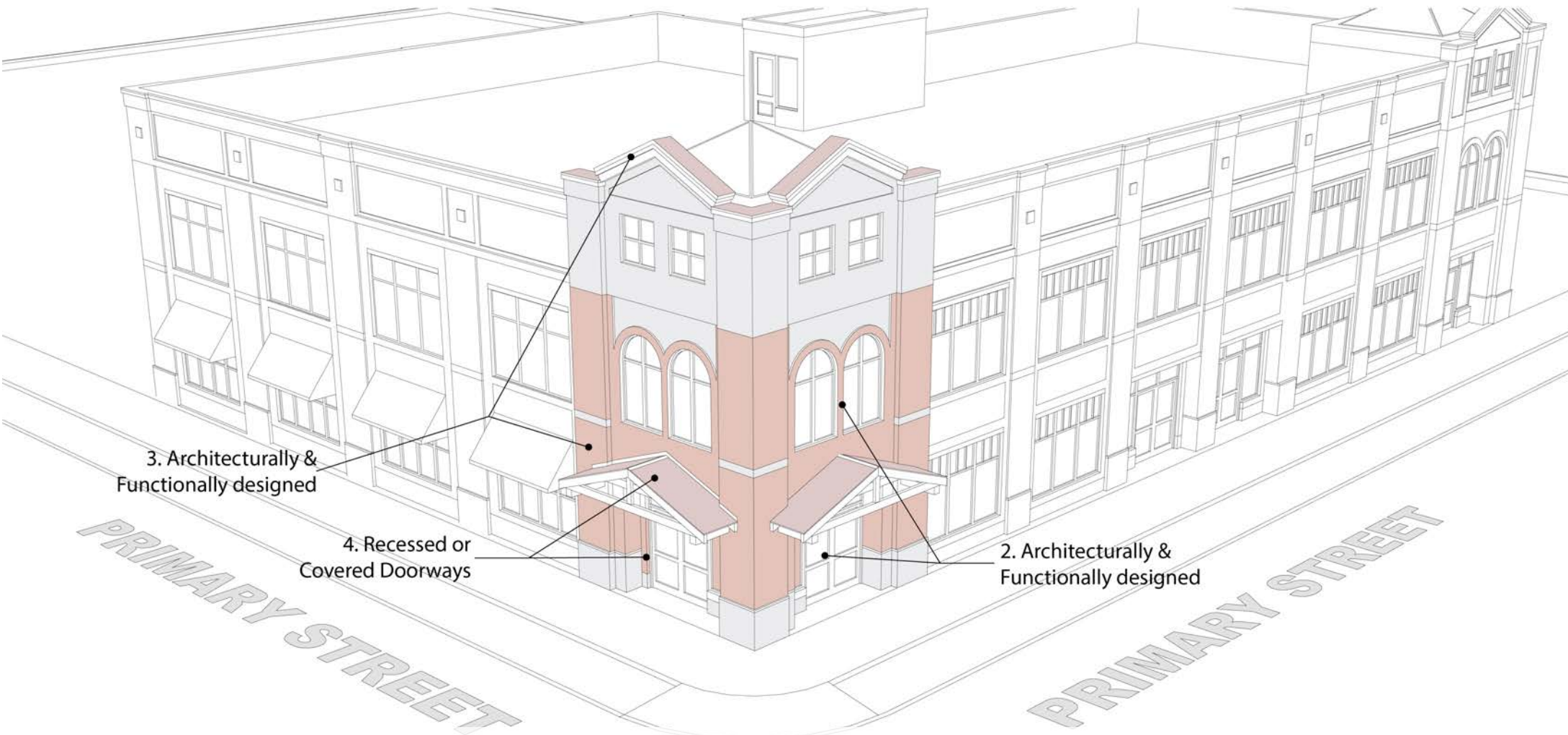
DEVELOPMENT STANDARDS (CONT.)



Minimum transparency on the first floor of a mixed use development versus a second or third floor.



Taller first floor heights are more desirable and allow for increased transparency.



Primary façades should include a combination of architectural features to create interest and highlight important building elements such as entrances.

Component	Vision	Recommendations MU District 1	Recommendations MU District 2
Materials	Encourage aesthetically pleasing buildings by requiring quality and durable construction materials.	- Primary front façade materials include stone, brick, architectural metal (not including corrugated or ribbed), glass (not mirrored), precast concrete, concrete panels. - Secondary materials include Fiber cement, EFIS, wood. - Secondary materials can be used on all sides of the structure but must not comprise more than 25 percent of the primary façade.	- Façade materials include stone, brick, architectural metal (not including corrugated or ribbed), glass (not mirrored), Fiber cement, EFIS, wood, precast concrete, concrete panels. - Other materials that replicate the appearance and durability of the above, as approved by staff
Facades	Encourage engaging first floors with larger floor heights and increased transparency in MU1; encourage engaging first floors and interesting facades in MU2.	12-foot minimum ground floor height. 75 percent transparency on the ground floor between two and eight feet from ground level (commercial uses only). - Buildings should have public access on the primary façade facing the major thoroughfare and sidewalk.	10-foot minimum ground floor height. - Primary facades and those facing the primary arterial (if different than the primary façade) must include a combination of awnings/canopies, change in building height of at least 5 feet, façade recesses and/or projections of at least 3 feet. - Primary facades and those facing the primary arterial (if different than the primary façade) must include the following material and color changes: - At least one primary color and one secondary color - Material or color repetition across horizontal or vertical lines across the façade.
Roofs	Break up large structure facades to create a pedestrian-scale streetscape in MU1; encourage high quality architecture in MU2.	30 percent transparency on upper floors. - Long façades should have vertical articulation or separation to give the appearance of multiple buildings which better support a pedestrian atmosphere and traditional development patterns. Vertical separations or offsets should occur every 45 to 60 feet. - Building sections should use different primary materials to enforce the appearance of multiple structures. - Each section should be projected or recessed a minimum of one foot.	- Buildings with sloped roofs visible from the adjacent thoroughfares must contain overhanging eaves of at least 1-foot past the supporting walls. - Flat roofs are allowed with a parapet wall.