

CITY OF BLOOMINGTON



PLAN COMMISSION

**March 7, 2016 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL**

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PLAN COMMISSION
March 7, 2016 @ 5:30 p.m.**

❖ City Hall Council Chambers - Room #115

ROLL CALL

MINUTES TO BE APPROVED: February

REPORTS, RESOLUTIONS AND COMMUNICATIONS:

PETITION CONTINUED TO APRIL 4, 2016:

DP-6-16 Allen Dunn and Susan Peters Dunn
3727 E Cameron Ave
Preliminary and final plat approval of a two-lot subdivision for a new single family lot.
Case Manager: Eric Greulich

PETITIONS:

ZO-8-16 City of Bloomington
Amendments to sections of the Unified Development Ordinance pertaining to the regulation and display of signs in the City zoning limits.
Case Manager: James Roach

SP-1-16 Three Guys Funding, LLC
1909 W 3rd St
Site plan approval for three commercial buildings totaling approximately 18,500 sq. ft.
Case Manager: Jackie Scanlan

MEMO:

To: City of Bloomington Plan Commission

From: Patty Mulvihill, City Attorney

James Roach, Development Review Manager

Date: March 4, 2015

Re: Amendments to Title 20 Dealing with Sign Regulations – Round Two

Since the last Plan Commission meeting City staff has worked to resolve issues raised by Plan Commission members and community members. While not all issues have been resolved to date, City staff believes it has made considerable progress in remedying some of the concerns raised in February while still remaining compliant with the Supreme Court's Decision.

No changes have been proposed for the following amendments:

- Amendment #7;
- Amendment #13;
- Amendment #14;
- Amendment #15; and
- Amendment #16.

Minor changes, either grammatical or administrative, were made to the following amendments:

- Amendment #3;
- Amendment #4;
- Amendment #6;
- Amendment #8;
- Amendment #11;
- Amendment #12; and
- Amendment #17.

Significant changes were made to the following amendments:

- Amendment #5;
- Amendment #9; and
- Amendment #10.

A new amendment, Amendment #18, is being proposed.

Amendment #5:

Temporary Signs:

In order to account for the largest residential real estate signs utilized in the City limits today, staff proposes that “in all zoning districts, each property is allowed to have one (1) sign which shall not exceed eight (8) square feet per side”¹. As residential properties can, and in many cases

¹ The sign is required to be temporary. While not noted within the portion quoted, the proposed location of this amendment occurs in a section that is only applicable to temporary signage.

do, exist in all zoning districts staff believes it is appropriate to make this allowance across the City. Second, by increasing the size to eight (8) square feet the amendment ensures that none of the local realtors are required to dispose of existing signs and purchase new ones.

To account for the largest commercial real estate sign utilized in the City limits today staff proposes that “in all nonresidential zoning districts, each vacant property, or property that is under construction, is allowed to have one (1) sign which shall not exceed thirty-two (32) square feet per side”². In addition to the allotment for vacant properties staff also notes that vacant tenant spaces (for example vacant suites in a strip mall) will need this same allowance. To that end, additional language is proposed that reads as follows, “in all nonresidential zoning districts, each vacant tenant space, or tenant space that is under construction, is allowed to have one (1) sign which shall not exceed thirty-two (32) square feet that must be attached to the wall of the vacant space”³.

In *Ladue v. Gilleo*, the Court makes it clear, repeatedly, that signs in front of a person’s residence are incredibly important and the Court questions limiting this right. 512 U.S. 43 (1994). “Displaying a sign from one’s own residence often carries a message quite distinct from placing the same sign someplace else, or conveying the same text or picture by other means. Precisely because of their location, such signs provide information about the identity of the speaker.” *Id.* at 56. “Whereas the government’s need to mediate among various competing uses, including expressive ones, for public streets and facilities is constant and unavoidable, its need to regulate temperate speech from the home is surely much less pressing.” *Id.* at 58.

Limiting the temporary signage in front of a private residence to only one (1) sign is arguably not a reasonable time, place or manner restriction under the current status of First Amendment law. The number can be limited, but staff believes the limit should be higher than just one (1) sign.

To this end, the following temporary signs will be permitted to be displayed on *every* property in the City without needing a permit to do so:

- 2 signs, neither of which shall exceed 5 square feet per side; and
- 1 additional sign, which shall not exceed 8 square feet per side.

Additionally, in nonresidential zoning districts a vacant property, or a property that is under construction, shall be permitted to display 1 temporary sign, without a permit, which shall not exceed 32 square feet per side⁴. If a property has a vacant tenant space, or a tenant space that is under construction, it shall be permitted to have 1 temporary wall sign that shall not exceed 32 square feet.

² The sign is required to be temporary. While not noted within the portion quoted, the proposed location of this amendment occurs in a section that is only applicable to temporary signage.

³ The sign is required to be temporary. While not noted within the portion quoted, the proposed location of this amendment occurs in a section that is only applicable to temporary signage.

⁴ The Board of Realtors met with City staff on March 4, 2016, and requested the City consider further amending this provision to allow for commercial spaces with more than one street frontage to display a 32 square foot temporary sign along each street frontage. Staff is still considering this issue and is interested in the Plan Commission’s feedback.

Off-Premise Signs:

In order to account for the fact that the update will no longer regulate content, we have amended the off-premise sign type prohibition to exclude the 5 square foot temporary signs now allowed by right. In addition, as we are revising Amendments #9 and #10 to allow for sandwich boards in the Commercial Downtown and Commercial Limited zoning districts, we have also exempted these from the off-premise section.

Vehicle Signs:

In order to better clarify the types of vehicle signs that are prohibited, staff has modified the vehicle sign language to read as follows: “Vehicles, vans, trailers or trucks cannot be parked continuously in one location to be used to display signs. This does not prohibit vehicle owners from having vehicles with signs provided the vehicles are in daily use and are not continuously parked in one place.”

Sign Locations:

Since Amendments #9 and #10 authorize sandwich boards we have specifically permitted their installation in the public right-of-way.

Design Standards:

At the request of the City’s Transportation & Traffic Engineer the setback language for freestanding signs has been modified to read as follows: “All freestanding signs shall be set back a minimum of two feet from the front property line or outside of the clear zone unless specifically approved by the City’s Transportation and Traffic Engineer, whichever is greater.”

Amendments #9 and #10

After reviewing the legality of placing sandwich board signs, to the exclusion of all other sign types, in the public right-of-way with professors with the Indiana University Maurer School of Law it has been decided that in the Commercial Downtown and Commercial Limited zoning districts sandwich boards, provided certain conditions are met, will be permitted to be displayed in the public sidewalk. Highlights of the proposal include:

- Only properties immediately adjacent to a public sidewalk shall be permitted to place a sandwich board in the sidewalk.
- Each property shall only be permitted 1 sandwich board sign; however, if a property contains more than 1 tenant, that property shall be permitted multiple sandwich board signs provided each sign be located at least 8 linear feet away from all other such signs.
- The design criteria, minus the 10 pound black ballast requirement, currently required in the Unified Development Ordinance is restated in this amendment.
- The Placement currently required in the Unified Development Ordinance is restated in this amendment.
- There will be no permit requirement for these signs.

Amendment #18

Amendment #18 deletes the current Section 20.05.080 which deals with temporary signs. As the overall proposal has the regulation of temporary signs be imbedded in each relevant zoning district, this overall section needs to be deleted in its entirety.

Amendment #: UDO-003

Synopsis:

The allowance for a home occupation to display one 2 square foot sign is being deleted. Other amendments provided with this comprehensive update will instead allow for a home occupation, like all properties in Bloomington, to display one 1 ½ square foot sign, two 5 square foot temporary signs, and one additional 8 square foot temporary sign without needing a permit.

Proposed Amendment:

Page 5-44

20.05.051

20.05.051 HO-01 (Home occupation – General).

This home occupation standards section applies to the following zoning districts:

RE RS RC RM RH RR CL CG CA CD IG BP IN MD ON

- (a) Certificate of Zoning Compliance. No person shall conduct a home occupation in a dwelling in any zoning district without having first received a certificate of zoning compliance. Such certificate of zoning compliance shall not be transferable to any other person, nor shall this certificate of zoning compliance be valid at any address or for any home occupation other than the one appearing on the certificate of zoning compliance.
- (b) Conditional Use Approval. In residential districts, a conditional use approval by the board of zoning appeals or the hearing officer shall be required for home occupations prior to the issuance of a certificate of zoning compliance.
- (c) Site Plan Review.
 - (1) Residential Districts. An approved home occupation in a residential district shall be treated as a single-family dwelling unit for purposes of site plan review. Upon approval of a home occupation request, the petitioner shall be required to install bicycle and pedestrian facilities in compliance with Sections 20.05.010, AT-01 (Alternative transportation—General) and 20.05.011 AT-02 (Alternative transportation—Bicycle parking standards—General) of this title.
 - (2) Nonresidential Districts. A home occupation in a nonresidential district that meets all of the standards of this section shall be treated as a single-family dwelling unit for purposes of site plan review. Upon approval of a home occupation request, the petitioner shall be required to install bicycle and pedestrian facilities in compliance with Section 20.05.010 of this title. A home occupation that does not meet the standards of this section shall be treated as a commercial use and subject to site plan review.
- (d) Exceptions.
 - (1) Exempted Uses. The follow uses shall not be regulated as home occupations:
 - (A) Child care home, provided that the child care home is also the primary residence of the operator;

- (B) Adult day care home;
 - (C) Group care home for developmentally disabled;
 - (D) Group care home for mentally ill;
 - (E) Group/residential care home.
- (2) Other Exempted Home Occupations. Activities such as drafting, drawing, typing, writing, and operating telephones, sewing machines or computers, shall not require a certificate of zoning compliance or conditional use approval, provided that the following regulations are met:
- (A) No employees or customers visit the premises;
 - (B) No signs are displayed; and
 - (C) No deliveries other than those normally associated with residential uses are made to the site.
- (e) Operations Standards.
- (1) Operator Residency Required. The operator of the home occupation shall reside in the dwelling unit.
 - (2) Maximum Number of Nonresident Employees. Any home occupation shall be permitted a maximum of one employee who does not reside in the dwelling unit.
 - (3) Maximum Floor Area. A maximum of fifteen percent of the total interior floor area of the dwelling unit shall be used in connection with the home occupation. However, no home occupation shall be limited to less than two hundred square feet, nor shall the area of a home occupation exceed five hundred square feet. If there is more than one home occupation being conducted within a dwelling unit, then all home occupations within the dwelling unit shall cumulatively use no more than fifteen percent or five hundred square feet of the dwelling unit, whichever is less. Area used for storage of materials or products used in the home occupation shall be included in this calculation.
 - (4) Multiple Home Occupations. More than one home occupation may be permitted within an individual dwelling unit. Where multiple home occupations are conducted within an individual dwelling unit, the operations standards of this subsection shall be applied to the combined total of all home occupation activities, not to each home occupation individually.
 - (5) Residential Character. There shall not be any interior or exterior, structural or aesthetic, alterations that change the residential character of the dwelling unit within which the home occupation operates.
 - (6) Location and Entrance. The home occupation shall be conducted entirely within the primary structure or attached garage. The use of an attached garage for a home occupation shall not interfere with the provision of any required off-street parking.
 - (7) Outdoor Display and Storage. Outdoor display of goods, materials, supplies, or equipment shall be prohibited.

- (8) Sales. Direct sales and/or rentals of products shall be prohibited. Incidental sales of products related to the home occupation are permitted. Mail and/or telephone sales activities are permitted.
- ~~(9) Signage. A home occupation shall be permitted to display one sign, attached to the wall of the building, of a maximum size of two square feet. All other advertising, signs, displays, or other indications of a home occupation in the yard, on the exterior of the dwelling unit, or visible from anywhere outside the dwelling unit shall be prohibited.~~
- (109) Off-street Parking and Loading. No additional driveway to serve the home occupation shall be permitted. No off-street parking or loading facilities, other than requirements of the applicable zoning district, shall be permitted.
- (110) Hours of Operation. Customer visitation in association with the home occupation shall be limited to between eight a.m. and eight p.m. The hours of operation of the home occupation shall not interfere with the use and enjoyment of adjacent residential properties.
- (121) Commercially Licensed Vehicles. No vehicles requiring the operator to have a commercial driver's license shall be allowed in conjunction with any home occupation.
- (132) Deliveries. Deliveries to the property shall not be permitted, except those by typical Residential delivery services.

Amendment #: UDO-004

Synopsis:

This Amendment removes street address requirements from the sign regulation sections of the Unified Development Ordinance and relocates said requirements to the Municipal Services section. This helps ensure that addresses are not considered “signs” and places the address requirements in an acceptable section of the Unified Development Ordinance.

Proposed Amendment:

Page 5-65

20.05.064

20.05.064 MS-01 (Municipal services – General).

This municipal services standards section applies to the following zoning districts:

RE RS RC RM RH RB CL CG CA CD IG BP IN MD ON

(a) Sewer and Water.

- (1) Municipal sewer and water hookup is required for all developments except for instances where written approvals by the city utilities department and the county health department grant an exception to the hookup requirement.
- (2) All sewer and water facilities shall meet the design specifications of the city utilities department.

(b) Dry Hydrants. Any development that incorporates a retention pond with a standing pool of water of at least ten thousand cubic feet in volume shall provide a dry hydrant that meets the specifications of the National Fire Protection Association (NFPA) Standard on Water Supplies for Suburban and Rural Fire Fighting, NFPA 1142 Chapter 9 (2001 Edition), or any subsequent amendment thereto.

(c) Bloomington Digital Underground. Any new development that includes the construction of a new or widened public street shall be required to install underground telecommunications conduit to extend the city's fiber optic network, known as the Bloomington Digital Underground (BDU). Conduit installation shall be in accordance with BDU specifications and permit requirements of the city of Bloomington. This requirement may be waived by the planning and transportation director if the city's director of information and technology services determines that the new conduit is not necessary.

(d) Street Addresses. Every building shall have its numerical street address posted as follows:

(1) Single-Family Residential Structures:

- (A) Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than three inches in height.
- (B) Street address displays shall be placed on the front of the structure and on the mailbox post where mailboxes are located along the street.

(2) Multifamily Structures:

- (A) Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than five inches in height and no more than ten inches in height.
 - (B) Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.
- (3) Nonresidential Structures and Mixed Use Structures:
- (A) Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than eight inches in height.
 - (B) Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.
- (4) Legibility. All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials, and shall be clearly visible and identifiable from the street.

Amendment #: UDO-005**Synopsis:**

This Amendment contains the bulk of the changes necessary to ensure compliance with the U.S. Supreme Court’s decision in Reed v. Town of Gilbert. In addition to ensuring the City’s sign regulations are constitutionally appropriate, other changes have been made to “clean-up” or rectify issues identified by City staff in the current regulations. Highlights of the changes include the following:

- Adding in a new clause under the “purpose standard” that makes it clear that nothing in the sign regulations is meant to impact the free speech rights guaranteed by both the Indiana and U.S. Constitutions;
- Deleting the requirement that abandoned sign structures be removed because such a requirement necessitates the City paying the sign owner compensation for this removal under the Indiana Code;
- Deleting the following sign types: flags, directional signs, construction signs, not-for-profit signs, political signs, and real estate signs;
- Changing the window sign calculations from “window pane” to “window frame”;
- Clarifying that the prohibition of animated signs applies to all signs, not just to signs that are used for business or advertisement purposes;
- Modifying the wording used to prohibit vehicle signs;
- Clarifying that electronic reader board signs are only permitted in permitted signs;
- Expanding the prohibition of sign placement in utility easements to ALL easements;
- Expanding the prohibition of sign placement in vision clearance triangles from only those triangles identified by the Unified Development Ordinance to any triangle identified by any Chapter or Section of the Bloomington Municipal Code; and
- Clarifying that the sign setback standards for freestanding signs is either 2 feet from the property line or 2 feet from the pavement associated with a public or private street, while simultaneously requiring that these signs be outside the clear zone unless specifically approved by the City’s Transportation and Traffic Engineer.

Proposed Amendment:

Page 5-81

20.05.079

20.05.079 SI-01 (Sign standards—General).

Purpose. The intent of these sign standards is to:

- A. Accomplish the goals of the growth policies plan;
- B. Avoid unnecessary proliferation of signs;
- C. Provide developments with appropriate identification;
- D. Create a consistent streetscape;
- E. Maintain and enhance the aesthetic environment of the city and its planning jurisdiction;
- F. Eliminate potential hazards to motorists and pedestrians resulting from sign clutter; and

- G. Promote the health, safety, and welfare of the residents of the city of Bloomington and its planning jurisdiction.
- H. Nothing in these standards shall in any way be interpreted to infringe upon those rights guaranteed by the First Amendment of the United States Constitution or Article 1, Section 9 of the Indiana Constitution.

This sign standards section applies to the following zoning districts:

RE RS RC RM RH RH CL CG CA CD IG BP IN MD OH

- (a) Permit Required. A sign permit shall be required for all signs located, erected, constructed, reconstructed, moved, or altered unless specifically exempted by this chapter.
- (b) Nonconforming Signage. All existing nonconforming signage is subject to the provisions of Chapter 20.08, Nonconforming Lots, Sites, Structures and Uses.
- (c) Sign Measurements. Sign height and sign area measurements shall be calculated as follows:
- (1) The area of wall signs shall be calculated as the smallest regular geometric figure needed to circumscribe any logos, text, or other identifying trait placed on a structure.
 - (2) The area of freestanding signs shall be calculated as the smallest regular geometric figure needed to circumscribe the sign, exclusive of supporting structures.
 - (3) The height of a freestanding sign shall be measured from the grade beneath the sign or from the crown of the adjacent street, whichever is higher. The ground beneath a sign shall not be raised to artificially change the point at which the sign height is measured.
- (d) Double-faced Signs. For all freestanding and projecting signs permitted by this chapter, a double-faced sign may be erected. Only the face area of one of the two sides shall be considered the face area of the entire sign. In such cases, the two sign faces shall be identical in area, shall be placed back to back, and shall be separated by a distance of no more than two feet.
- (e) Maintenance. All signs and components thereof shall be kept in good repair and in safe, clean, neatly painted, and working condition.
- ~~(f) Abandoned Sign Structures. On any site where the use has been abandoned for a period of six months or greater, all sign structures, including all poles, frames, supports, and other structural, electrical, mechanical, and other elements, shall be removed by the owner of the premises upon which it is located.~~
- (gf) Miscellaneous Signs. The following signs are exempt from permit requirements, unless specifically required by another section of this title:
- (1) Public Signs. ~~Public signs erected by or on the order of a public officer in the performance of public duty, such as signs to promote safety, no trespassing, or traffic signs; signs to indicate transit stops; memorial plaques; signs of historical interest; and signs directing people to public and quasi-public facilities or events.~~

- (2) ~~Private Signs.~~ Any permanent sign of not more than one and one-half square feet in area.
- (3) ~~Flags. Flags of any nation, state, county, city, university, college, military organization, or place of worship.~~ Temporary Signs.
- (A) In all zoning districts, each property is allowed to have two (2) signs, neither of which shall exceed five (5) square feet per side, and one (1) additional sign which shall not exceed eight (8) square feet per side.
- (B) In nonresidential zoning districts, each vacant property, or property that is under construction, is allowed to have one (1) sign which shall not exceed thirty-two square feet, per side
- (C) In all nonresidential zoning districts, each vacant tenant space, or tenant space that is under construction, is allowed to have one (1) sign which shall not exceed thirty-two (32) square feet that must be attached to the wall of the vacant space.
- (4) ~~Murals. Murals without a commercial message.~~
- (5) Window Signs. Window signs shall be subject to the following standards:
- (A) ~~Residential Uses. Window signs are not permitted for residential uses.~~
- (BA) ~~Signage Allotment. Window signs displayed in ground floor windows shall not count toward the wall signage allotment of the use. Window signs displayed in windows on floors above the ground floor shall count toward the wall signage allotment of the use and shall not be exempt from permit requirements.~~
- (CB) ~~Area. Window signage shall not exceed twenty-five percent of the glass area of any individual window pane frame.~~
- (6) ~~Directional Signs. Directional signs shall be subject to the following standards:~~
- (A) ~~Area. Signs shall not exceed four square feet in area per side.~~
- (B) ~~Height. Signs shall not exceed forty-two inches in height above the ground.~~
- (7) ~~Construction Signs. Construction signs shall be subject to the following standards:~~
- (A) ~~Nonresidential, Multifamily, and Single family Subdivision Projects. Signs shall not exceed twenty four square feet in area per side.~~
- (B) ~~Individual Single family Lots. Signs shall not exceed five square feet in area per side.~~
- (C) ~~Number. Individual contractors, developers, or financiers may have a maximum of one construction sign.~~
- (D) ~~Duration. Construction signs may be displayed throughout the duration of construction and shall be removed upon completion of construction.~~
- (8) ~~Not for profit Signs. Signs advertising special events by a registered not for profit organization shall be subject to the following standards:~~
- (A) ~~Size. Signs shall not exceed five square feet in area per side.~~

- ~~(B) Location. Signs shall not be placed on a property unless permission is granted by the property owner.~~
- ~~(C) Duration. Signs shall be displayed no more than seven days prior to the special event and shall be removed within two days after the conclusion of the special event.~~
- ~~(9) Political Signs. Political signs shall not exceed thirty two square feet in area per side.~~
- ~~(10) Real Estate Signs. Real estate signs shall be subject to the following standards:~~
- ~~(A) Commercial. Signs advertising the sale or lease of a commercial property or the sale of a multifamily property with at least fifteen units shall be limited to a single sign of a maximum of thirty two square feet in area per side.~~
- ~~(B) Residential. Signs advertising the sale or lease of single family properties or multifamily properties with less than fifteen units shall be limited to a single sign of a maximum of five square feet per side.~~
- ~~(C) Open House Signage.~~
- ~~(i) Off site signage directing the public to an open house is permitted on Friday, Saturday and Sunday of the event weekend.~~
- ~~(ii) Individual open house signs shall not exceed five square feet in area per side.~~
- ~~(iii) Signage must be placed with the owner's permission.~~
- ~~(iv) Signs shall only be placed at corner locations.~~
- ~~(v) All open house signage shall be removed the same day that the event ends.~~
- ~~(11) Street Addresses. Every building shall have its numerical street address posted as follows:~~
- ~~(A) Single Family Residential Structures:~~
- ~~(i) Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than three inches in height.~~
- ~~(ii) Street address displays shall be placed on the front of the structure and on the mailbox post where mailboxes are located along the street.~~
- ~~(B) Multifamily Structures:~~
- ~~(i) Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than five inches in height and no more than ten inches in height.~~
- ~~(ii) Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.~~
- ~~(C) Nonresidential Structures:~~
- ~~(i) Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than eight inches in height.~~

~~(ii) Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.~~

~~(D) Legibility. All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials, and shall be clearly visible and identifiable from the street.~~

(hg) Prohibited Sign Types. The following signs are prohibited in all zoning districts unless specifically authorized by another section of this title:

- (1) Animated Signs. Signs that utilize any motion picture, laser, or visual projection of images or copy ~~in conjunction with any business or advertisement.~~
- (2) Bench Signs. A sign located on the seat or back of a bench placed on or adjacent to a public right-of-way.
- (3) Imitation of Official Public Signs. Signs that purport to be, are in imitation of, or resemble an official public sign as described by the Manual on Uniform Traffic Control Devices. Examples include, but are not limited to, Stop signs, Yield Signs, Pedestrian Crossing Signs, etc. ~~official traffic sign or signal or which bear the words "Stop," "Slow," "Caution," "Danger," "Warning" or similar words.~~
- (4) Off-premise Signs. Signs advertising goods, products, services, events or activities not located, sold or offered on the premises on which the sign is located, except as ~~provided in Section 20.05.079(g)(8) Not for profit Signs and Section 20.05.079(g)(10)(C) Open House Signage~~ for signs as provided in Section 20.05.079(g)(2), Section 20.05.082(f), Section 20.05.083(e), and for any sign that does not exceed five (5) square feet which is specifically permitted by Section 20.05.079(f)(3)(A).
- (5) Vehicle Signs. ~~Signs placed on inoperable or unlicensed vehicles parked on public or private property for the apparent purpose of displaying the sign. Prohibited signs do not include those displayed on vehicles parked for the purpose of lawfully making deliveries or random sales or service. Prohibited signs do not include those displayed on vehicles which are customarily used for transporting persons or properties, and on vehicles parked at a driver's place of residence during nonbusiness hours or for incidental purposes. Vehicles, vans, trailers or trucks cannot be parked continuously in one location to be used to display signs. This does not prohibit vehicle owners from having vehicles with signs provided the vehicles are in daily use and are not continuously parked in one place.~~
- (6) Intermittent Lights. Signs that have intermittent blinking, flashing, or fluttering lights, including any device which has a changing light intensity, brightness of color, or gives such illusion. Strobe lights shall be considered intermittent lights for the purposes of subsection (h)(6) of this section.
- (7) Pole Signs. Signs that are mounted on a freestanding pole or other support that is not part of or attached to a building or structure.
- (8) Temporary Signs. Any temporary sign not specifically permitted in Section 20.05.080, SI-02 (Sign standards—Temporary signs), including, but not limited to, pennants, streamers, balloons, inflatable signs, spinners, and banners, except when

specifically permitted in Section 20.05.080: SI-02 (Sign standards—Temporary signs).

- (9) Projecting Signs. Any sign that projects outward from the facade of a building in excess of twelve inches, except as provided in Section 20.05.0843, SI-06 (Sign standards—Commercial limited) and Section 20.05.0854, SI-07 (Sign standards—Commercial downtown).
 - (10) Electronic Reader Board Signs. Any electronic reader board sign not specifically permitted in Section 20.05.079(i)(3).
- (ih) Prohibited Sign Locations. Signs shall not be installed at any of the following locations:
- (1) Public Easement. In any public utility easement, unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.
 - (2) Public Right-of-way. In any public right-of-way, ~~except as provided in subsection (g)(1), Public Signs above~~ unless:
 - (A) The sign is a public sign authorized by Section 20.05.079(g)(1) and is further authorized by the City; or
 - (B) The sign is authorized by Section 20.05.083(f); or
 - (C) The sign is authorized by Section 20.05.084(e).
 - (3) Roofs. On the roof of a structure, or extending above the eave, roof line or parapet of a building.
 - (4) Vision Clearance Triangle. Within a vision clearance triangle as specified in this ~~chapter~~ municipal code.
 - (5) Miscellaneous. On any traffic control signs, highway construction signs, fences, utility poles, street signs, trees or other natural objects.
- (ji) Design Standards.
- (1) Freestanding Signs. All freestanding signs shall be designed as follows:
 - (A) Setback. All freestanding signs shall be set back a minimum of two feet from the front property line or outside of the clear zone unless specifically approved by the City's Transportation and Traffic Engineer, whichever is greater.
 - (B) Mounting. All freestanding signs shall be permanently affixed to the ground.
 - (C) Base. Sign bases shall conform to the following standards:
 - (i) Sign bases shall have an aggregate width of at least forty percent of the total horizontal width of the sign; or have supports that are less than twenty five percent of the vertical height of the sign.
 - (ii) The base and exposed foundation of all freestanding signs shall be covered with a finished material such as brick, stone, metal, or wood.
 - (D) Cap. A decorative cap may extend up to eighteen inches above the height limit specified in this chapter. The decorative cap shall have no identifying text, logos, or identifying traits.
 - (E) Landscaping: For any new freestanding sign, a landscaped area located around the entire base of a freestanding sign is required. The landscaped area shall

contain materials consisting of shrubs, spread no greater than three feet on center, and densely planted perennial ground cover. The landscaped area shall be greater than or equal to the freestanding sign face area.

- (F) Illumination. Sign lighting shall abide by the light trespass regulations in this chapter.
 - (2) Changeable Copy. Unless specified otherwise in this unified development ordinance, ~~freestanding~~ signs may incorporate areas for changeable copy, provided that the changeable copy area does not exceed forty percent of the total sign area.
 - (23) Electronic Reader Boards. Electronic reader boards may be incorporated into ~~freestanding or wall~~ permanent signage. Information may be displayed in increments of no less than twenty seconds. Electronic reader boards shall not comprise more than forty percent of the total area of any sign face.
- (kj) Waiver of Right to Damages.
- (1) The plan commission, the board of zoning appeals, and the staff are each authorized to request waivers of the right to and receipt of damages pursuant to Indiana Code 22-13-2-1.5, Indiana Code 36-7-2-5.5, and Indiana Code 32-24, in connection with any application for a permit or other approval that may involve erection of a new sign or removal or alteration of a lawfully erected sign, including a lawful nonconforming sign.
 - (2) Waivers may be requested from the following:
 - (A) The applicant;
 - (B) The property owner;
 - (C) The sign owner; and
 - (D) Any other person with an interest in the site or the sign.
 - (3) The owner and/or the applicant shall be responsible for obtaining waivers from all persons listed in subsection (k)(2) of this section.
 - (4) An owner or applicant who fails to provide and/or to obtain waivers in accordance with this section may be denied a permit or approval seeking to alter or remove a lawfully erected sign unless the owner or applicant agrees to hold harmless and indemnify the city from any and all claims for damages pursuant to the statutes referenced in subsection (k)(1) of this section.

Amendment #: UDO-006

Synopsis:

This Amendment deals with changes to sign regulations specifically related to Residential areas of the City. Highlights of the changes include:

- Adding condominiums, said term having the same as defined by the Indiana Code, to the single-family subdivision requirements;
- Allowing for no more than 24 square feet of wall signage for each multifamily development (currently there is no allowance of any kind); and
- Prohibiting window signs for residential uses.

Proposed Amendment:

Page 5-85

20.05.081

20.05.0810 SI-032 (Sign standards—Residential).

This sign standards section applies to the following zoning districts:



- (a) Single-Family and Condominium Subdivision. Each subdivision shall be permitted one freestanding sign per development entrance, subject to the following standards:
- (1) Freestanding Sign Area. The maximum sign area shall not exceed thirty-two square feet per side.
 - (2) Freestanding Sign Height. The maximum height shall not exceed six feet in height.
 - (3) Changeable Copy. Changeable copy shall be prohibited as part of a freestanding sign.
 - (4) Number. The permitted subdivision sign may be replaced with two signs of a maximum sixteen square feet in area per sign if a sign is placed on each side of the entrance.
 - (5) Wall Signage. No wall signage is permitted.
- (b) Multifamily.
- (1) Multifamily complexes developments containing at least fifteen dwelling units shall be permitted one freestanding sign per development entrance, subject to the following below-listed standards, and wall signage which shall not exceed twenty-four (24) square feet per development:
 - (A) Freestanding Sign Area. The maximum sign area shall not exceed thirty-two square feet per side.
 - (B) Freestanding Sign Height. The maximum sign height shall not exceed six feet.
 - (C) ~~Wall Signage. No wall signage shall be permitted.~~
 - (2) Multifamily complexes developments containing more than two and fewer less than fifteen dwelling units shall be permitted one wall sign, ~~subject to the following standards:~~

- (A) ~~Wall Sign Area. The maximum sign area shall not to exceed twenty-four square feet per development.~~
- (c) Conforming Nonresidential Uses. For any nonresidential use approved as a permitted use, conditional use, or use variance, the provisions of Section 20.05.0842, SI-06 (Sign standards—Commercial limited) shall apply. These provisions may be modified by action of the board of zoning appeals as part of a conditional use or use variance approval. ~~Sandwich board signs shall be prohibited for all nonresidential uses within a residential district.~~
- (d) Legal Nonconforming, Nonresidential Uses.
- (1) Wall Sign Area. Wall signage shall not exceed ten square feet in area.
 - (2) Freestanding Sign Area. Freestanding signs shall not exceed twelve square feet per side.
 - (3) (A) Number. A maximum of one freestanding sign shall be permitted. Lots with less than thirty feet of street frontage shall not be permitted any freestanding signs.
 - (4) (B) Height. Freestanding signs shall not exceed four feet in height.
- (e) Illumination. Signs within residential districts shall not be internally illuminated.
- (f) Window Signs. Window signs are not permitted for residential uses.
- (g) Temporary Signs. In addition to the temporary signs exempted under Section 20.05.079(f)(3), conforming nonresidential uses and multifamily structures with at least fifteen (15) dwelling units are permitted to display temporary signage with a permit as follows:
- (1) Area. Temporary signs shall not exceed sixteen square feet in area per side.
 - (2) Height. Freestanding temporary signs shall not exceed six feet in height.
 - (3) Type. Temporary sign types shall be limited to printed banners or freestanding, portable signs.
 - (4) Lighting. External illumination of temporary signs is prohibited.
 - (5) Number. A maximum of three temporary signs.
 - (6) Display Periods. Temporary signs shall be permitted for the following durations:
 - (A) Display of temporary signs shall be permitted for three periods of up to thirty days per period, per calendar year.
 - (B) All temporary signs shall receive a sign permit from the planning and transportation department prior to being displayed.
 - (C) The three temporary sign display periods provided in subsection (k)(5)(A) above may be combined.

Amendment #: UDO-007

Synopsis:

This Amendment deletes the section on Display Cabinets in its entirety. The requirements and regulations dealing with Display Cabinets have instead been put into the individual sign regulations for each relevant zoning district so as to better follow the overall form and flow of the entire Unified Development Ordinance. The Display Cabinet regulations have been placed into the regulations related to the following specific zoning districts: CG, CA, IG, BP, IN, MD, QY, CL, and CD.

Proposed Amendment:

Page 5-85
20.05.082

20.05.082 SI-04 (Sign standards—Permanent display cabinets).

This sign standards section applies to the following zoning districts:

CL CG CA CD BP IN MD

- (a) ~~Permanent Display Cabinets. Permanent display cabinets shall be subject to the following standards:~~
- (1) ~~Zoning Districts. Permanent display cabinets shall not be permitted in any residential district.~~
 - (21) ~~Contents. Permanent display cabinets may incorporate interchangeable signage such as banners, flyers, posters, and menus.~~
 - (32) ~~Signage Allotment. Permanent display cabinets shall count toward the wall signage allotment of the use.~~
 - (43) ~~Sign Area. Individual display cabinets shall not exceed sixteen square feet in area per display, measured at the outer edge of the cabinet frame.~~
 - (54) ~~Height. A permanent display cabinet shall not exceed eight feet in height from ground level.~~
 - (65) ~~Frame. The permanent display cabinet shall be framed with wood, metal, or other durable material, and enclosed with a transparent cover.~~

Amendment #: UDO-008**Synopsis:**

This Amendment makes changes to the sign standards governing the nonresidential zoning areas of the City. Highlights of the changes include the following:

- Clarifying that lots with 500 square feet or more of public street frontage are only permitted 2 freestanding signs, the current language of the ordinance can be interpreted to allow for 3 freestanding signs, which was not the intent or how the ordinance is interpreted in practice;
- Deleting references to the term “nonresidential” and simply using the term “multi-tenant center”;
- Noting that square footage allowances for sign calculations shall not include any residential areas;
- Deleting references to “drive-through menu signs” and instead noting that if a structure has a drive-through, the structure shall be permitted one (1) additional sign at the entrance to each area connected to a drive-through lane; and
- Permitting additional temporary signs with a permit under certain conditions.

Proposed Amendment:

Page 5-86

20.05.083

20.05.0831 SI-054 (Sign standards—Nonresidential).

This sign standards section applies to the following zoning districts:

CG CA IG BP IN MD **DN**

- (a) Wall Signs. The following standards shall apply to wall signs for individual uses or tenants within a multi-tenant center:
- (1) Allotment.
 - (A) Individual Nonresidential Uses. The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary facade facing a public or private street.
 - (B) Multi-tenant Nonresidential Center. The cumulative square footage of all wall signs for any individual tenant shall not exceed one and one-half square feet per lineal foot of the tenant's facade width.
 - (C) Limits. No **property use** shall be limited to less than thirty square feet of wall signage and no use shall be permitted to exceed three hundred square feet of wall signage.
 - (2) Maximum Projection. Except an awning sign, no part of a wall sign shall project more than twelve inches from the wall or face of the building to which it is attached.
 - (3) Location. Wall signs for individual tenants within a multi-tenant nonresidential center shall be located on a wall of the tenant's lease space.

- (4) ~~Permanent Display Cabinets. Permanent display cabinets shall be permitted subject to the standards of Section 20.05.0821, SI-043 (Sign standards—Permanent display cabinets).~~
- (54) Multi-tenant Nonresidential Center Signs. Multi-tenant nonresidential centers shall be permitted a single wall sign advertising the center as a whole. Such wall signs shall not exceed twenty square feet in area, and shall not include any signage for individual tenants of the center.
- (b) Freestanding Signs. The following standards shall apply to all freestanding signs:
- (1) Number.
 - (A) Lots with thirty feet or less of public street frontage are not permitted any freestanding signs.
 - (B) Lots with greater than thirty feet and less than five hundred feet of frontage on a public street are permitted one freestanding sign.
 - (C) Lots with five hundred feet or more of public street frontage shall be permitted two ~~additional~~ freestanding signs.
 - (D) Where a lot has more than one public street frontage, each street frontage shall be regulated independently.
 - (E) In no case shall any lot have more than four freestanding signs.
 - (2) Area.
 - (A) Individual Nonresidential Uses.
 - (i) Freestanding signs on lots with greater than thirty feet and less than fifty feet of public street frontage shall not exceed twenty square feet in area per side.
 - (ii) Freestanding signs on lots with at least fifty feet and less than seventy-five feet of public street frontage shall not exceed thirty square feet in area per side.
 - (iii) Freestanding signs on lots with at least seventy-five feet of public street frontage shall not exceed forty-five square feet in area per side.
 - (iv) Where a lot has more than one public street frontage, each street frontage shall be regulated independently.
 - (B) Multi-tenant ~~Nonresidential~~ Centers.
 - (i) Freestanding signs for ~~nonresidential~~ centers with less than twenty thousand square feet of gross floor area are permitted a maximum sign area based on individual nonresidential use allotments listed in ~~the above~~ subsection (b)(2)(A), Individual Nonresidential Uses ~~above~~.
 - (ii) Freestanding signs for ~~nonresidential~~ centers with at least twenty thousand and less than thirty-five thousand square feet of gross floor area shall not exceed sixty square feet in area per side.
 - (iii) Freestanding signs for ~~nonresidential~~ centers with at least thirty-five thousand and less than fifty thousand square feet of gross floor area shall not exceed seventy-five square feet in area per side.

- (iv) Freestanding signs for ~~nonresidential~~ centers with at least fifty thousand square feet of gross floor area shall not exceed one hundred twenty-five square feet in area per side.
 - (v) Individual tenant panels shall not exceed thirty-six square feet in area.
 - (vi) Outlots that are not counted toward ~~multi-tenant nonresidential~~ center square footages shall be permitted freestanding signage based on individual nonresidential uses in the above subsection (b)(2)(A), Individual Nonresidential Uses ~~above~~.
 - (vii) Replacement or switch-out of individual tenant panels on a multi-tenant sign shall not require compliance of the entire freestanding sign.
 - (viii) In no instance shall the gross floor area calculations described in this subsection (b)(2)(B) include any square footage associated with a residential use.
- (3) Height.
- (A) For individual nonresidential uses and multi-tenant ~~nonresidential~~ centers of less than twenty thousand square feet of gross floor area, the maximum freestanding sign height shall be six feet.
 - (B) For multi-tenant ~~nonresidential~~ centers with at least twenty thousand square feet and less than fifty thousand square feet of gross floor area, the maximum freestanding sign height shall be eight feet.
 - (C) For ~~nonresidential~~ multi-tenant centers with at least fifty thousand square feet of gross floor area, the maximum sign height shall be fifteen feet.
 - (D) In no instance shall the gross floor area calculations described in this subsection (b)(3) include any square footage associated with a residential use.
- (4) Separation. Where a lot is permitted multiple freestanding signs, no two freestanding signs shall be within one hundred feet of each other, as measured along the public right-of-way.
- (5) Changeable Copy. A maximum of eighty percent of any freestanding sign may be dedicated to changeable copy.
- (c) Permanent Display Cabinets. Permanent display cabinets shall be subject to the following standards:
- (1) Contents. Permanent display cabinets may incorporate interchangeable signage such as banners, flyers, posters, and menus.
 - (2) Signage Allotment. Permanent display cabinets shall count toward the wall signage allotment of the use.
 - (3) Sign Area. Individual display cabinets shall not exceed sixteen square feet in area per display, measured at the outer edge of the cabinet frame.
 - (4) Height. A permanent display cabinet shall not exceed eight feet in height from ground level.

- (5) Frame. The permanent display cabinet shall be framed with wood, metal, or other durable material, and enclosed with a transparent cover.
- (e) ~~Drive-up Menu Signs Structures with a Drive-through. The following standards apply to drive-up menu signs~~ Structures with a drive-through shall be permitted one additional sign at the entrance to or each area connected to a drive-through lane, subject to the following standards:
- (1) Sign Area. ~~Drive-up menu signs~~ Signs shall not exceed thirty-six square feet in area and shall be single-sided.
 - (2) Height. ~~No part of a drive-up menu signs shall be more than~~ not exceed six feet above ground level.
 - (3) ~~Number. Two drive-up menu signs shall be permitted per drive-through lane.~~
- (d) Multifamily. ~~Complexes~~ Developments containing at least fifteen dwelling units shall be permitted one freestanding sign per development entrance, subject to the below-listed standards, and wall signage which shall not exceed twenty-four (24) square feet per development:
- (1) Freestanding Sign Area. The maximum sign area shall not exceed thirty-two square feet per side.
 - (2) Freestanding Sign Height. The maximum height shall not exceed six feet.
 - (3) Number. One sign is permitted per street frontage.
 - (4) ~~Wall Signage. No wall signage is permitted.~~
- (f) Temporary Signs. In addition to the temporary signs exempted under 20.05.079(f)(3) each property is allowed to display temporary signage with a temporary sign permit as follows:
- (1) Area. Temporary signs shall not exceed sixteen square feet in area per side.
 - (2) Height. Freestanding temporary signs shall not exceed six feet in height.
 - (3) Type. Temporary sign types shall be limited to printed banners or freestanding, portable signs.
 - (4) Lighting. External illumination of temporary signs is prohibited.
 - (5) Number.
 - (A) Individual nonresidential uses shall be permitted a maximum of three temporary signs.
 - (B) Multifamily structures with at least fifteen dwelling units shall be permitted a maximum of three temporary signs.
 - (C) Individual tenants within nonresidential centers shall be permitted a maximum of one temporary sign.
- (6) Display Periods. Temporary signs shall be permitted for the following durations:
- (A) Display of temporary signs shall be permitted for three periods of up to thirty days per period, per calendar year.
 - (B) All temporary signs shall receive a sign permit from the planning and transportation department prior to being displayed.

(C) The three temporary sign display periods provided in subsection (k)(5)(A) above may be combined.

Amendment #: UDO-009

Synopsis:

This Amendment makes changes to the sign standards governing the commercial limited zoning districts. Highlights include the following:

- Permitting wall signs on the rear and sides of buildings if the rear or side of the building faces a nonresidential structure;
- Permitting temporary signs with a permit under certain conditions; and
- Permitting sandwich board signs under certain conditions.

Proposed Amendment:

Page 5-87

20.05.084

20.05.0842 SI-064 (Sign standards—Commercial limited).

This ~~commercial~~ sign standards section applies to the following zoning districts:

CL

- (a) Wall Signs. The following standards apply to wall signs for individual uses ~~or tenants~~ within a multi-tenant center:
- (1) Allotment.
 - (A) Individual Nonresidential Uses. The cumulative square footage of all wall signs shall not exceed one square foot per lineal foot of primary structure that faces a public or private street.
 - (B) Multi-tenant ~~Nonresidential~~ Centers. The cumulative square footage of all wall signs for any individual ~~tenant~~ use shall not exceed one and one-half square feet per lineal foot of the ~~tenant's use's~~ facade width. For purposes of this section, only one facade of the building will be used to measure allotment with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.
 - (C) Limits. No property shall be limited to less than twenty square feet of wall signage and no use or tenant shall be permitted to exceed one hundred square feet of wall signage.
 - (2) Location. No wall signage shall be located on a side or rear building façade ~~facing a residential use~~.
 - (3) Maximum Projection. No part of a wall sign, other than an awning sign, shall protrude more than twelve inches from the wall or face of the building to which it is attached.
- (b) Freestanding Signs. The following standards apply to permanent freestanding signs:
- (1) Number. Lots with thirty feet or less of public street frontage shall not be permitted any freestanding signs. Lots with more than thirty feet of public street frontage on a single street are permitted a maximum of one freestanding sign.

- (2) Area. No freestanding sign shall exceed fifteen square feet in area per side.
 - (3) Height. No freestanding sign shall exceed four feet in height.
 - (4) Lighting. Internally-illuminated signs are prohibited.
- (c) Permanent Display Cabinets. Permanent display cabinets shall be subject to the following standards:
- (1) Contents. Permanent display cabinets may incorporate interchangeable signage such as banners, flyers, posters, and menus.
 - (2) Signage Allotment. Permanent display cabinets shall count toward the wall signage allotment of the use.
 - (3) Sign Area. Individual display cabinets shall not exceed sixteen square feet in area per display, measured at the outer edge of the cabinet frame.
 - (4) Height. A permanent display cabinet shall not exceed eight feet in height from ground level.
 - (5) Frame. The permanent display cabinet shall be framed with wood, metal, or other durable material, and enclosed with a transparent cover.
- (d) Temporary Signs. In addition to the temporary signs exempted under 20.05.079(f)(3) each property is also allowed to display temporary signage with a temporary sign permit as follows:
- (1) Area. Temporary signs shall not exceed sixteen square feet in area per side.
 - (2) Height. Freestanding temporary signs shall not exceed six feet in height.
 - (3) Type. Temporary sign types shall be limited to printed banners or freestanding, portable signs.
 - (4) Lighting. External illumination of temporary signs is prohibited.
 - (5) Number.
 - (A) Individual nonresidential uses shall be permitted a maximum of three temporary signs.
 - (B) Multifamily developments with at least fifteen units shall be permitted a maximum of three temporary signs.
 - (C) Individual tenants within nonresidential centers shall be permitted a maximum of one temporary sign.
 - (6) Display Periods. Temporary signs shall be permitted for the following durations:
 - (A) Display of temporary signs shall be permitted for three periods of up to thirty days per period, per calendar year.
 - (B) All temporary signs shall receive a sign permit from the planning and transportation department prior to being displayed.
 - (C) The three temporary sign display periods provided in subsection (k)(5)(A) above may be combined.
- (e) Electronic reader boards are not permitted in this zoning district.

- (f) Sandwich Board Signs. Properties immediately adjacent to a public sidewalk shall be permitted to place sandwich board signs in the public sidewalk provided the following criteria is met.
- (1) Number. Each property shall be permitted one (1) sandwich board sign. If a property contains more than one (1) tenant, additional sandwich board signs shall be permitted, provided the number of sandwich boards in front of a single property shall be limited in such a manner so as to ensure that no sandwich board sign shall be placed within eight (8) linear feet of another sandwich board sign, measured from the base of each sign.
 - (2) Design.
 - (A) Sign face area shall not exceed five (5) square feet per sign per face.
 - (B) Sign face width shall not exceed two (2) feet, nine inches (2'9") measured at the widest point of the sign face.
 - (C) Sign height shall not exceed four and one-half (4.5) feet measured from the ground to the top of the sign.
 - (D) Signs shall be truly portable and shall not be permanently affixed to any structure or sidewalk.
 - (3) Placement. Sandwich board signs shall meet the following placement criteria.
 - (A) Signs shall be placed only on sidewalks with a minimum width of seven (7) feet.
 - (B) Signs shall be removed from the public sidewalk at the end of each business day.
 - (C) Signs shall be located a maximum of two (2) feet from the building; or in the tree plot outside of the sidewalk.
 - (D) Signs shall be placed a minimum of forty-eight (48) inches from all obstructions within the sidewalk including newspaper boxes, outdoor tables and seating, trees and tree grates, bicycle racks, trash receptacles and any other item impeding pedestrian or wheelchair movement.
 - (E) Signs shall be placed a minimum of ten (10) feet from a building corner or pedestrian crosswalk.
 - (F) Sign placement shall meet all requirements of the ADA.
 - (G) Signs shall not be placed within the right-of-way of the B-Line Trail. Sandwich board signs for properties with frontage along the trail shall be placed within the setback between the building and the trail right-of-way.

Amendment #: UDO-0010

Synopsis:

This Amendment makes changes to the sign standards governing the commercial downtown zoning district. Highlights include the following:

- Permitting developments containing more than 2 units to be permitted wall signage which shall not exceed 24 square feet;
- Permitting additional temporary signs with a permit under certain conditions; and
- Permitting sandwich board signs.

Proposed Amendment:

Page 5-88

20.05.085

20.05.0853 SI-075 (Sign standards—Commercial downtown).

This ~~commercial~~ sign standards section applies to the following zoning districts:



- (a) Wall Signs. The following standards apply to wall signs for individual uses and tenants within a multi-tenant center:
- (1) Allotment.
 - (A) Individual Nonresidential Uses. The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary structure that faces a public or private street.
 - (B) Multi-tenant ~~Nonresidential~~ Centers.
 - (i) First Story. The cumulative ~~area~~ square footage of all permanent wall signs for an individual ~~tenant~~ use shall not exceed one and one-half square feet per lineal foot of the ~~tenant's~~ use's facade width for locations on the first floor. For purposes of this section, only one facade of the building will be used to measure allotment with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.
 - (ii) Upper Story Retail Uses. Retail uses located above the first story shall be permitted a wall sign allotment equal to fifty percent of the total allotment permitted for first story uses as provided in ~~the above~~ subsection (a)(1)(B)(i), First Story ~~above~~.
 - (iii) Upper Story Office Uses. Tenants without first story street frontage shall be permitted to display a maximum of four square feet of signage at the exterior entrance with the property owner's permission.
 - (iv) Center Signs. Multi-tenant ~~nonresidential~~ centers shall be permitted a single wall sign advertising the center as a whole. Such wall signs shall not exceed twenty square feet in area, and shall not include any signage for individual tenants of the center.

- (C) Multifamily. Developments containing more than two units shall be permitted wall signage which shall not cumulatively exceed twenty-four square feet.
- (D) Limits. No property shall be limited to less than twenty square feet of wall signage and no use or tenant shall exceed one hundred square feet of wall signage.
- (2) Location. Wall signs for individual tenants within a multi-tenant ~~nonresidential~~ center shall be located on the tenants lease space, except as regulated in the above subsection (a)(1)(B)(ii), Upper Story Retail Uses ~~above~~.
- (3) Maximum Projection. No part of a wall sign, other than a projecting sign or awning sign, shall project more than twelve inches from the wall or face of the building to which it is attached.
- (4) Projecting Signs. The following standards apply to projecting signs:
- (A) Maximum Projection. No part of a projecting sign shall protrude more than thirty-six inches from the wall or face of the building to which it is attached. Support structures between the building and the sign only shall be counted toward this allowance.
- (B) Location. Projecting signs shall be located adjacent to the tenant's lease space and shall be installed at least seven (7) feet above the pavement. ~~Projecting signs shall not extend into a public right-of-way unless approved by the board of public works.~~
- (C) Separation. A minimum separation of one hundred feet shall be provided between all projecting signs on the same building facade.
- (D) Number. A maximum of one projecting sign is permitted per tenant per street frontage.
- (E) Area. Projecting signs shall be limited to a maximum of twenty square feet in area.
- (F) Allotment. Projecting sign areas shall count toward overall wall sign allotment.
- (G) Prohibited Location. No projecting signs shall be located on buildings located within the courthouse square overlay district.
- (H) Wind Loadings. The applicant for a projecting sign shall provide information verifying that the building facade containing the projecting sign can tolerate wind loading.
- (I) Any property that utilizes a freestanding sign shall be prohibited from utilizing a projecting sign.
- (b) Freestanding Signs. The following standards apply to permanent freestanding signs.
- (1) B-Line Trail. The erection of freestanding signs shall be prohibited on any property frontage immediately adjacent to the B-Line Trail right-of-way.
- (2) Setback. No freestanding sign shall be allowed unless the primary structure on a lot is set back from the public right-of-way by a minimum of fifteen feet.
- (3) Number. Lots with thirty feet or less of public street frontage are not permitted any freestanding signs. Properties with more than thirty feet of public street frontage on a single street are permitted a maximum of one freestanding sign.

- (4) Sign Area. Freestanding signs shall not exceed fifteen square feet in area per side.
 - (5) Height. Freestanding signs shall not exceed four feet in height.
 - (6) Lighting. Internally-illuminated signs are prohibited.
 - (7) Changeable Copy. Changeable copy shall be prohibited as part of a freestanding sign.
- (c) Permanent Display Cabinets. Permanent display cabinets shall be subject to the following standards:
- (1) Contents. Permanent display cabinets may incorporate interchangeable signage such as banners, flyers, posters, and menus.
 - (2) Signage Allotment. Permanent display cabinets shall count toward the wall signage allotment of the use.
 - (3) Sign Area. Individual display cabinets shall not exceed sixteen square feet in area per display, measured at the outer edge of the cabinet frame.
 - (4) Height. A permanent display cabinet shall not exceed eight feet in height from ground level.
 - (5) Frame. The permanent display cabinet shall be framed with wood, metal, or other durable material, and enclosed with a transparent cover.
- (d) Temporary Signs. In addition to the temporary signs exempted under 20.05.079(f)(3) each property is also allowed to display temporary signage with a temporary sign permit as follows:
- (1) Area. Temporary signs shall not exceed sixteen square feet in area per side.
 - (2) Height. Freestanding temporary signs shall not exceed six feet in height.
 - (3) Type. Temporary sign types shall be limited to printed banners or freestanding, portable signs.
 - (4) Lighting. External illumination of temporary signs is prohibited.
 - (5) Number.
 - (A) Individual nonresidential uses shall be permitted a maximum of three temporary signs.
 - (B) Multifamily developments with at least fifteen units shall be permitted a maximum of three temporary signs.
 - (C) Individual tenants within nonresidential centers shall be permitted a maximum of one temporary sign.
 - (6) Display Periods. Temporary signs shall be permitted for the following durations:
 - (A) Display of temporary signs shall be permitted for three periods of up to thirty days per period, per calendar year.
 - (B) All temporary signs shall receive a sign permit from the planning and transportation department prior to being displayed.
 - (C) The three temporary sign display periods provided in subsection (k)(5)(A) above may be combined.

- (e) Sandwich Board Signs. Properties immediately adjacent to a public sidewalk shall be permitted to place sandwich board signs in the public sidewalk provided the following criteria is met.
- (1) Number. Each property shall be permitted one (1) sandwich board sign. If a property contains more than one (1) tenant, additional sandwich board signs shall be permitted, provided the number of sandwich boards in front of a single property shall be limited in such a manner so as to ensure that no sandwich board sign shall be placed within eight (8) linear feet of another sandwich board sign, measured from the base of each sign.
 - (2) Design.
 - (A) Sign face area shall not exceed five (5) square feet per sign per face.
 - (B) Sign face width shall not exceed two (2) feet, nine inches (2'9") measured at the widest point of the sign face.
 - (C) Sign height shall not exceed four and one-half (4.5) feet measured from the ground to the top of the sign.
 - (D) Signs shall be truly portable and shall not be permanently affixed to any structure or sidewalk.
 - (3) Placement. Sandwich board signs shall meet the following placement criteria.
 - (A) Signs shall be placed only on sidewalks with a minimum width of seven (7) feet.
 - (B) Signs shall be removed from the public sidewalk at the end of each business day.
 - (C) Signs shall be located a maximum of two (2) feet from the building; or in the tree plot outside of the sidewalk.
 - (D) Signs shall be placed a minimum of forty-eight (48) inches from all obstructions within the sidewalk including newspaper boxes, outdoor tables and seating, trees and tree grates, bicycle racks, trash receptacles and any other item impeding pedestrian or wheelchair movement.
 - (E) Signs shall be placed a minimum of ten (10) feet from a building corner or pedestrian crosswalk.
 - (F) Sign placement shall meet all requirements of the ADA.
 - (G) Signs shall not be placed within the right-of-way of the B-Line Trail. Sandwich board signs for properties with frontage along the trail shall be placed within the setback between the building and the trail right-of-way.

Amendment #: UDO-0011

Synopsis:

This Amendment deletes the allowance for sandwich board signs. The majority of the provisions outlined in this current section have been transferred into the sections that specifically deal with the Commercial Limited zoning district and the Commercial Downtown zoning district.

Proposed Amendment:

Page 5-89

20.05.086

20.05.086 SI-08 (Sign standards—Sandwich board signs).

This sandwich board sign standards section applies to the following zoning districts:



- ~~(a) Uses. Sandwich board signs shall be permitted only for nonresidential uses.~~
- ~~(b) Number. A maximum of one sandwich board sign per individual business shall be permitted.~~
- ~~(c) Sign Permit. The planning department shall not issue a sign permit for a sandwich board sign until the board of public works has granted permission for the sign to encroach on a public right of way.~~
- ~~(d) Design.~~
 - ~~(1) Area. Sign face area shall not exceed five square feet per sign face.~~
 - ~~(2) Width. Sign face width shall not exceed two feet, nine inches measured at the widest point of the sign face.~~
 - ~~(3) Height. Sign height shall not exceed four and one half feet measured from the ground to the top of the sign.~~
 - ~~(4) Ballast. A ballast, weighing a minimum of ten pounds and colored solid black, shall be installed at the base of a sandwich board sign to ensure stability in windy conditions.~~
 - ~~(5) Portability. Signs shall be truly portable and shall not be permanently affixed to any structure or sidewalk.~~
- ~~(e) Placement. Sandwich boards shall meet the following placement criteria:~~
 - ~~(1) Sidewalk Width. Signs shall be placed only on sidewalks with a minimum width of seven feet.~~
 - ~~(2) Removal. Signs shall be removed from the public right of way at the end of each business day.~~
 - ~~(3) Location. Signs shall be located according to the following standards:~~
 - ~~(A) No sandwich board sign shall be placed within ten linear feet of another sandwich board sign, measured from the base of each sign.~~

- ~~(B) Signs shall be located in the following portions of the sidewalk, to be determined by planning staff based on accessibility and safety standards including location and proximity of door ways, width of tree plot, maximum distance between pedestrian obstacles, location of cross walks, and other physical features of the location that affect accessibility and safety:
 - ~~(i) On the sidewalk a maximum of two feet from the advertised business's building;
or~~
 - ~~(ii) In the tree plot outside the sidewalk.~~~~
- ~~(C) Signs shall be placed a minimum of forty eight inches from all obstructions within the sidewalk right of way including newspaper boxes, outdoor tables/seating, trees and tree grates, bicycle racks, trash receptacles and any other item impeding pedestrian or wheelchair movement.~~
- ~~(D) Signs shall be placed a minimum of ten feet from a building corner or pedestrian crosswalk.~~
- ~~(4) ADA Compliance. Sign placement shall meet all Americans with Disabilities Act (ADA) requirements.~~
- ~~(5) B-Line Trail. Sandwich board signs shall not be placed within the right of way of the B-Line Trail. Sandwich board signs for properties with frontage along the trail shall be placed within the setback between the building and the trail right of way.~~
- ~~(f) Enforcement. More than two violations of the sandwich board sign standards in one calendar year shall result in the termination of the sign permit for the sandwich board and require removal of the sandwich board. A new sandwich board sign shall not be permitted for the business for a minimum of twelve months from the date of the sign permit revocation.~~

Amendment #: UDO-0012

Synopsis:

This Amendment deletes the allowance for a permanent sign in a community garden as these gardens will now be permitted to display one 1 ½ square foot sign, two 5 square foot temporary signs, and one additional 8 square foot temporary sign without needing a permit.

Proposed Amendment:

Page 5-91

20.05.092

20.05.092 Special conditions—Community garden.

This special conditions standards section applies to the following zoning districts:



(a) Community gardens shall be subject to the following requirements:

- (1) Retail sales shall be prohibited on the community garden site, except for the sale of produce grown in the community garden. Such sales shall be in compliance with Section 20.05.111(b), Farm Produce.
- (2) Structures utilized for the storage of gardening materials shall be permitted subject to the accessory structure requirements of this ordinance. The combined area of all structures shall not exceed fifteen percent of the community garden site lot area.
- (3) Hours of operation shall be restricted to between 5:00 a.m. and 11:00 p.m. daily. Community gardens shall adhere to the noise standards in Title 14 of the Bloomington Municipal Code.
- (4) On-site storage containers, compost bins, and other material storage areas shall be located in the rear building setback area, and shall be at least five feet from rear and side property lines. Trash shall be removed from the community garden site at least once a week.
- (5) Cultivated areas shall not encroach onto adjacent properties.
- (6) The community garden site shall be maintained free of high grass in compliance with Title 6 of the Bloomington Municipal Code.
- (7) Any community garden site with a lot area greater than fifteen thousand square feet shall provide one on-site parking space per two thousand square feet of lot area above fifteen thousand square feet.
- ~~(8) One permanent sign shall be permitted. Such sign shall be limited to four square feet in area per side and four feet in height.~~

Amendment #: UDO-0013

Synopsis:

This Amendment deletes references to temporary signs in the temporary use section of the Unified Development Ordinance and instead directs people to the temporary sign regulations identified throughout the sign standards of the Unified Development Ordinance.

Proposed Amendment:

Page 5-96

20.05.110

20.05.110 TU-01 (Temporary uses and structures—General).

This temporary use/structure standards section applies to the following zoning districts:



- (a) Permit Required. All temporary uses shall require a Temporary Use Permit unless specified otherwise in this title.
- (b) Exemptions:
 - (1) Garage sales, religious tent meetings, nonprofit events and political rallies, provided they meet the following standards:
 - (A) The event is allowed for a maximum of seven consecutive days;
 - (B) No property shall hold more than three such events in a single calendar year; and
 - (C) The hours of operation of such events shall be limited to between the hours of 7:00 a.m. and 11:00 p.m.
 - (2) Temporary structures used for collection of donation items by a non-profit organization, provided they are displayed for a maximum of ninety days.
- (c) Termination and Removal. Temporary uses shall be terminated and removed at the end of the event period.
- (d) Required Parking. Temporary uses shall not displace required parking for any existing use or block any existing drives.
- (e) Off-street Parking. Adequate off-street parking is required for each temporary use in accordance with the parking standards of this chapter.
- (f) Public Rights-of-way. Temporary uses shall be arranged so that vehicles do not block a public right-of-way.
- (g) Contractor's Offices, Equipment Storage and Portable Lavatories. Contractor's offices, equipment storage and portable lavatories are permitted on or adjacent to construction sites subject to following conditions:
 - (1) The use is for the length of the construction activity. All temporary facilities shall be removed upon completion of construction.

- (2) The structures shall not contain sleeping or cooking facilities.
- (3) Portable lavatories shall be located as to minimize impacts to adjacent residential uses.
- (h) Real Estate Sales and Model Homes. Real estate sales and model homes are permitted in any zoning district on the site of the development for which the sales are taking place. They are permitted to remain on the site of the development until all home sites within the development are sold.
- (i) Signs. Temporary uses shall be permitted to display signs subject to ~~the following standards:~~
 - (1) ~~Temporary uses shall also be subject to additional applicable sign standards in this chapter.~~
 - (2) ~~Maximum Number.~~
 - (A) ~~One freestanding temporary sign;~~
 - (B) ~~One banner type sign.~~
 - (3) ~~Maximum Sign Area.~~
 - (A) ~~Freestanding temporary sign: twenty four square feet per side.~~
 - (B) ~~Banner type sign: thirty square feet. Banners shall be placed on the structure, and shall not be freestanding.~~
 - (4) ~~Sign Permit. A separate sign permit is not required for temporary uses.~~

Amendment #: UDO-0014

Synopsis:

This Amendment specifically prohibits the installation of signs in any easement established or required by the Unified Development Ordinance, unless the sign is erected on order of a public official. Easements included in this amendment are: sanitary sewer easements; waterline easements; drainage easements; utility easements; pedestrian easements; transit facility easements; karst easements; tree preservation easements; tree conservation easements; and conservancy easements.

Proposed Amendment:

Page 7-7
20.07.070

20.07.070 EA-01 (Easement standards).

This easement standards section **applies** to the following types of development:

SU CS TD CI

- (a) General. All proposed plats submitted for approval under the provisions of Chapter 20.06, Subdivision Regulations shall allocate sufficient easement areas for features including, but not limited to drainage, utilities, tree preservation, environmental conservation, pedestrian access, vehicular access, and transit facilities, wherever necessary. All easements and corresponding utility location plans shall be approved prior to the approval of the plat. For features required to be in an easement but not required to be within common area, maintenance shall generally be the responsibility of the lot owner, except as expressly provided otherwise in this title or in the development approval. A grant of authority to the city to enter upon an easement for purposes of inspection, maintenance and/or repair of a feature within the easement shall not be construed as relieving the owner or owners of such responsibility. A facilities plan shall also be provided in accordance with Section 20.07.090, FC-01 (Facilities plan standards).
- (b) Recording of Easements. All necessary easements shall be clearly identified on final plats and shall be recorded per processes as defined within Chapter 20.09, Processes, Permits and Fees of the Unified Development Ordinance and shall include a definition consistent with subsection (e), Easement Types, of this section.
- (c) Existing Easements. All proposed plats shall clearly identify all existing easements on the property, including dimensions, bearings, and recorded instrument numbers.
- (d) Environmental Features. All areas that are determined not to be developable per Chapter 20.05, EN (Environmental Standards) shall be placed within preservation/conservation easements on the plat.
- (e) Easement Types. Unless specifically defined on an approved plat or by condition of plat approval, the following requirements shall apply to these easements:
 - (1) Sanitary Sewer Easement.

- (A) Shall allow the city utilities department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.
 - (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the city utilities department in conjunction with the preliminary plat. Upon written permission from the city utilities department, encroachments may be permitted after the recording of the final plat.
 - (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, ~~signs~~, and light fixtures, shall not be located within sanitary sewer easements.
 - (D) Grading activity shall be prohibited within sanitary sewer easements without written permission from the city utilities department.
 - (E) Signs shall not be located within sanitary sewer easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) and is further authorized by the city.
- (2) Waterline Easement.
- (A) Shall allow the city utilities department exclusive access for installation, maintenance, repair, or removal of potable water facilities.
 - (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the city utilities department in conjunction with the preliminary plat. Upon written permission from the city utilities department, encroachments may be permitted after the recording of the final plat.
 - (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, ~~signs~~, and light fixtures, shall not be located within waterline easements.
 - (D) Grading activity shall be prohibited within waterline easements without written permission from the city utilities department.
 - (E) Signs shall not be located within waterline easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.
- (3) Drainage Easement.
- (A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
 - (B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
 - (C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
 - (D) Shall be enforceable by the city utilities department and by owners of properties that are adversely affected by conditions within the easement.
 - (E) Shall allow the city utilities department to enter upon the easement for the purpose of maintenance, to charge the costs of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.
 - (F) Signs shall not be located within drainage easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.

(4) Utility Easement.

- (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.
- (B) Prohibits the placement of any unauthorized obstruction within the easement area.
- (C) Signs shall not be located within utility easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.

(5) Pedestrian Easement.

- (A) Grants the general public the right to access the pedestrian easement for purposes of walking, running, bicycling, skating, or utilizing certain classes of nonmotorized vehicles.
- (B) Grants the city the right to construct, alter, repair, maintain, or remove improvements within the easement area.
- (C) Prohibits the placement of any obstruction within the pedestrian easement.
- (D) Signs shall not be located within pedestrian easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.

(6) Transit Facility Easement.

- (A) Grants the public transit authority the right to construct, alter, repair, maintain, or remove structures to be used for awaiting, boarding, or exiting public transportation.
- (B) Grants the general public the right to utilize the transit facility easement for the purposes of awaiting, boarding, or exiting public transportation.
- (C) Prohibits anyone other than the public transportation authority from placing any structures within the transit facility easement.
- (D) Signs shall not be located within transit facility easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.

(7) Karst Conservancy Easement.

- (A) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area. Mowing is allowed within the easement area.
- (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the planning and transportation department.
- (C) Grants the city the right to enter the property to inspect the easement and alter or repair the karst feature.
- (D) All Karst Conservancy Easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred feet, and each public sign shall be a maximum of one and one-half

square feet in area. A minimum of one public sign is required, regardless of easement size.

- (E) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
- (F) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the planning and transportation department is required prior to any proposed restoration.
- (G) Signs shall not be located within karst conservancy easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.

(8) Tree Preservation Easement.

- (A) Prohibits the removal of any tree over six inches dbh within the easement area.
- (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the planning and transportation department.
- (C) All tree preservation easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one public sign is required, regardless of easement size.
- (D) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the planning and transportation department is required prior to any proposed restoration.
- (E) Signs shall not be located within tree preservation easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.

(9) Tree Conservation Easement.

- (A) Prohibits the removal of any tree and the placement of a fence within the easement area.
- (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the planning and transportation department.
- (C) All tree conservation easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one public sign is required, regardless of easement size.
- (D) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the planning and transportation department is required prior to any proposed restoration.
- (E) Signs shall not be located within tree conservation easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.

(10) Conservancy Easement.

- (A) Prohibits any land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement area.
 - (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal exotic invasive species, only after first obtaining written approval from the planning and transportation department.
 - (C) All conservancy easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one public sign is required, regardless of easement size.
 - (D) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the planning and transportation department is required prior to any proposed restoration.
 - (E) Signs shall not be located within conservancy easements unless the sign is a public sign authorized by Section 20.05.079(g)(1) or is further authorized by the city.
- (11) Other. Other easements may be required by the plan commission to preserve features or functions unique to a given property and shall be defined on the recorded plat.

Amendment #: UDO-0015

Synopsis:

This Amendment clarifies that it is a “public sign”, which is defined in a later amendment that is required to be installed at the terminus of a stub street.

Proposed Amendment:

Page 7-18

20.07.160

20.07.160 SR-01 (Street and right-of-way standards).

This street and right-of-way standards section applies to the following types of development:

SU CS TD CI

- (a) General. All developments submitted for subdivision approval shall allocate adequate areas for new streets in conformity with the Unified Development Ordinance and master thoroughfare plan.
- (b) Private Streets. Unless waived by the plan commission and the board of public works, private streets are not permitted. All proposed streets shall have right-of-way dedicated as indicated on the master thoroughfare plan.
- (c) Street Design Principles.
 - (1) General Street Layout. Streets shall be laid out on the parent tract:
 - (A) In an orderly and logical manner;
 - (B) To provide connectivity to adjacent parcels;
 - (C) To provide pedestrian and vehicular safety; and
 - (D) To provide reasonably direct access to the primary circulation system.
 - (2) Topographical Consideration. Streets shall be adjusted to the contour of the land so as to minimize cutting and filling activity on natural terrain.
 - (3) Design Speed. The maximum design speed for streets shall be in accordance with AASHTO and city planning and transportation department requirements.
 - (4) Connectivity. All developments shall provide stub streets to connect to adjacent properties.
 - (A) Where the development abuts undeveloped land, the final number and location of stub streets shall be determined by the plan commission.
 - (B) Where the development abuts land that has established stub streets, built or platted, the petitioner shall design the street system to connect to those stub streets.
 - (5) Stub Streets. Stub streets shall be constructed at the same time the other streets are built within the development.
 - (A) Temporary turnaround areas which can be surfaced with asphalt, concrete, permeable pavers or crushed stone may be required to provide safe turnaround for emergency

vehicles. Such areas shall be located within dedicated street rights-of-way and shall be removed when stub streets are further extended.

- (B) A permanent public sign shall be installed at the terminus of the stub street stating clearly that the street will connect to future development.

Amendment #: UDO-0016

Synopsis:

This Amendment clarifies that a “street sign” is considered a “public sign”, with a “public sign” being defined by a later amendment.

Proposed Amendment:

Page 7-22

20.07.190

20.07.190 SS-01 (Street sign standards—Residential, commercial and industrial).

This street sign standards section applies to the following types of development:

SU CS TD CI

- (a) General. Each street within a residential, commercial, or industrial development shall have the minimum number of public signs necessary to:
 - (1) Provide a safe environment for drivers and pedestrians; and
 - (2) Provide an information system for visitors to efficiently find a certain street, address, or development amenity.
- (b) City's Responsibilities. The city shall be responsible for disseminating specifications for the installation of all public safety related street signs for streets, including, but not limited to: speed limit signs, stop signs, yield signs and street name signs. The city's engineering policies and nationally recognized engineering standards shall be used to determine the type, size, height and location of each of these public signs required for any development.
- (c) Petitioner's Responsibilities.
 - (1) Public Safety Related Street Signs. The petitioner shall be required to install public safety related street signs prior to any street being opened to public. These public signs shall be installed in the location and to the height determined by the city planning and transportation department.
 - (2) Street Name Signs. The petitioner shall install a minimum of one street name public sign at each street intersection within the subdivision and on all perimeter intersections. At least one public sign shall be set on the most conspicuous corner of the intersections, at a point approximately six inches from the sidewalk intersection (on the street side).
 - (3) Temporary Street Name Signs. The petitioner shall install temporary street name public signs for any streets open to the public during construction. Such public signs shall meet the location requirements specified for street name public signs in the above subsection (a)(2), Street Name Signs above. Temporary street name public signs shall be removed when permanent street name public signs are installed.

Amendment #: UDO-0017**Synopsis:**

This Amendment adds new definitions to the list of defined words, deletes some of the already defined words and then also amends some of the already defined words.

- New defined words include:
 - § Condominium, which means “the same as the word is defined by Indiana Code Article 32-25”;
 - § Mixed use structure, which means “a structure that contains more than one use or more than one tenant”; and
 - § Public sign, which means “a sign erected by or on the order of a public officer in the performance of a public duty, such as signs to promote safety, no trespassing, or traffic signs; signs to indicate traffic stops; memorial plaques; or signs of historic interest.
- Defined words proposed for deletion include:
 - § Awing sign;
 - § Directional sign;
 - § Drive-up menu sign;
 - § Externally illuminated sign;
 - § Internally illuminated sign;
 - § Not-for-profit sign;
 - § Outdoor advertising; and
 - § Political sign.
- Modified defined words include the following:
 - § Temporary sign, modified to include the following language: “it is a sign that is not permanently anchored or secured to a building and not having supports or braces permanently secured to the ground”; and
 - § Window sign, modified so that the frame is the defined boundary and not individual window panes.

Proposed Amendment:

Page 11-2
20.11.020

20.11.020 Defined Words.

“Condominium” means the same as the word is defined by Indiana Code Article 32-25, entitled “Condominiums”.

“Mixed tenant center” means a structure that contains more than one use or more than one tenant.

~~"Nonprofit event" means a type of activity conducted exclusively for the purpose of providing the community or its members with a service or facility, with no part of its net income to the benefit of any shareholder or individual.~~

~~Sign, Awning. "Awning sign" means a sign attached to or incorporated into an awning.~~

~~Sign, Banner. "Banner sign" means a sign with characters, letters, illustrations, or ornamentations applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing.~~

~~Sign, Changeable Copy. "Changeable copy sign" means a sign which displays words, lines, logos, or symbols which can be easily changed to provide different information without altering the face or surface of such sign.~~

~~Sign, Directional. "Directional sign" means any on-premise sign that displays information regarding parking areas or assisting in the flow of pedestrian or vehicular traffic such as enter, exit, and one-way.~~

~~Sign, Drive up Menu. "Drive up menu sign" means a permanently mounted sign displaying the bill of fare for a drive-through restaurant. These types of signs are not counted as freestanding signs.~~

~~Sign, Electronic Reader Board. "Electronic reader board sign" means a sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means.~~

~~"Sign, externally illuminated" means a sign that is illuminated by an external source of light intentionally directed upon the sign face.~~

~~"Sign, internally illuminated" means a sign whose light source is either located in the interior of the sign so that the light goes through the face of the sign, or which is attached to the face of the sign and is perceived as a design element of the sign.~~

~~Sign, Not for profit. "Not for profit sign" means a temporary sign promoting an event organized by or benefiting a not for profit entity.~~

~~Sign, Outdoor Advertising. See "Sign, Off-premise."~~

~~Sign, Off premise. A sign advertising a use, facility service, or product that is not located, sold, or manufactured on the same premises as the sign.~~

~~Sign, Permanent Display Cabinet. "Permanent display cabinet sign" means a cabinet constructed of durable materials and intended to display signage within, for the duration of time that the use or occupant is located on the premises.~~

~~Sign, Political. "Political sign" means a temporary sign advertising or stating a political position that is not considered obscene.~~

Sign, Public. "Public sign" means an sign erected by or on the order of a public officer in the performance of a public duty, such as signs to promote safety, no trespassing, or traffic signs; signs to indicate transit stops; memorial plaques; or signs of historic interest.

Sign, Temporary. "Temporary sign" means any on-premise sign that is not permanently anchored or secured to a building and not having supports or braces permanently secured to the ground, including but not limited to: banners, pennants, or advertising displays including portable signs that are intended to be displayed for a limited time period.

Sign, Window. "Window sign" means any sign or advertising device affixed to the interior or exterior of a window or placed immediately behind a window pane frame so as to be seen from persons outside the building.

Amendment #: UDO-018

Synopsis:

This Amendment deletes the section on Temporary Signs in its entirety. The requirements and regulations dealing with Temporary Signs that require sign permits have instead been put into the individual sign regulations for each relevant zoning district so as to better follow the overall form and flow of the entire Unified Development Ordinance.

Proposed Amendment:

Page 5-84

20.05.080

~~20.05.080 SI-02 (Sign standards—Temporary signs).~~

~~This sign standards section applies to the following zoning districts:~~



~~(a) Nonresidential Uses and Multifamily Complexes. Conforming nonresidential uses and multifamily complexes with at least fifteen dwelling units are permitted to display temporary signage as follows:~~

- ~~(1) Area. Temporary signs shall not exceed sixteen square feet in area per side.~~
- ~~(2) Height. Freestanding temporary signs shall not exceed six feet in height above the ground.~~
- ~~(3) Type. Temporary sign types shall be limited to printed banners or freestanding, portable signs.~~
- ~~(4) Lighting. External illumination of temporary signs shall be prohibited.~~
- ~~(5) Number.

 - ~~(A) Individual nonresidential uses shall be permitted a maximum of three temporary signs.~~
 - ~~(B) Multifamily complexes with at least fifteen units shall be permitted a maximum of three temporary signs.~~
 - ~~(C) Individual tenants within nonresidential centers shall be permitted a maximum of one temporary sign.~~~~
- ~~(6) Display Periods. Temporary signs shall be permitted for the following durations:

 - ~~(A) Display of temporary signs shall be permitted for three periods of up to thirty days per period, per calendar year.~~
 - ~~(B) All temporary signs shall receive a sign permit from the planning and transportation department prior to being displayed.~~
 - ~~(C) The three temporary sign display periods provided in subsection (k)(5)(A) above may be combined, provided that a separate permit is obtained for each display period.~~~~

~~(7) Grand Opening Events.~~

~~(A) New businesses, including multifamily complexes of fifteen units or greater, shall be permitted a single grand opening event sign display during which the number, type and size of temporary signs shall not be limited.~~

~~(B) Grand opening event sign displays shall not exceed thirty consecutive days, and shall count as one (1) of the permitted display periods as described in subsection (a)(5)(A) above.~~

~~(b) Nonresidential Uses in Residential Districts. Temporary signs are not permitted for home occupations and legal nonconforming uses in residential districts.~~

~~(c) Temporary Retail Uses. Temporary signage for approved temporary retail uses, such as seasonal sales, shall be subject to the requirements of Section 20.05.110(i).~~

**BLOOMINGTON PLAN COMMISSION
STAFF REPORT
Location: 1909 W. 3rd Street**

**CASE #: SP-1-16
DATE: March 7, 2016**

PETITIONER: Three Guys Funding, LLC
1428 E. 3rd Street, Bloomington

CONSULTANTS: Bynum Fanyo & Associates, Inc.
528 North Walnut Street, Bloomington

Weber Group, Inc.
5233 Progress Way, Sellersburg

REQUEST: The petitioners are requesting site plan approval of three commercial buildings totaling approximately 18,500 square feet on a 2.93 acre site.

BACKGROUND:

Area:	2.93 acres
Current Zoning:	CA
GPP Designation:	Community Activity Center
Existing Land Use:	Vacant/Wooded
Proposed Land Use:	Commercial
Surrounding Uses:	North – Vacant/Commercial West – Residential (partially outside city limits) East – Commercial South – Vacant/Residential (Sunset Hill, outside city limits)

Changes Since February Meeting:

The site plan has been changed to address some of the issues discussed at the February Plan Commission meeting. Those items are listed below, with further description in the staff report where necessary.

1. The traffic circle was removed and the fountain water feature was moved south, into the plaza area.
2. The site was redesigned around the billboard, in order to leave it undisturbed.
3. Landscaping was redesigned to incorporate more greenspace and less permeable pavers.

The outer rim of a sinkhole was discovered on the site late in the review period before the last Plan Commission meeting. The petitioners have filed a variance to allow development in the karst feature and the required karst conservancy easement located on the southwest portion of the parcel. Further discussion of the sinkhole is below in the staff report.

STAFF REPORT: The property is located at 1909 W. 3rd Street and is zoned Commercial Arterial (CA). Surrounding land uses include vacant land and

business/professional offices to the north across 3rd Street, single family residences to the west and south, and commercial to the east. The property is vacant except for a billboard at the northeast corner. There are some trees on the site, but no wooded areas that would require preservation. The property largely drains to the east, falling roughly 20 feet from the northwest to the east, and ultimately draining to a sinkhole located to the southeast of the property. The outer edge of a second large karst feature is located in the southwest portion of the parcel.

The petitioners propose to develop this property with three commercial structures and associated parking and access driveways. The petition site is part of a larger property holding and proposal that contains two additional properties outside of the city limits. The proposed site plan includes two one-story buildings fronting on 3rd Street, with approximate sizes of 2,000 square feet and 2,400 square feet. Each building is designed with its own drive-through capable parking lot, though only the design for the western building has an optional drive-thru window. A larger third building is proposed roughly 270 feet south of 3rd Street, with a plaza and fountain water feature separating it from the drive aisles. Per the petitioners' statement, this structure will contain 4,500 square feet for a new Mother Bear's location and two additional lease spaces of 5,000 square feet each. The petitioners propose to use the existing driveway location on 3rd Street for access, as well as a second access onto Cory Lane through an adjacent parcel that is outside of the city limits. All truck traffic will use the Cory Lane entrance. The entire proposal will contain a total of 215 parking spaces, with the majority to be located on a second parcel outside of city limits, directly to the south of the petition site. There are 42 parking spaces proposed to be located on the petition site. A roughly 402 foot long retaining wall is proposed to begin in the northeast corner of the property by jogging around the existing billboard and run south near the eastern property line. At its tallest, the wall is 16 feet tall.

SITE PLAN ISSUES:

Parking: The Unified Development Ordinance does not require any parking for a commercial development of this type. Instead it specifies a maximum parking space regulation. However, the two parcels outside of the city limits are not held to the UDO parking standard and therefore contain no maximum parking space total. Each of the smaller northern buildings will have its own small parking lot. Per the UDO maximum parking standard, the maximum number of parking spaces allowed for a multi-tenant nonresidential center is 1 space per 250 square feet of ground floor area. The proposed development has 18,900 square feet of ground floor area, allowing for a maximum of 75 parking spaces. The petitioners propose a total of 215 parking spaces, with 45 being located on the City petition site, and the remaining 170 spaces on the two parcels outside of city limits.

Landscaping/Bufferyard: The petitioners have submitted a revised landscape plan to meet all of the UDO landscaping requirements, which includes interior site landscaping, parking lot landscaping, street trees and bufferyard landscaping.

Permeable paver use has been limited to areas that would otherwise be asphalt parking.

Billboard: There is a legal non-conforming billboard located at the northeast corner of the petition site. The billboard is owned by a third party. The site plan has been amended to avoid any grading disturbance at the billboard location, and the retaining wall has also been adjusted to avoid the billboard. Adjacent to the billboard, the retaining wall will be a maximum of 8.5 feet high at the southern end of the billboard. At this time, it appears that the billboard cannot be removed until the current lease contract expires. The presence of the billboard prohibits any other free-standing signs for the site.

Architecture/Design: All three buildings appear to meet the architectural standards of the UDO. The site meets the letter of the UDO by including the two small buildings along the 3rd Street frontage, with associated parking behind those buildings.

Access: This property will be accessed through one existing driveway cut on 3rd Street and one new commercial driveway cut on Cory Lane, which will connect to the site through a parcel outside of the city limits. Each driveway cut meets the width maximum requirements determined by its road classification in the Thoroughfare Plan. The main driveways that traverse the site range in size from 24 feet wide to over 45 feet wide in places. Much of the designed width is caused by delivery truck needs. The traffic circle was removed and the entrance drives now meet at a "T" intersection.

Environmental Preservation: The site currently contains some areas with a scattering of trees and very little understory. The site does not contain any defined wooded areas that require preservation. The petitioner proposes to preserve 5 trees along 3rd Street. A tree wall has been included to protect an existing tree on the property in the northwest portion of the petition site.

There is a large karst feature in the southeast corner of the parking lot parcel to the south of the petition site. The petitioners have planned a buffer around the feature to meet the applicable Monroe County Zoning Ordinance requirements.

Karst Feature: A 5,070 square foot portion of the southwest corner of the site is within an 11.17 acre sinkhole that is primarily located to the west of Cory Lane. The last closed contour of the sinkhole is the 852 foot elevation contour. 7 residences, 5 commercial structures, and 2 roads are currently located partially or entirely within the 852 foot elevation contour. The UDO requires a 25 foot Karst Conservancy Easement (KCE) outside of the last closed contour. There is an additional requirement of a 10 foot building setback from the KCE. The site plan proposes development within the KCE and within the last closed contour of the sinkhole.

A variance was received in 2005 by another property within the same sinkhole that established the 838 foot elevation contour as the no land disturbance limit in the sinkhole on that site and a subdivision in which it is located. The 841 foot elevation contour was established as the limit inside of which no net loss in storage area for the sinkhole could occur. The 845 foot contour was established as the lowest elevation allowed for building pads. The lowest elevation contour in the sinkhole on the petition site is the 848 foot elevation contour, three feet higher than the lowest building pad limit required of the other site in 2005. The petitioners have filed a variance for development in the KCE and the last closed contour of the sinkhole.

The single family homes along Cory Lane and the southern part of this development site are not located in the city limits and are subject to the Monroe County karst protection regulations. The county requires a 50' setback from the flooding limits of large sinkholes, not a setback from the last closed contour. While the County has not finished review of this issue, City staff estimates that most of these lots would not be subject to any karst protection regulations related to the 11.17 acre sinkhole.

Staff finds the large size of the sinkhole, the 250 foot distance from this property to the flooding limit established in 2005, the presence of 12 buildings and two roads in the sinkhole, and the conflicting County and City regulations to constitute a peculiar condition and practical difficulty in development of the property. Staff will recommend approval of the variance to the Board of Zoning Appeals.

Impervious Surface Coverage: The site plan has been revised to increase landscaped areas and decrease the amount of pervious pavers used. The site plan meets the maximum impervious surface coverage requirement of 60%, through a combination of green space and permeable pavers. Proposed impervious surface coverage is 60.0%. Total impervious area on the site has increased from 75,872 square feet to 76,550 square feet, an increase of 678 square feet. Approximately 10,832 square feet of permeable pavers have been removed from the site plan. Previously, 25.1% of the pervious area on the site was covered in permeable pavers. Now, only 3.2% of the pervious area is covered in permeable pavers. Permeable pavers are used in the northeast parking lot only. The remainder of the permeable portions of the site are greenspace. The petitioner will submit to the City of Bloomington Utilities a maintenance plan for care of the permeable pavers.

Pedestrian Facilities/Alternative Transportation: Sidewalk exists along 3rd Street on the northern frontage of the project. Although not directly on the petition site, the petitioners are also proposing sidewalk to be added along the Cory Lane frontage of the larger proposal. Both Cory Lane and 3rd Street are connected to the remainder of the site with 5-foot wide sidewalks. There will also be direct pedestrian access to each of the northern buildings from 3rd Street. The majority of the site also contains 5-foot sidewalks to allow for interior circulation of pedestrians. However, the large parking lot outside of city limits does not appear to have any pedestrian connection to the larger development.

The main building has a large plaza that has been redesigned for better pedestrian access to the fountain water feature.

Bicycle parking is proposed at each of the three buildings and meets UDO requirements. No additional Bloomington Transit facilities are required with the development.

There is a Bloomington Transit bus stop on the south side of 3rd Street in front of the property immediately west of the petition site, as well as a stop in that same general location on the north side of 3rd Street.

Utilities: Water and sewer service is shown on the site plan connecting to existing

mains north of the property. Utility plans have been submitted and are under review by City Utilities. Stormwater detention for the petition site and one of the parcels outside of the city limits will be handled through a bioretention area on the Cory Lane parcel, an underground detention system, and pervious pavers, all draining to the detention feature in the northeast portion of the petition site. Some stormwater will also be diverted to a smaller detention facility in the southeast portion of the site. Final acceptance and approval from City Utilities is needed before the issuance of a grading permit.

Neighbor Concerns: An adjacent neighbor expressed concern about an existing tree on the property line with the petition site, and the petitioners added a tree wall to protect that tree. A separate neighbor requested a privacy fence. The petitioners have opted for buffer landscaping, as opposed to the fence. Neither the fence nor the additional proposed landscaping are required by the UDO.

ENVIRONMENTAL COMMISSION RECOMMENDATIONS: The Bloomington Environmental Commission has made 3 recommendations concerning this development.

1.) The site plan shall comply with all karst protection standards in the UDO.

Staff Response: The petitioners have applied for a development standards variance to develop in the SCE and within the last closed contour. The petition will be heard by the Board of Zoning Appeals later this month.

2.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.

Staff Response: Although not required by the UDO, staff encourages the petitioner to incorporate as many green building practices as possible.

3.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.

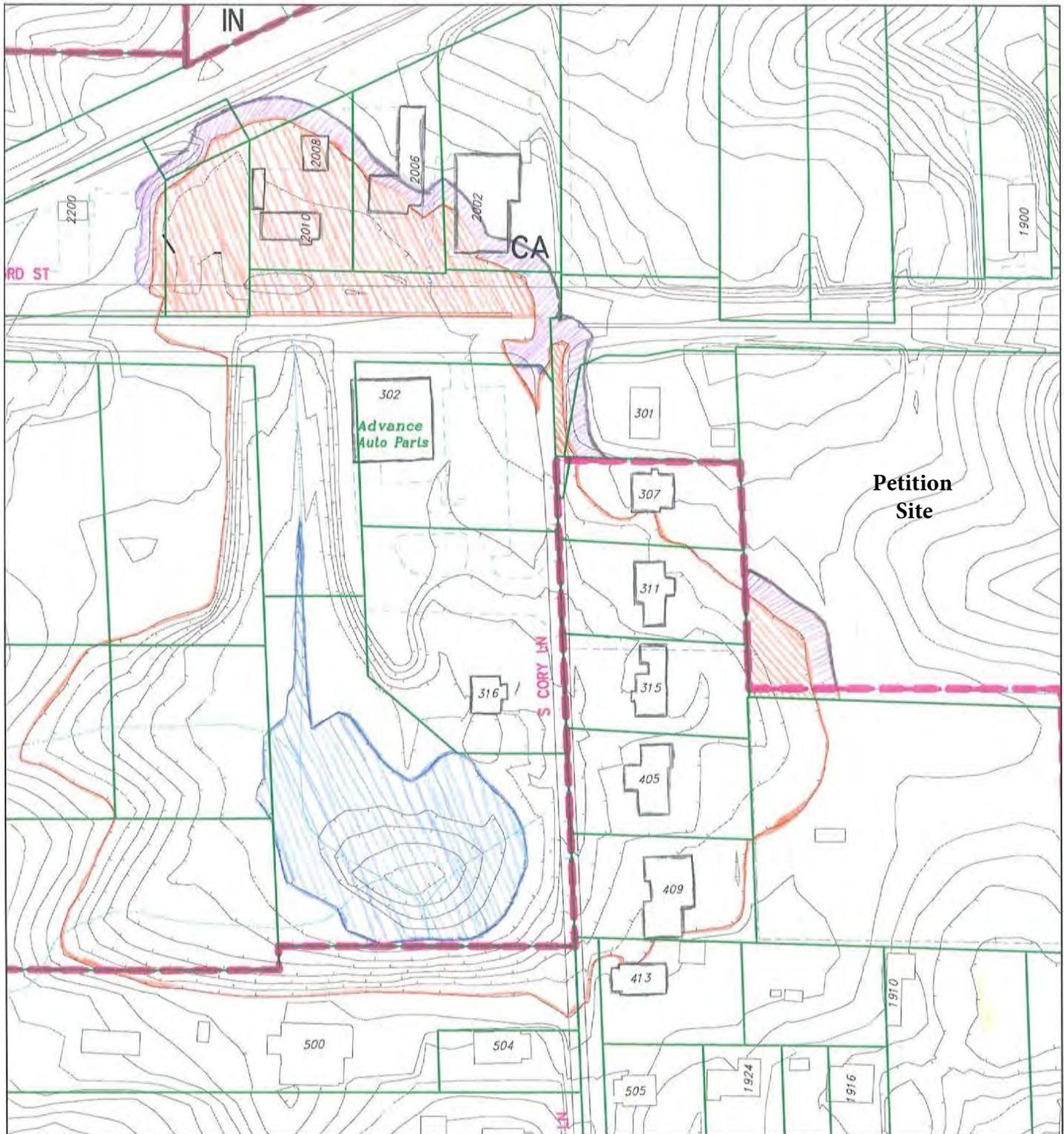
Staff Response: Although not required by the UDO, staff encourages the petitioner to include recycling on the project. Per the petitioners' representative, cardboard recycling has been included.

CONCLUSION: This petition involves development of 2.93 acres of a larger 5.71 acre proposal, with frontage on 3rd Street and Cory Lane. Various staff and Plan Commission concerns from the February meeting have been addressed, including reduction in the amount of pavement used for drive aisles on the entirety of the site with the removal of the traffic circle; uncertainty of the future of the billboard with the redesign of the grading and retaining wall; and inclusion of more green space by using less permeable pavers in those areas that can be landscaped. While staff anticipates that some Plan Commission members may still take issue with the fact that the main building is proposed on the rear of the property, the smaller buildings to the front ensure the site plan meets front

parking setback requirements. The only UDO regulation not met by the current design is the development in the KCE and last closed contour of the sinkhole in the southwest corner of the site, which will be reviewed by the Board of Zoning Appeals later this month.

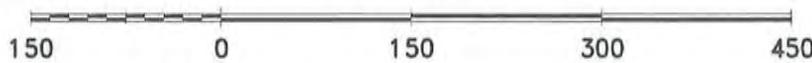
RECOMMENDATION: Staff recommends approval of the site plan based on the findings of fact and subject to the following condition:

1. Site plan approval is contingent on approval of a variance from the Board of Zoning Appeals for development within the Karst Conservancy Easement and the last closed contour of the karst feature on the southwest portion of the site.
2. At least one of the front buildings must be built at the same time as the main building to satisfy parking setback requirements.
3. No freestanding signage is allowed on the site until the billboard is removed.



-  - No disturbance area within last closed contour
-  - No disturbance area within 838' elevation contour
-  - No disturbance area within 25' Karst Conservancy Easement

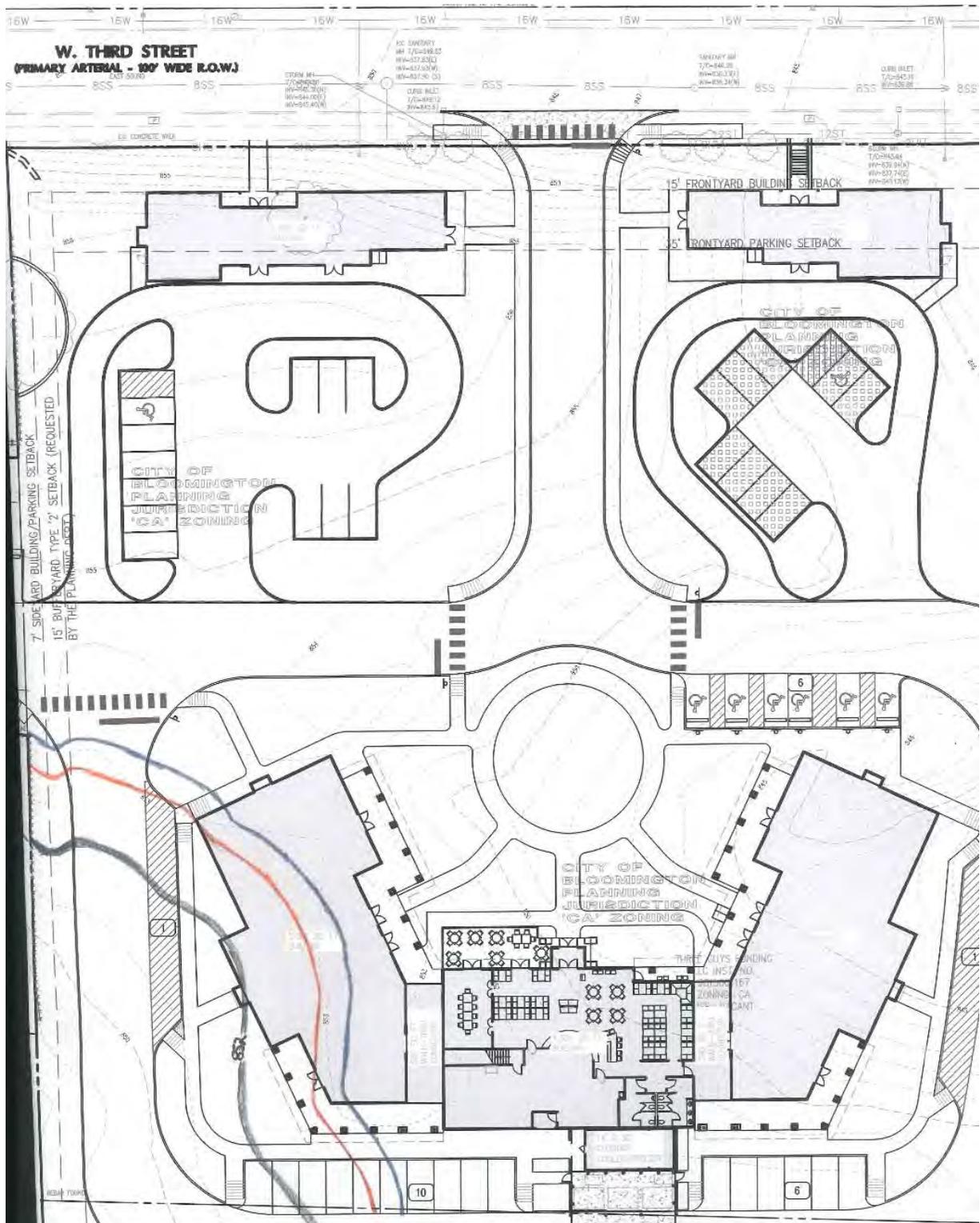
By: scanlanj
3 Mar 16



City of Bloomington
Planning & Transportation



Scale: 1" = 150'



- Grey line - Last closed contour, 852 foot contour elevation line
- Red line - 25 foot Sinkhole Conservancy Easement line
- Blue line - 10 foot building setback line

MEMORANDUM

Date: February 24, 2016

To: Bloomington Plan Commission

From: Bloomington Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Subject: SP-1-16, Mother Bear's Pizza Commercial Site, Three Guys Funding
1909 West 3rd Street

The purpose of this memo is to convey our environmental concerns and recommendations with the hope that action will be taken to improve the environmental integrity of this proposed plan. The request is for a Board of Zoning Appeals recommendation for a Variance to the Environmental Standards; Karst Geology (20.05.042), and a Site Plan approval for three commercial buildings within the CA zoning district.

The EC is opposed to this environmental-protection variance, and believes that the cumulative effect of encroachment is deleterious to the karst system, and earlier precedence does not justify further damage. In other words, previous sinkhole filling does not justify further sinkhole filling.

Part of this site lies within one of Bloomington's largest known sinkholes. For this particular development design to be built, a variance from our Bloomington Municipal Code (BMC) would need to be granted, and our publically-vetted karst regulations would be disregarded. If the developer set aside the Karst Conservation Easement (KCE) on just the main city parcel, there would still be about 2.5 acres left to develop.

There have been past encroachments into this sinkhole on adjacent properties, some of which were executed prior to city prohibitions, carried out illegally, or granted a legitimate variance by the city. There were karst preservation variances granted to Swifty in 2015 for work done on existing fill that had been in place for a very long time, and to Advanced Auto in 2005 to fill a large section of the sinkhole for development of the store; and an after-the-fact variance to Don Cowden Enterprises in 2004 for fill that was placed in the sinkhole without a variance.

The sinkhole that extends onto this property covers about ten (10) acres. This is depicted clearly on aerial photographs from 1939 viewed in three dimensions with a stereo zoom transfer scope, on the U.S.G.S. 7.5 topographic map Bloomington Quadrangle from 1956, and the City of Bloomington geographic information system (GIS). Although this information makes the fact that this is a sinkhole indisputable, the EC confirmed it through eight (8) additional sources in 2004.

Past dye-trace results show that this sinkhole is a direct, stormwater conduit to Stoney Springs

East, which is adjacent to, and flows immediately into Twin Lakes City Park. In one study of this sinkhole-spring system, the dye traveled from the sinkhole to the spring the quickest of all the dye traces performed in the study area. This indicates a direct route that performs the least amount of filtration of the underground streams in this study area.

This sinkhole is not unusual in its breadth or depth. It has survived as one of the larger ones left within the municipal boundaries; however, to the west and the north of this site are sinkholes more than twice its size, and still within the municipal boundary. This sinkhole is surrounded by additional sinkholes and springs of all sizes, and is part of a vast underground system. The main *swallow hole grouping is located near the far southwestern side of the sinkhole.

***swallow hole:** A place where water disappears underground in a limestone region. A swallow hole generally implies water loss in a closed depression or blind valley.

swallet: (British) A place where water disappears underground in a limestone region. Swallet may refer to water loss into alluvium at a streambed, even though there is no depression.

A number of years ago, the EC penned several memorandums to both the BZA and the Plan Commission attempting to dissuade them from allowing fill and development in this sinkhole. This attempt failed and variances were granted. As further background to describe the EC's rationale, those old memos are attached for your reference.

ISSUES OF CODE COMPLIANCE

1.) KARST GEOLOGY

The Bloomington Municipal Code, Title 20.05.042 Environmental Standards; Karst Geology, states that no land-disturbing activity, permanent or temporary structures, or the placement of any fill material shall be allowed within a KCE (Karst Conservancy Easement). Also, stormwater discharge into a karst feature shall not be increased over its pre-development rate. In addition, such discharge into a karst feature shall not be substantially reduced from pre-development conditions.

The karst feature is defined as the last closed contour of the sinkhole and is about 852 ft. above sea level. A twenty five (25) foot KCE buffer and a 10 foot building setback, as described in the BMC, would be measured horizontally from there. The EC believes that these protective regulations should be followed, and no variance to skirt them should be granted.

ISSUES OF SOUND ENVIRONMENTAL DESIGN

1.) GREEN BUILDING & SITE DESIGN

The Petitioner has not committed to any "green building" features. The EC recommends that green building practices be employed at this site, thus we offer some specific recommendations that include the following three actions.

- a. Use locally-sourced, real limestone or sandstone instead of cast concrete or concrete blocks on

the facade of the building. Concrete building materials carry a very large environmental footprint, and are not produced here in our backyard like limestone is. Using locally-produced and sourced materials ensures a smaller environmental footprint and enhances the community sense of the facility.

- b. Use roofing material that is not simply white, but also contains reflective material. A white roof should have a minimum initial Solar Reflective Index of 0.65, and an aged index of 0.55. It should be overlaid with a reflective coating or covered with a white, granulated cap sheet.
- c. Install solar photovoltaic cells to reduce the use of greenhouse-gas emitting pollutants.

Green building and environmental stewardship are of utmost importance to the people of Bloomington and sustainable features are consistent with the spirit of the Unified Development Ordinance (UDO). Additionally, they are supported by Bloomington's overall commitment to sustainability and its green building initiative (<http://Bloomington.in.gov/greenbuild>). Sustainable building practices are explicitly called for by the Mayors' Climate Protection Agreement signed by former Mayor Kruzan; by City Council Resolution 06-05 supporting the Kyoto Protocol and reduction of our community's greenhouse gas emissions; by City Council Resolution 06-07, which recognizes and calls for planning for peak oil; and by a report from the Bloomington Peak Oil Task Force, *Redefining Prosperity: Energy Descent and Community Resilience Report*.

2.) RECYCLING

The EC recommends that space be allocated for recyclable-materials collection, which will reduce the facilities' carbon footprint and promote healthy indoor and outdoor environments. Recycling has become an important norm that has many benefits in energy and resource conservation. Recycling is thus an important contributor to Bloomington's environmental quality and sustainability and is expected in a 21st-century structure.

EC RECOMMENDATIONS

- 1.) The site plan shall comply with all karst protection standards in the UDO.
- 2.) The Petitioner should apply green building and site design practices to create a high performance, low-carbon footprint structure.
- 3.) The Petitioner should provide space for recyclable materials to be stored for collection, and a recycling contractor to pick it up.

MEMORANDUM

TO: City of Bloomington Board of Zoning Appeals

FROM: Environmental Commission

THROUGH: Linda Thompson, Senior Environmental Planner

DATE: January 14, 2005

SUBJECT: V- 55 - 04 Third St. & Cory Lane Sinkhole

This memorandum contains environmental information and recommendations regarding a variance from the Bloomington Municipal Code, 20.06.05.02 Standards for Sites Having Environmental Constraints -Karst Terrain, Wetlands, Steep Slopes, Water Resources. The Bloomington Environmental Commission (EC) has reviewed the petition and has the following comments and recommendations that should be considered prior to a decision on the variance. The comments that are italicized behind the symbol “►” are the EC’s highest priorities.

Site Description:

The site of about ten (10) acres lies within a single sinkhole. This is depicted clearly on aerial photographs from 1939 viewed in three dimensions with a stereo zoom transfer scope, and on the U.S.G.S. 7.5 topographic map Bloomington Quadrangle from 1956. (See attachment 1). Although this information makes the fact that this is a sinkhole indisputable, the EC confirmed it through an independent, world-renowned karst consultant, P.E. LeMoreaux, and the Indiana Geological Survey.

Past dye-trace results show that this sinkhole is a direct, stormwater conduit to Stoney Springs East, adjacent to Twin Lakes City Park. In fact, in one study of this sinkhole-spring system, the dye traveled from the sinkhole to the spring the quickest of all the dye traces performed in the study area. (See attachment 2). From “A Karst Groundwater Study To Delineate The Quarry Spring Basin Groundwaters Near The Lemon Lane Landfill, West-Central Bloomington, Indiana” James Fitch, Jr., 1994). This indicates a direct route that performs the least amount of filtration of the underground streams in this study area.

The Third and Cory sinkhole is not unusual in its breadth or depth. It is one of the larger ones within the municipal boundaries. However, to the west and the north of this site are sinkholes more than twice its size, and still within the municipal boundary. This sinkhole is surrounded by additional sinkholes and springs of all sizes, and is part of a vast underground system.

Environmental Concerns and Recommendations:

A.) The EC recommends denial of the variance for many reasons. The following outlines the main reasons.

1. ► *The overwhelming reason for recommending denial of this variance is that the petition is in direct conflict with the City's Zoning Ordinance (ZO) because the site lies, both horizontally and vertically, within a sinkhole (small exception on far west side). By allowing one developer to disregard the ZO sets the precedence for anyone else to as well. The Bloomington Municipal Code (BMC) clearly states under 20.06.05.02 (d) Environmental Review Plan for Karst Terrain (C);*

"For non-residentially zoned areas, any land disturbing activity, including the construction of buildings or pavements over, or within a minimum of twenty-five feet from the last closed contour line of a surface karst feature is prohibited. The last closed contour line will be defined as shown on the City of Bloomington's Geographic Information System (GIS)."

This ordinance was promulgated Oct.4, 2001. The EC is uncertain why or how the ordinance was previously disregarded and on Jan. 31, 2003 a Certificate of Zoning Compliance (application # C02-358, grading –Engineering # C02-GRD-021) was issued by the City. Subsequently, most of the northern portion of the sinkhole was filled. The EC finds no justification to continue this behavior, and believes it would be irresponsible of them to agree with approval of this proposal.

2. ► *Of high concern to the EC is that in 2003 the Planning staff decided not to follow the ZO, and create a new criterion for this sinkhole and the variance without any public input. This was a large policy issue. The EC had no knowledge of it, therefore had no input on this action at the time. Because this creates the impression of impropriety, the EC would like some assurance that this will not be repeated.*

3. ► *The EC believes that there is no way to avoid an unwanted precedent for filling in other sinkholes if this after-the-fact variance is granted.*

4. ► *Although the land owner has already filled part of the sinkhole, the current after-fill contour lines show that the site is still below and within the 25 ft. buffer of the last closed contour (between 850' and 860' amsl). Therefore, regardless of the fill, the plan still does not comply with the ZO with respect to karst features. The EC believes that because the ordinance became effective before both the grading permit and this variance were requested, there is no justification for considering a denial of this variance a "taking" of property.*

5.► *The BMC Zoning Ordinance (20.06.05.02) also states that an Environmental Review Plan for Karst Terrain shall be submitted. Included in the Plan shall be "A comprehensive report by a geotechnical consultant or professional engineer..." The EC*

believes that neither the geotechnical report nor the Plan was comprehensive enough to make a scientific decision on the validity of building inside a sinkhole. (See attachment 3). At the least, there still needs to be geophysical research completed to prove that the area around the swallow hole and the proposed detention pond will be able to hold water and have the structural integrity to hold all the added weight. The EC bases this belief on the vast experience of the Commissioners, reports compiled by other consulting companies that specialize in karst issues, and the fact that three other swallow holes currently exist on the property.

6. ► *The EC is very uncomfortable with the plan that the City buy and assume responsibility for the detention pond, the swallow hole, and the water quality in a karst system, for a private developer.*

7. ► *The EC believes that the most recent plan submitted is too vague to make a recommendation on. There is no current grading plan: it appears that some lots are too small for development and water quality BMPs; and there is no information on the size and effectiveness of the “biofiltration islands” depicted.*

8. ► *The EC believes that allowing this one-time ZO change will not meet the City’s ZO, but the County’s as well. At least two rules have been disregarded. The first is filling in a sinkhole. The second is eliminating the buffer zone than the County.*

9. ► *The EC requests proof, via the petitioner, from EPA that this swallow hole is not classified as a class V injection well. It also requests proof that the site does not need a 401 Certification from IDEM.*

10. The EC has concerns about the lack of environmental protection measures proposed for the subdivision plan and one site plan. However, because this meeting is intended to address only the zoning variance, the EC will not elaborate on these shortfalls.

MEMORANDUM

TO: City of Bloomington Plan Commission

FROM: Environmental Commission

THROUGH: Linda Thompson, Senior Environmental Planner

DATE: 4 April 2005

SUBJECT: SP-25-04 Advanced Auto Parts, and Don Cowden Enterprises
Third St. & Cory Lane

This memorandum contains environmental information and recommendations regarding a subdivision request from one petitioner, and a site plan request from a second petitioner. The Bloomington Environmental Commission (EC) has reviewed these two petitions and has the following comments and recommendations that should be taken into account prior to approval of the requests.

Site Description:

The site of about ten (10) acres lies within a single sinkhole. This is depicted clearly on aerial photographs from 1939 viewed in three dimensions with a stereo zoom transfer scope, on the U.S.G.S. 7.5 topographic map Bloomington Quadrangle from 1956, and the City of Bloomington geographic information system (GIS). Although this information makes the fact that this is a sinkhole indisputable, the EC confirmed it through eight (8) additional sources.

Past dye-trace results show that this sinkhole is a direct, stormwater conduit to Stoney Springs East, which is adjacent to, and flows immediately into Twin Lakes City Park. In one study of this sinkhole-spring system, the dye traveled from the sinkhole to the spring the quickest of all the dye traces performed in the study area. This indicates a direct route that performs the least amount of filtration of the underground streams in this study area.

The Third and Cory sinkhole is not unusual in its breadth or depth. It has survived as one of the larger ones left within the municipal boundaries; however, to the west and the north of this site are sinkholes more than twice its size, and still within the municipal boundary. This sinkhole is surrounded by additional sinkholes and springs of all sizes, and is part of a vast underground system.

The main *swallow hole grouping is located near the far southern side of the sinkhole. At the opposite side, near Third Street, and also on the east side behind the southernmost house are two additional groupings of swallow holes. Those on the east side of the site still have not been addressed by the petitioner.

The last closed contour of the sinkhole is about 852 ft. above sea level. A twenty five (25) foot

sinkhole buffer, as described in the Bloomington Municipal Code would be measured horizontally from there.

***swallow hole:** A place where water disappears underground in a limestone region. A swallow hole generally implies water loss in a closed depression or blind valley.

swallet: (British) A place where water disappears underground in a limestone region. Swallet may refer to water loss into alluvium at a streambed, even though there is no depression.

Environmental Concerns and Recommendations:

1. A twenty-five (25) foot sinkhole buffer should be required even though a variance for filling in a sinkhole was granted by the BZA. The twenty five (25) feet should be measured from the 842 ft. contour line, which is the 100-year flood elevation calculated for the sinkhole.
2. Although the EC believes that only lots 1, 2, and 4 should be built upon, they feel strongly that lots five (5) and seven (7) are too small for development and proper protection of the swallow hole. The EC recommends that lots five and seven remain undeveloped.
3. The EC recommends that no additional fill be allowed in this sinkhole. Most of the sinkhole was filled prior to obtaining a proper zoning variance, and the EC sees no justification in continuing to fill an important sinkhole.
4. The EC believes there should be a quality geophysical study to determine if lot three (3) will structurally hold a detention pond. Two (2) soil borings does not constitute a comprehensive geophysical study of a sinkhole.
5. Although the petitioner for Advanced Auto has agreed to use all native plant material, which functions better than exotic plants for filtering and erosion control, the EC would like a condition of approval for the subdivision to include a restriction to native plants also.
6. The EC recommends past water quality data from Stoney Springs be located by the petitioner to use as a baseline for water quality prior to additional land disturbing activities. If no such data can be found, the petitioner shall collect baseline water quality data. Using a set schedule of at least quarterly, the petitioner shall monitor the water emitting from Stoney Springs to evaluate the impact of development within the sinkhole and the karst water system.
7. The petitioner should construct and maintain **maximum and redundant** soil erosion control measures on the site as a condition of approval.
8. The EC recommends no City Grading permit is issued until the DNR Rule 5 permit is issued. Although this is an IDEM/DNR regulation, if the sediment basins or their locations are not approved by DNR, the site plan will have to be modified. Strict erosion control measures are necessary at this site because of so much fill that has no record of any compaction.

MEMORANDUM

To: City of Bloomington Plan Commission

From: Environmental Commission

Through: Linda Thompson, Senior Environmental Planner

Date: 2 May 2005

Subject: SP-25-04 Advanced Auto Parts, and Don Cowden Enterprises
Third St. & Cory Lane

The Bloomington Environmental Commission (EC) reviewed this dual petition and still strongly holds the opinion that this sinkhole should not have been filled in for development. However, because this opinion has been over ridden, the EC has narrowed its recommendations down to the following list. The EC asks that these recommendations be included as conditions of approval, if the Planning Commission decides to approve any part of the proposal.

Much information about why the EC believes it was a poor decision for the City to bypass several sections of its own ordinance to allow this sinkhole to be filled has already been given to the Planning Commission, Board of Zoning Appeals (BZA), Planning Department, and the Mayor. The EC is particularly disturbed that neither it nor the public was consulted for four full years while this development has been under consideration, during which time significant decisions have been made potentially to the detriment of our community's environmental health. The EC will not repeat all of the past issues in this memorandum, but has included some of them as an attachment for public information. However, a few quick chronological facts are as follows:

1. - 1994-1995 Mr. Cowden buys property.

2. - May 1, 1995(old) Zoning ordinance adopted, which states "...construction of buildings or pavements over, or within twenty-five ft. of a surface karst feature shall be avoided to the maximum extent possible".

3. - March 14 2001 Mr. Cowden is issued a grading permit. (**180 days = about September 14, 2001)

4. - Oct. 4, 2001 Mayor signed into law the current karst ordinance. "For non-residentially zoned areas, any land disturbing activity, including the construction of buildings or pavements over, or within a minimum of twenty-five feet from the last closed contour line of a surface karst feature is prohibited. The last closed contour line will be defined as shown on the City of Bloomington's Geographic Information System (GIS).

**Also in ZO 20.06.05.03 I, Siltation and Erosion, Permits: "Duration. Permits shall be valid

for a period of one hundred eighty days, or run concurrently with the building permit or other construction authorizations, whichever is longer”.

5. - June 26, 2002 A Request for Additional Information from Planning was sent. “Approval from Plan Commission and /or BZA is required”. “Per BMC 20.06.05.03 (E) (6), this grading permit shall not be approved in advance of Plan Commission approval for commercial site plan on this property”. (Oct.4 2001 ord.)

6. - July 12, 2002 Planning sends letter to Mr. Cowden stating the original permit has expired. Therefore “staff has determined that the proposed land disturbing activity does not comply with BMC 20.06.05.02 (D) (2) (C) as amended 10/4/01”.

7. - Nov. 14, 2002 Letter from Smith Neubecker to Planning stating Mr. Cowden wanted to fill the site and requests a grading permit. Says using 100 yr. storm, the sinkhole would be filled to 837 ft. Requested they use 838 ft.

8. - Jan. 31, 2003 Certificate of Zoning Compliance issued by Planning.

9. - Feb 3, 2003 Grading Permit issued by Engineering Dept. (2 dates given; April 23, 2003).

10. - Jan 20, 2005 BZA grants an after-the-fact variance to Cowden to fill in a sinkhole. This was the only opportunity for public comment.

Recommendations:

1. One of the remaining questions about this petition is the appropriate number of lots for this parcel. An after-the-fact variance to fill the sinkhole has already been granted by the BZA; therefore, that is not negotiable and even more fill is allowed to be added, and surely will be. Additional fill is not in question. The question becomes one of appropriate density of buildings and parking lots within the sinkhole. This can probably be controlled by the number of lots the site is divided into.

The EC believes that the south end of the parcel, closest to the swallow hole, should not be built upon. It can concede only to development of the northernmost end of the sinkhole, adjacent to Third Street. Therefore, the EC recommends the subdivision be configured differently. One reasonable option is to subdivide it into four (4) lots that better protect the swallow hole. A possible lot configuration is as follows:

- lots 4 and 5 combined into one lot,
- lot 3 remains as is, and sold to the City as planned,
- lot 2 remain as is,
- lots 1,6,7, and 8 be combined into one lot, and the road that extends to the south be eliminated.

This way, the developer can continue to have a place to bring excess dirt from other developments, sell business lots along Third Street, and still protect the swallow hole and sinkhole as much as possible.

2. The EC recommends creating a tree conservancy on the forested parts of the property. The conservancy should extend from Third Street on the west side of the parcel, southward to the south end of the property, then follow the southern boundary to the east property line. The width of the conservancy should follow the drip line of the trees. There is a clear community consensus, expressed in the GPP, to preserve and even expand tree cover in Bloomington. This part of the parcel presents an ideal opportunity for quality green space preservation.

3. The petitioner has agreed to implement a partial twenty-five (25) foot protective buffer around the 838 ft. contour line. The EC recommends the use of the 841 ft. contour line, which is the 100-year flood elevation calculated for the swallow hole by the petitioner. The EC further recommends that the buffer be implemented around the entire flood-elevation contour, not just the spots where it is convenient.

4. The EC recommends that water quality data from Stoney Springs be collected as a baseline prior to additional land disturbing activities, and that water quality be monitored during and after development. Without knowing what the current water quality is, and with no future monitoring to compare to it, there is no way to judge the outcome of development in a sinkhole and learn from our experiences for future policy making. When the petitioner creates a list of parameters intended to be measured during each sampling event, the parameters should be approved by the EC. The petitioner should set up a monitoring schedule of at least semi-annually (spring and fall), until the subdivision is built out completely, then annually for the first three years after build out is complete. Additional monitoring should be required of the City during and after Third Street improvements take place.

If the Planning Commission is unwilling to require monitoring as a condition of approval, the City should agree to monitor the water itself. If the City is going to take ownership of a stormwater management structure that captures runoff from private developments and Third Street, and sends the stormwater into a sinkhole that is known to lead to a City park, then it is reasonable that the City should be monitoring the quality in order to be accountable and responsible to the public and to the environment.

5. The EC recommends that the petitioner research the old clay tile that flows from offsite, apparently from the kennel adjacent to the property, directly into the swallow hole. The effluent from this pipe visually looks like soap and hair. Before the City buys lot 3 and takes responsibility for the water quality of the sinkhole, this pollution source should be remedied by the current landowner.

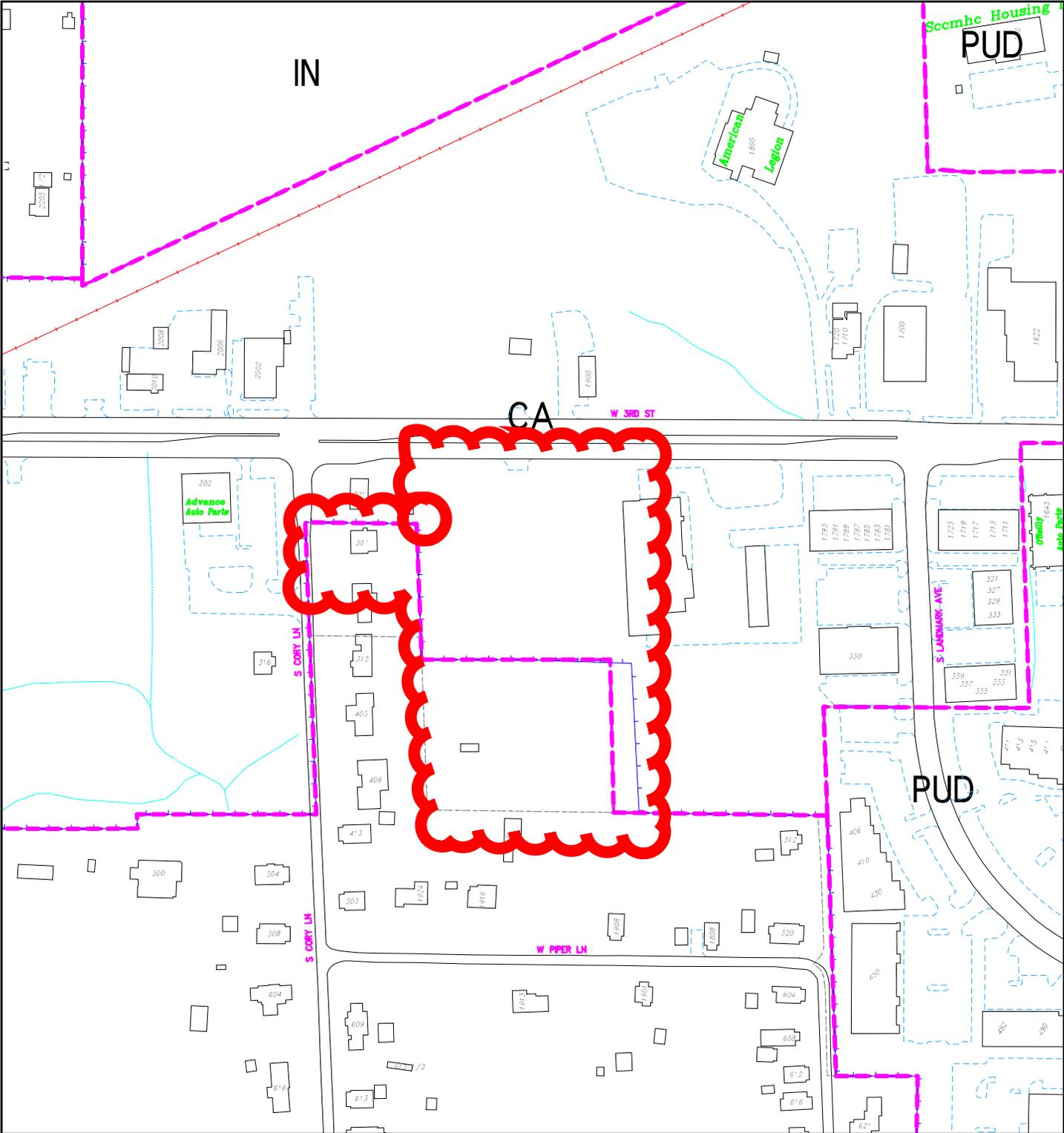
6. The EC recommends that Advanced Auto route the surface water exiting their biofiltration island, to the upslope end of the water quality basins (nearest Third Street). Routing the water through the entire filtration process is necessary to ensure adequate filtration of the stormwater runoff. The petitioner for the majority of the site has agreed to maximum and redundant BMPS, and the EC believes this corner (albeit a separate petitioner) is no exception.

7. Advanced Auto has not shown a catchment swale similar to that on the west side of the site that diverts any stormwater that overflows from the bio filtration island to the head of the constructed filtration basins (detention), such that it can be filtered. The building pad on lot 4 is higher than the one on the proposed lot 5, so it is not apparent how this can be achieved. The EC recommends the grading on lot 4 be modified to include a swale that can traverse from the south end of lot 5 all the way to Third Street, then empty into the constructed detention basin to capture overflow stormwater.

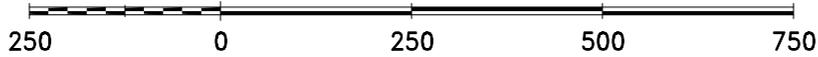
8. Although the petitioner for Advanced Auto has agreed to use all native plant material for their landscaping, the EC recommends that the entire subdivision should also be required to use all native plants for future landscaping, and for the slopes that will be created adjacent to the swallow hole and the water quality basins.

9. The EC recommends that the petitioner construct and maintain maximum and redundant soil erosion control measures on the site. The petitioner verbally agreed to this request, but no plans have been submitted.

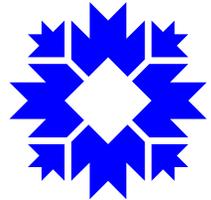
10. The EC recommends no City Grading permit is issued until the DNR Rule 5 permit is issued. Although this is an IDEM/DNR regulation, if the sediment basins or their locations are not approved by DNR, the site plan will have to be modified. Strict erosion control measures are necessary at this site because of so much fill that has no record of any compaction. The petitioner has verbally agreed to this request.



By: roachja
23 Dec 15

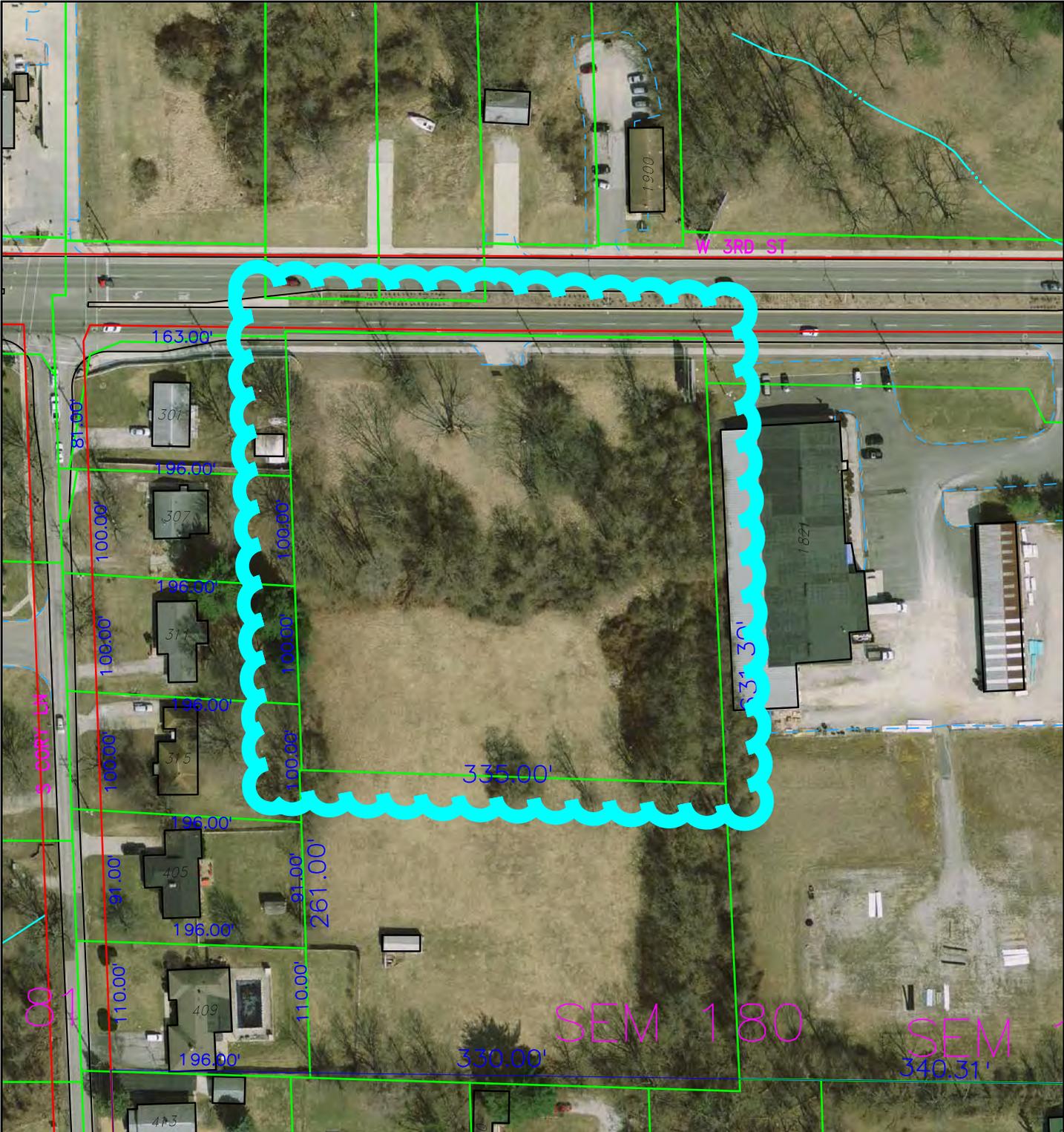


City of Bloomington
Planning & Transportation

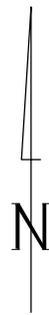
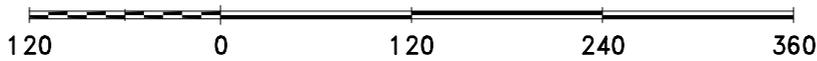


Scale: 1" = 250'

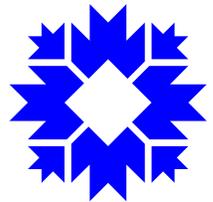
For reference only; map information NOT warranted.



By: roachja
23 Dec 15



City of Bloomington
Planning & Transportation



Scale: 1" = 120'

For reference only; map information NOT warranted.



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
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December 23, 2015

Jackie Scanlan
City of Bloomington Planning Department
401 N. Morton Street
Bloomington, Indiana 47404

RE: Mother Bear's Pizza New Commercial Site
Final Plan Approval Petitioner's Statement

Jackie Scanlan or To Whom It May Concern:

Our client, Three Guys Funding, LLC., respectfully request final plan approval for the referenced project and to be placed on the next Plan Commission agenda for the plan to be approved by the Plan Commission members.

Project Narrative:

The proposed development at 1909 West 3rd Street and 307 S. Cory Lane consists of the removal of one existing single family residential house at 307 S. Cory Lane along with developing 4 new structures for purposes of commercial development. The commercial applications include a new Mother Bears Pizza restaurant that will be the center of the large central proposed structure containing approx.. 4,500 sq. ft.. In addition, 4 other commercial spaces will be built; 2 on the wings of the large central structure (5,000 sq. ft. each) and 2 structures at the north end of the lot (2,000 sq. ft. each). This proposed development will also contain 199 parking spaces for the large central structure's 3 commercial applications including Mother Bears. The 2 northern buildings will propose 10 parking spaces each. There is a 380' long wall proposed along the eastern edge of the property to contain all drainage within our property and keep the proposed site at reasonable grading patterns. The total project site is 5.50 acres (2.93 area in City of Bloomington's planning jurisdiction). The entire site is within the City's 'CA' zoning boundary.

This proposed development is proposing no planning requirement variances and plan to adhere to all City and County ordinance standards.

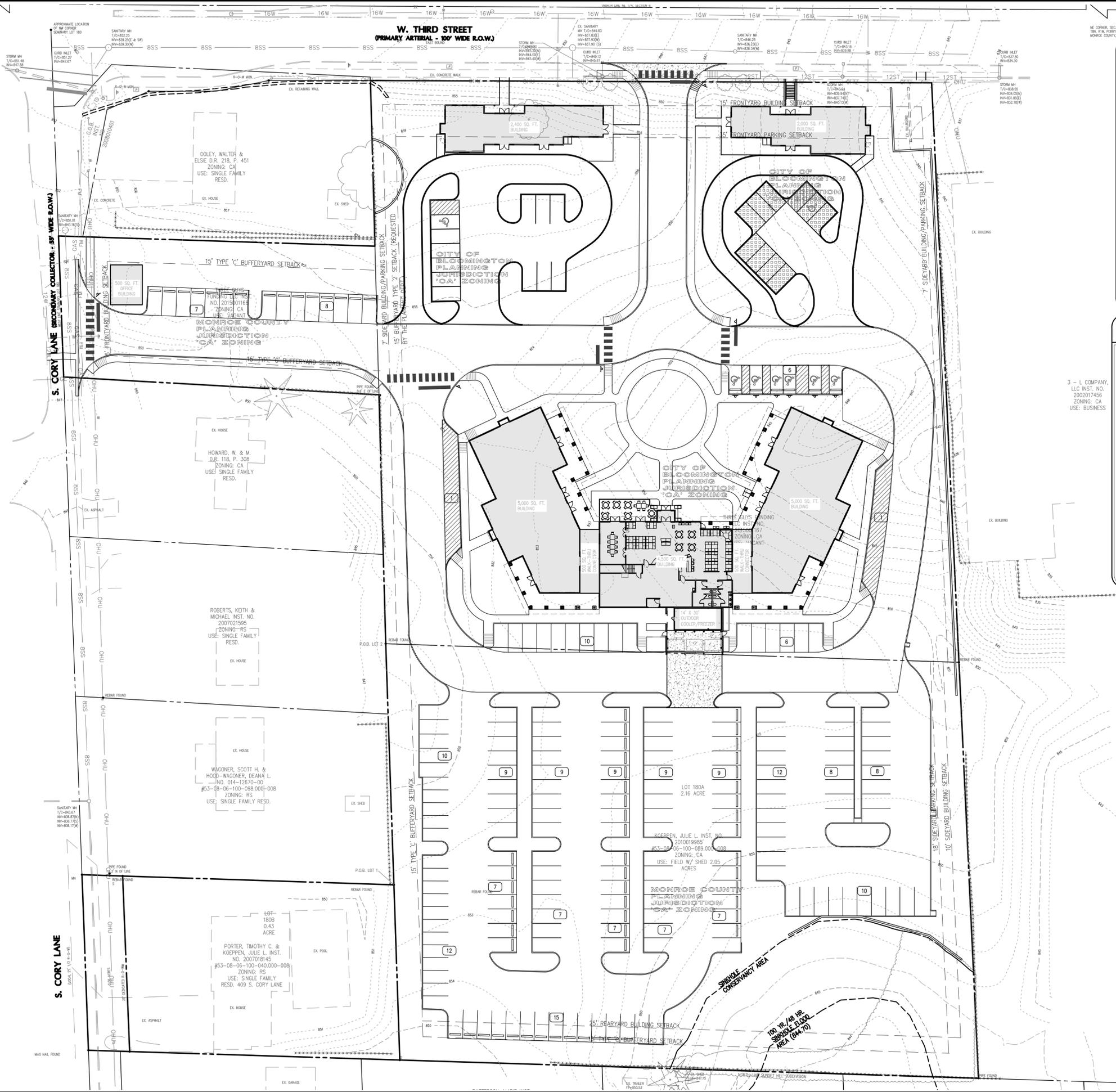
After you have had a chance to review our petition please feel free to contact us at anytime questions regarding our submission.

Sincerely,
Bynum Fanyo & Associates, Inc.

Daniel Butler, P.E., Project Engineer
COPY: BFA FILE #401402

528 NORTH WALNUT STREET
812-332-8030

BLOOMINGTON, INDIANA 47404
FAX 812-339-2990



ZONING INFORMATION

JURISDICTION: MONROE COUNTY FOR PROPERTY TO WEST AND SOUTH - FORMER CITY OF BLOOMINGTON AREA & CITY OF BLOOMINGTON FOR PROPERTY TO NORTH

ZONING: COMMERCIAL ARTERIAL (CA)

PROPOSED USE: COMMERCIAL USE, RESTAURANTS/FOOD SERVICE, OFFICES

MAXIMUM HEIGHT: 80'

MAXIMUM IMPERVIOUS COVERAGE: 60%

USABLE OPEN SPACE PER DWELLING UNIT: 1,000 SF

FLOOR AREA RATIO: 1.5

SIDE YARD BUILDING SETBACK: 10' LANDSCAPED NEXT TO RESIDENTIAL. ADD 4' FOR EACH ADDITIONAL BUILDING STORY

REAR YARD BUILDING SETBACK: 10', 25' IF ADJACENT TO RESIDENTIAL

SIDE YARD PARKING SETBACK: IF ADJACENT TO NONRESIDENTIAL THEN SETBACK SHALL BE 0.05 TIMES THE LOT WIDTH ROUNDED TO THE NEXT HIGHEST INTEGRAL NUMBER OR 3', WHICHEVER IS GREATEST UP TO A MAXIMUM OF 25'. 10' IF ADJACENT TO RESIDENTIAL.

REAR YARD PARKING SETBACK: 6', 10' LANDSCAPED NEXT TO RESIDENTIAL.

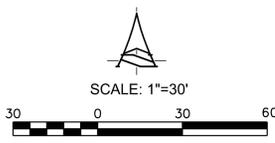
EXISTING LEGEND

EXISTING FENCE	-X-X-X-
EXISTING WATER LINE	-W-
EXISTING OVERHEAD UTILITY LINES	-OHU-
EXISTING UNDERGROUND ELECTRIC LINES	-UGE-
EXISTING UNDERGROUND TELEPHONE LINES	-UGT-
EXISTING UNDERGROUND FIBER OPTIC LINES	-FO-
EXISTING GAS LINE	-GAS-
EXISTING SANITARY FORCEMAIN	-FM-
EXISTING CONTOUR	-XXX-
FLOW LINE	->>>-
EXISTING SANITARY SEWER AND MANHOLE	-SS-O-SS-
EXISTING STORM SEWER AND INLET	-ST-S-ST-
PROPERTY LINE	- - - - -

SITE PARKING COUNT

ADA PARKING SPACES - 6 SPACES
 PARKING SPACES - 188 SPACES

TOTAL - 194 SPACES



revisions:

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BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
 (812) 332-8030

certified by:

**PROPOSED
 MOTHER BEAR'S PIZZA
 NEW COMMERCIAL SITE**
 1909 W. 3RD STREET
 BLOOMINGTON, INDIANA 47404

title: OVERALL SITE PLAN

designed by: JBT
 drawn by: JBT
 checked by: JSF
 sheet no: C301
 project no: 401443

W. THIRD STREET (PRIMARY ARTERIAL - 100' WIDE R.O.W.)

NOTES TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

THE CURRENT EDITIONS OF THE INDIANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF BLOOMINGTON UTILITY SPECIFICATIONS IS TO BE USED WITH THESE PLANS



S. CORY LANE (SECONDARY COLLECTOR - 55' WIDE R.O.W.)

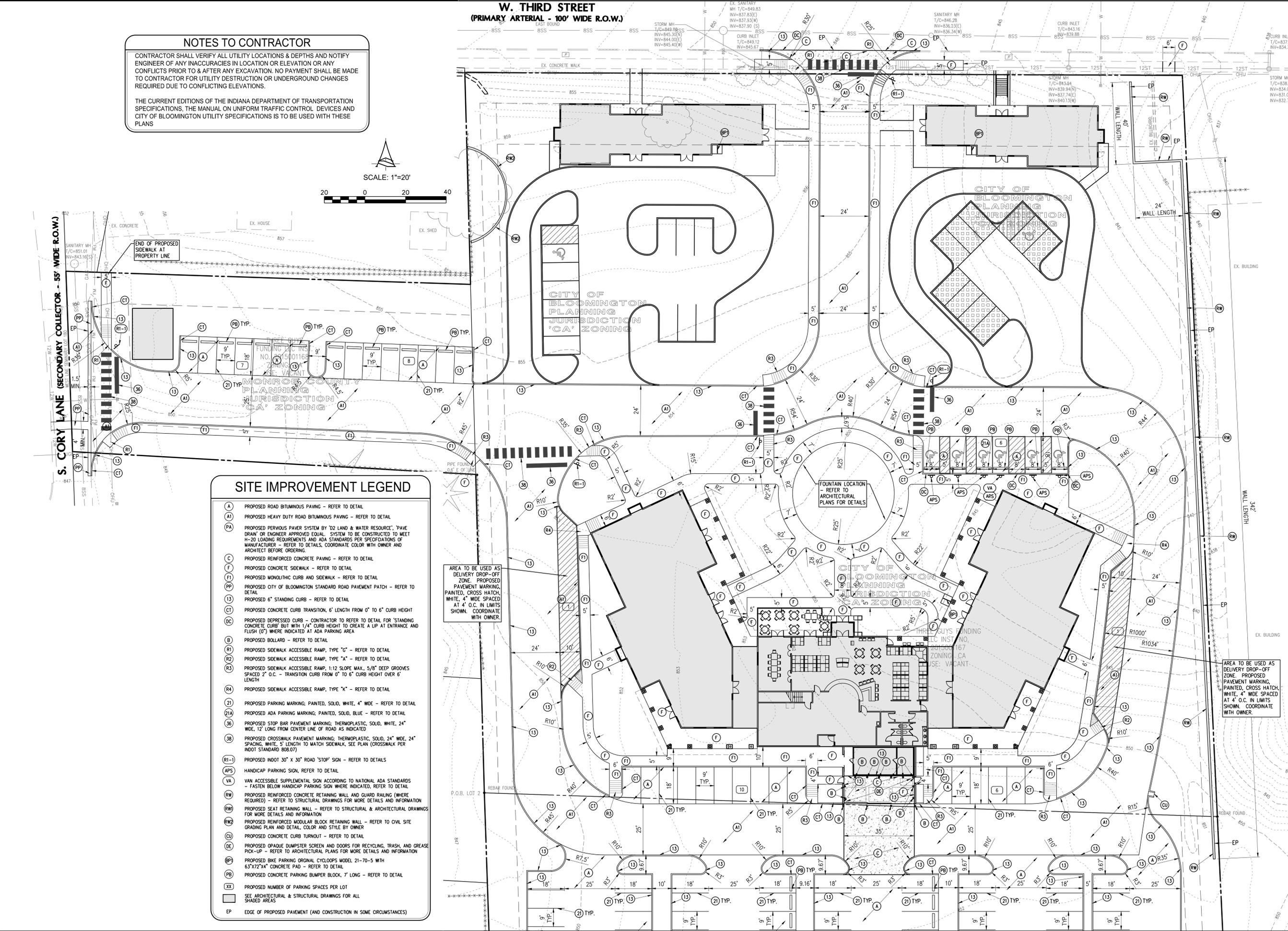
END OF PROPOSED SIDEWALK AT PROPERTY LINE

SITE IMPROVEMENT LEGEND

- (A) PROPOSED ROAD BITUMINOUS PAVING - REFER TO DETAIL
- (A1) PROPOSED HEAVY DUTY ROAD BITUMINOUS PAVING - REFER TO DETAIL
- (PA) PROPOSED PERVIOUS PAVEMENT SYSTEM BY "D2 LAND & WATER RESOURCES", "PAVE DRAIN" OR ENGINEER APPROVED EQUAL SYSTEM TO BE CONSTRUCTED TO MEET H-20 LOADING REQUIREMENTS AND ADA STANDARDS PER SPECIFICATIONS OF MANUFACTURER - REFER TO DETAILS, COORDINATE COLOR WITH OWNER AND ARCHITECT BEFORE ORDERING.
- (C) PROPOSED REINFORCED CONCRETE PAVING - REFER TO DETAIL
- (F) PROPOSED CONCRETE SIDEWALK - REFER TO DETAIL
- (F1) PROPOSED MONOLITHIC CURB AND SIDEWALK - REFER TO DETAIL
- (PP) PROPOSED CITY OF BLOOMINGTON STANDARD ROAD PAVEMENT PATCH - REFER TO DETAIL
- (13) PROPOSED 6" STANDING CURB - REFER TO DETAIL
- (CT) PROPOSED CONCRETE CURB TRANSITION, 6' LENGTH FROM 0" TO 6" CURB HEIGHT
- (DC) PROPOSED DEPRESSED CURB - CONTRACTOR TO REFER TO DETAIL FOR "STANDING CONCRETE CURB" BUT WITH 1/4" CURB HEIGHT TO CREATE A PARKING AREA AND FLUSH (0") WHERE INDICATED AT ADA PARKING AREA
- (B) PROPOSED BOLLARD - REFER TO DETAIL
- (R1) PROPOSED SIDEWALK ACCESSIBLE RAMP, TYPE "G" - REFER TO DETAIL
- (R2) PROPOSED SIDEWALK ACCESSIBLE RAMP, TYPE "A" - REFER TO DETAIL
- (R3) PROPOSED SIDEWALK ACCESSIBLE RAMP, 1:12 SLOPE MAX., 5/8" DEEP GROOVES SPACED 2" O.C. - TRANSITION CURB FROM 0" TO 6" CURB HEIGHT OVER 6' LENGTH
- (R4) PROPOSED SIDEWALK ACCESSIBLE RAMP, TYPE "K" - REFER TO DETAIL
- (21) PROPOSED PARKING MARKING, PAINTED, SOLID, WHITE, 4" WIDE - REFER TO DETAIL
- (21A) PROPOSED ADA PARKING MARKING, PAINTED, SOLID, BLUE - REFER TO DETAIL
- (36) PROPOSED STOP BAR PAVEMENT MARKING, THERMOPLASTIC, SOLID, WHITE, 24" WIDE, 12" LONG FROM CENTER LINE OF ROAD AS INDICATED
- (38) PROPOSED CROSSWALK PAVEMENT MARKING, THERMOPLASTIC, SOLID, 24" WIDE, 24" SPACING, WHITE, 5' LENGTH TO MATCH SIDEWALK, SEE PLAN (CROSSWALK PER INDOT STANDARD 808.07)
- (R1-1) PROPOSED INDOT 30" x 30" ROAD "STOP" SIGN - REFER TO DETAILS
- (APS) HANDICAP PARKING SIGN, REFER TO DETAIL
- (VA) VAN ACCESSIBLE SUPPLEMENTAL SIGN ACCORDING TO NATIONAL ADA STANDARDS - FASTEN BELOW HANDICAP PARKING SIGN WHERE INDICATED, REFER TO DETAIL
- (RW) PROPOSED REINFORCED CONCRETE RETAINING WALL AND GUARD RAILING (WHERE REQUIRED) - REFER TO STRUCTURAL DRAWINGS FOR MORE DETAILS AND INFORMATION
- (RW1) PROPOSED SEAT RETAINING WALL - REFER TO STRUCTURAL & ARCHITECTURAL DRAWINGS FOR MORE DETAILS AND INFORMATION
- (RW2) PROPOSED REINFORCED MODULAR BLOCK RETAINING WALL - REFER TO CIVIL SITE GRADING PLAN AND DETAIL, COLOR AND STYLE BY OWNER
- (CU) PROPOSED CONCRETE CURB TURNOUT - REFER TO DETAIL
- (DE) PROPOSED OPAQUE DUMPSTER SCREEN AND DOORS FOR RECYCLING, TRASH, AND GREASE PICK-UP - REFER TO ARCHITECTURAL PLANS FOR MORE DETAILS AND INFORMATION
- (BP) PROPOSED BIKE PARKING ORIGINAL CYCLOPS MODEL 21-70-5 WITH 63"x72"x4" CONCRETE PAD - REFER TO DETAIL
- (PB) PROPOSED CONCRETE PARKING BUMPER BLOCK, 7' LONG - REFER TO DETAIL
- (XX) PROPOSED NUMBER OF PARKING SPACES PER LOT
- SEE ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ALL SHADED AREAS
- EP EDGE OF PROPOSED PAVEMENT (AND CONSTRUCTION IN SOME CIRCUMSTANCES)

AREA TO BE USED AS DELIVERY DROP-OFF ZONE. PROPOSED PAVEMENT MARKING, PAINTED, CROSS HATCH, WHITE, 4" WIDE SPACED AT 4' O.C. IN LIMITS SHOWN. COORDINATE WITH OWNER.

AREA TO BE USED AS DELIVERY DROP-OFF ZONE. PROPOSED PAVEMENT MARKING, PAINTED, CROSS HATCH, WHITE, 4" WIDE SPACED AT 4' O.C. IN LIMITS SHOWN. COORDINATE WITH OWNER.



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bloomington, Indiana
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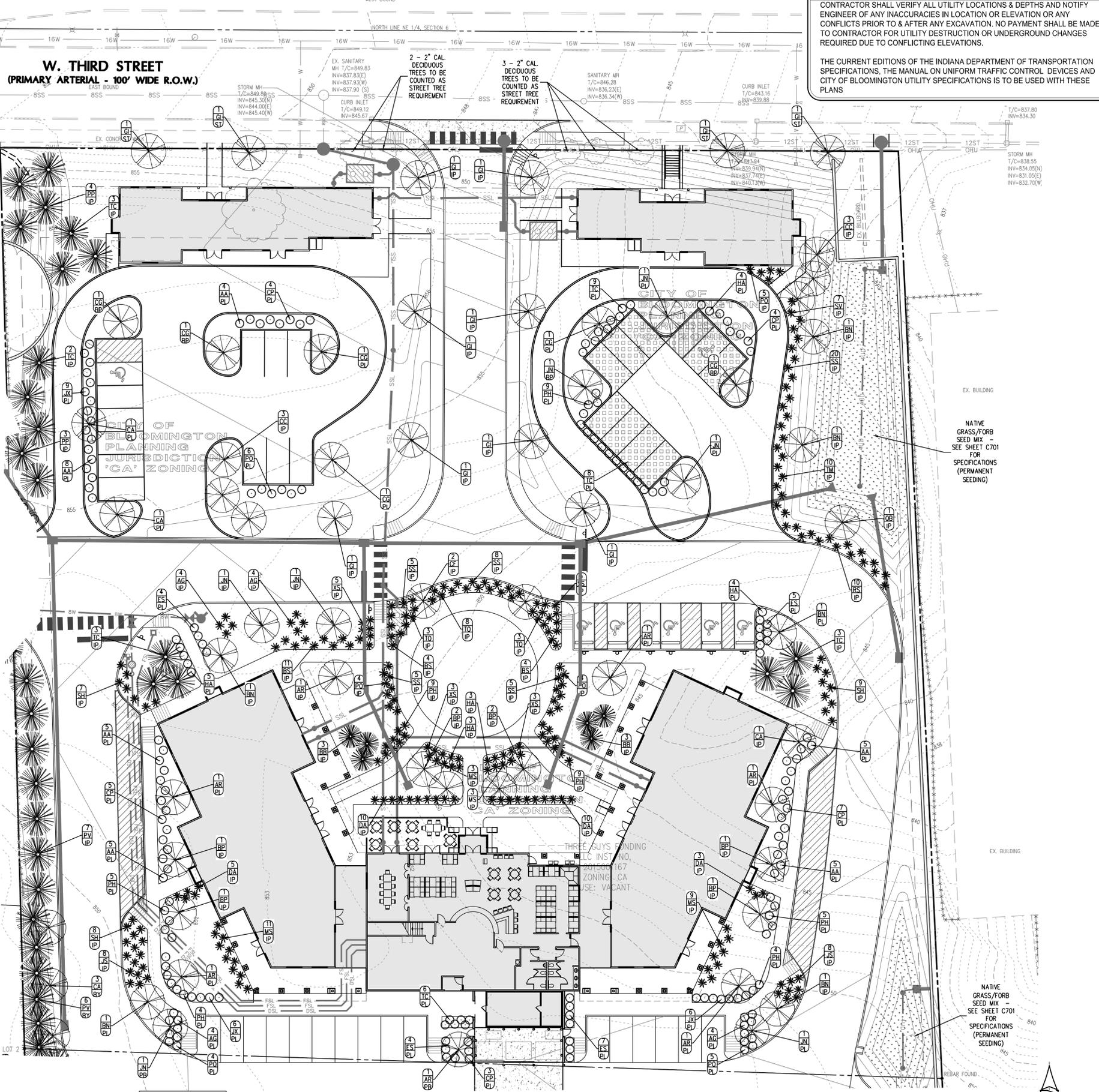
certified by:

PROPOSED
MOTHER BEAR'S PIZZA
NEW COMMERCIAL SITE
1909 W. 3RD STREET
BLOOMINGTON, INDIANA 47404

title: SITE IMPROVEMENT PLAN (NORTH)

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C302
project no.: 401443

W. THIRD STREET



NOTES TO CONTRACTOR

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PLANT LIST & LEGEND

LARGE CANOPY DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	JN	QUERCUS MACROCARPA	BUR OAK	7	2" CAL. B & B
	AR	ACER RUBRUM	RED SPANISH MAPLE	7	2" CAL. B & B
	CC	CORYLIA GLABRA	PIGNOT HICKORY	6	2" CAL. B & B
	BP	BETULA PLATYPHYLLA	COLUMNAR PINNACLE BRCH	8	2" CAL. B & B
	CL	QUERCUS BICOLOR	SWAMP WHITE OAK	12	2" CAL. B & B
	OB	QUERCUS BICOLOR	SWAMP WHITE OAK	1	2" CAL. B & B

SMALL / MEDIUM DECIDUOUS TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	CF	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	2	2" CAL. B & B
	CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	6	2" CAL. B & B
	BN	BETULA NIGRA	RIVER BIRCH	6	2" CAL. B & B
	CC	CERCIS CANADENSIS	EASTERN REDBUD	6	2" CAL. B & B

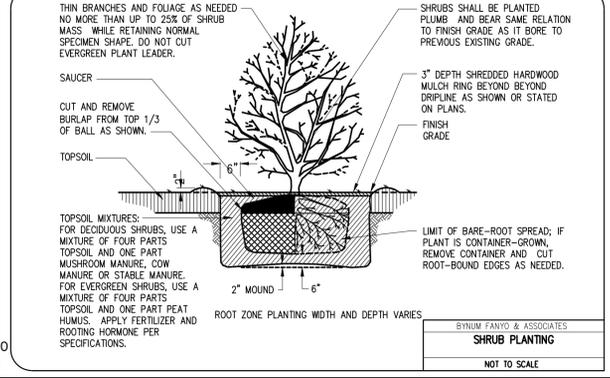
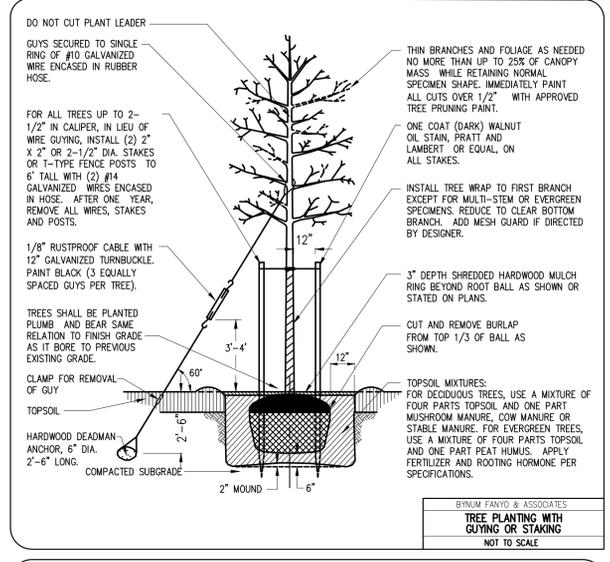
EVERGREEN TREES					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	PP	PICEA PUNGENS	BLUE SPRUCE	7	6' HEIGHT
	BB	PICEA PUNGENS 'BABY BLUE EYES'	DWARF BLUE SPRUCE	6	6' HEIGHT
	TC	TSUGA CANADENSIS	EASTERN HEMLOCK	11	6' HEIGHT
	PV	PINUS VIRGINIANA	VIRGINIA PINE	13	6' HEIGHT

DECIDUOUS SHRUBS - PARKING LOT PERIMETER					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	PH	PHILADELPHUS	MOCHORANGE	27	18" HEIGHT*
	PO	PHYSOCARPUS OPIULIFOLIUS	NINEBARK	15	18" HEIGHT*
	AG	ANDROPOGON GERARDII	BIG BLUESTEM	8	18" HEIGHT*
	HA	HYDRANGIA ARBORESCENS	MLD HYDRANGIA	13	18" HEIGHT*
	AA	ARONIA ARBUTIFOLIA	BLACK CHERRYBERRY	28	18" HEIGHT*

EVERGREEN SHRUBS - PARKING LOT PERIMETER					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	TC	TAXUS CANADENSIS	CANADIAN YEW	23	18" HEIGHT*
	JX	JUNIPER SP. 'PENSILVANA'	COMMON JUNIPER	21	3 GALLON CONTAINER
	ES	EVONYMUS ALATIS	WAX LEAFED EVONYM	20	3 GALLON CONTAINER
	CP	CYPRESSUS SP. 'NANA'	WEeping HEMLOCK	23	3 GALLON CONTAINER

DECIDUOUS SHRUBS - INTERIOR PLANTINGS					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	HA	HYDRANGIA ARBORESCENS	MLD HYDRANGIA	6	18" HEIGHT*
	PO	PHYSOCARPUS OPIULIFOLIUS	NINEBARK	13	18" HEIGHT*
	SV	SYRINGA VULGARIS	LILAC	7	18" HEIGHT*

EVERGREEN SHRUBS - INTERIOR PLANTINGS					
LEGEND	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE & CONDITION
	TM	TAXUS MEDIA 'BROWNII'	BROWN'S YEW	10	3 GALLON CONTAINER
	RS	RHODODENDRON SPECIES	RHODODENDRON	10	18" HEIGHT*
	TH	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	14	3 GALLON CONTAINER
	GR	GREEN JASMINE SPECIES	COMMON JASMINE	16	3 GALLON CONTAINER
	BS	BUXUS SPECIES	BOXWOOD	19	18" HEIGHT*



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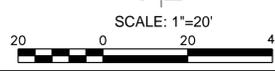
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certified by:

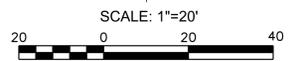
PROPOSED
MOTHER BEAR'S PIZZA
NEW COMMERCIAL SITE
1909 W. 3RD STREET
BLOOMINGTON, INDIANA 47404

title: LANDSCAPE PLAN -
CITY OF
BLOOMINGTON
JURISDICTION
(NORTH)
designed by: DJB
checked by: JSF
sheet no: C501
project no.: 401443



GRADING LEGEND

EXISTING CONTOUR	---	XXXX
PROPOSED CONTOUR	---	XXXX
PROPOSED FLOWLINE DIRECTION	---	FL>
TW=PROPOSED TOP OF WALL ELEVATION AT GRADE	---	XXXX.XX
BW=PROPOSED BOTTOM OF WALL ELEVATION AT GRADE	---	XXXX.XX
NOTE: ACTUAL FOOTING ELEVATION TO BE OBTAINED FROM MANUFACTURER OF MODULAR BLOCKS SPECIFICATIONS.		
PROPOSED SPOT GRADE ELEVATION	---	XXXX.XX
TC=PROPOSED TOP OF CURB ELEVATION	---	XXXX.XX
EP=PROPOSED EDGE OF PAVEMENT ELEVATION AT BOTTOM OF CURB	---	XXXX.XX
FINISH FLOOR ELEVATION (SEE ARCHITECTURAL PLANS FOR CHANGES OF GRADE WITHIN BUILDING OR DOG PEN AREA)	---	FF=XXXX.XX
FINISH EDGE OF PAVEMENT AT GRADE	---	EP=XXXX.XX
MATCH THE EXISTING'S CONDITIONS GRADES ELEVATION FOR CHANGES OF GRADE ADJACENT TO THE EXISTING CONDITION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES		MEG=XXXX.XX



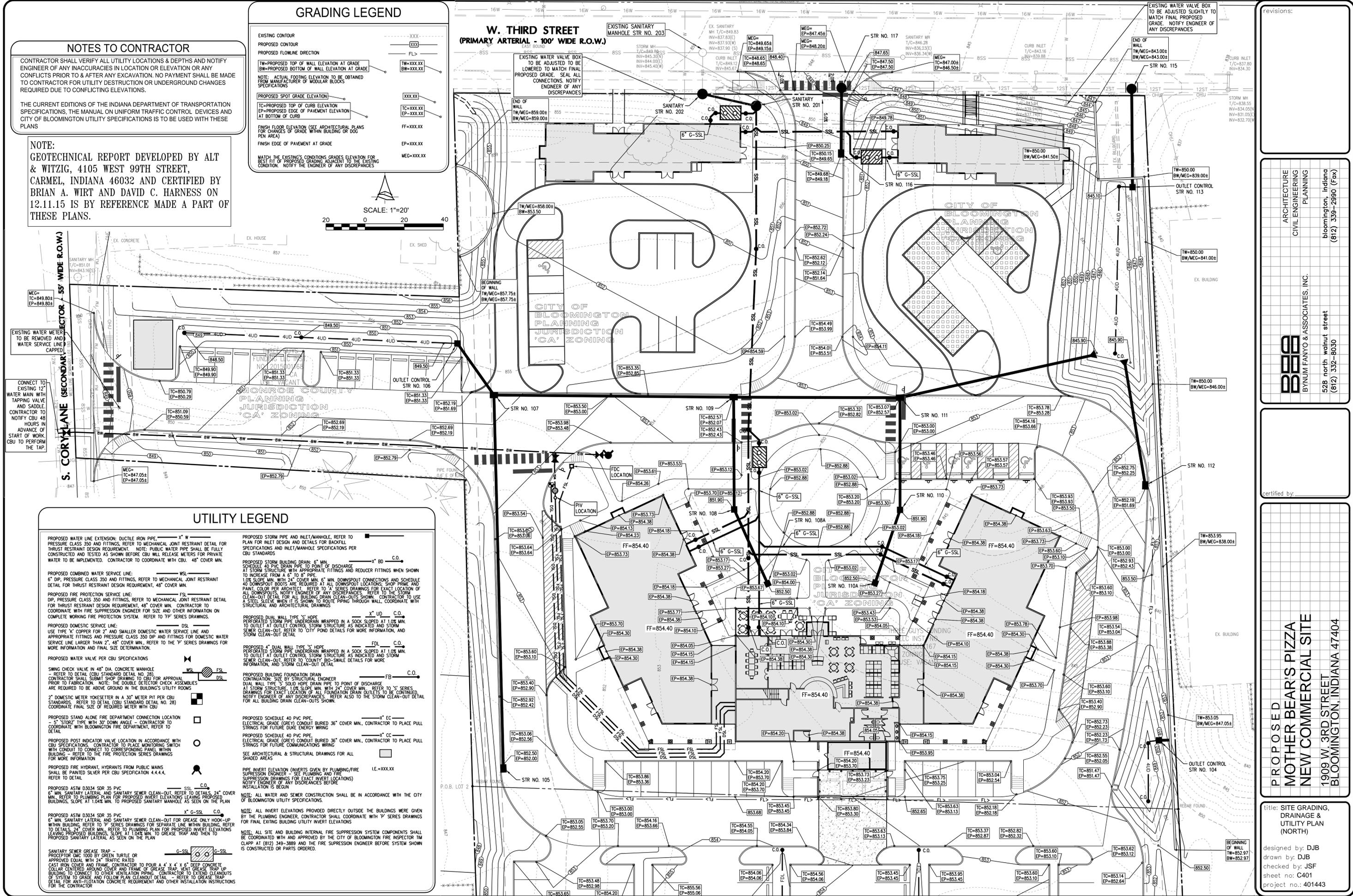
NOTES TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

THE CURRENT EDITIONS OF THE INDIANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF BLOOMINGTON UTILITY SPECIFICATIONS IS TO BE USED WITH THESE PLANS.

NOTE:
GEOLOGICAL REPORT DEVELOPED BY ALT & WITZIG, 4105 WEST 99TH STREET, CARMEL, INDIANA 46032 AND CERTIFIED BY BRIAN A. WIRT AND DAVID C. HARNESS ON 12.11.15 IS BY REFERENCE MADE A PART OF THESE PLANS.

W. THIRD STREET (PRIMARY ARTERIAL - 100' WIDE R.O.W.)



UTILITY LEGEND

PROPOSED WATER LINE EXTENSION: DUCTILE IRON PIPE, 12" W/ PRESSURE CLASS 350 AND FITTINGS. REFER TO MECHANICAL JOINT RESTRAINT DETAIL FOR THRUST RESTRAINT DESIGN REQUIREMENT. NOTE: PUBLIC WATER PIPE SHALL BE FULLY CONSTRUCTED AND TESTED AS SHOWN BEFORE CBU WILL RELEASE METERS FOR PRIVATE WATER TO BE IMPLEMENTED. CONTRACTOR TO COORDINATE WITH CBU. 48" COVER MIN.	PROPOSED STORM PIPE AND INLET/MANHOLE. REFER TO PLAN FOR INLET DESIGN AND DETAILS FOR BACKFILL SPECIFICATIONS AND INLET/MANHOLE SPECIFICATIONS PER CBU STANDARDS
PROPOSED COMBINED WATER SERVICE LINE: 6" DIP, PRESSURE CLASS 350 AND FITTINGS. REFER TO MECHANICAL JOINT RESTRAINT DETAIL FOR THRUST RESTRAINT DESIGN REQUIREMENT. 48" COVER MIN.	PROPOSED STORM BUILDING DRAIN: 6" MIN. SCHEDULE 40 PVC DRAIN PIPE TO POINT OF DISCHARGE AT STORM STRUCTURE WITH APPROPRIATE FITTINGS AND REDUCER FITTINGS WHEN SHOWN TO INCREASE FROM A 6" TO 8" PIPE. 1.0% SLOPE MIN. WITH 24" COVER MIN. 6" MIN. DOWNSPOUT CONNECTIONS AND SCHEDULE 40 DOWNSPOUT BOOTHS ARE REQUIRED AT ALL DOWNSPOUT LOCATIONS. SHOP PRIME AND PAINT, COLOR PER ARCHITECT. REFER TO "S" SERIES DRAWINGS FOR EXACT LOCATION OF ALL DOWNSPOUTS. NOTIFY ENGINEER OF ANY DISCREPANCIES. REFER TO THE STORM CLEAN-OUT DETAIL FOR ALL BUILDING DRAIN CLEAN-OUTS SHOWN. CONTRACTOR TO USE A STEEL SLEEVE WHEN IT IS SHOWN TO ROUTE PIPING THROUGH WALL. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS
PROPOSED FIRE PROTECTION SERVICE LINE: DIP, PRESSURE CLASS 350 AND FITTINGS. REFER TO MECHANICAL JOINT RESTRAINT DETAIL FOR THRUST RESTRAINT DESIGN REQUIREMENT. 48" COVER MIN. CONTRACTOR TO COORDINATE WITH FIRE SUPPRESSION ENGINEER FOR SIZE AND OTHER INFORMATION ON COMPLETE WORKING FIRE PROTECTION SYSTEM. REFER TO "FP" SERIES DRAWINGS.	PROPOSED DUAL WALL TYPE "S" HOPE PERFORATED STORM PIPE UNDERDRAIN WRAPPED IN A SOCK SLOPED AT 1.0% MIN. TO OUTLET AT OUTLET CONTROL STORM STRUCTURE AS INDICATED AND STORM SEWER CLEAN-OUT. REFER TO CITY POND DETAILS FOR MORE INFORMATION, AND STORM CLEAN-OUT DETAIL
PROPOSED DOMESTIC SERVICE LINE: USE TYPE "K" COPPER FOR 2" AND SMALLER DOMESTIC WATER SERVICE LINE AND APPROPRIATE FITTINGS AND PRESSURE CLASS 350 DIP AND FITTINGS FOR DOMESTIC WATER SERVICE LINE LARGER THAN 2". 48" COVER MIN. REFER TO THE "P" SERIES DRAWINGS FOR MORE INFORMATION AND FINAL SIZE DETERMINATION.	PROPOSED 4" DUAL WALL TYPE "S" HOPE PERFORATED STORM PIPE UNDERDRAIN WRAPPED IN A SOCK SLOPED AT 1.0% MIN. TO OUTLET AT OUTLET CONTROL STORM STRUCTURE AS INDICATED AND STORM SEWER CLEAN-OUT. REFER TO CITY POND DETAILS FOR MORE INFORMATION, AND STORM CLEAN-OUT DETAIL
PROPOSED WATER VALVE PER CBU SPECIFICATIONS	PROPOSED BUILDING FOUNDATION DRAIN CONTINUATION: SIZE BY STRUCTURAL ENGINEER. DUAL WALL TYPE "S" HOPE DRAIN PIPE TO POINT OF DISCHARGE AT STORM STRUCTURE. 1.0% SLOPE MIN. WITH 24" COVER MIN. REFER TO "S" SERIES DRAWINGS FOR EXACT LOCATION OF ALL FOUNDATION DRAIN BUTTS TO BE CONTINUED. NOTIFY ENGINEER OF ANY DISCREPANCIES. REFER ALSO TO THE STORM CLEAN-OUT DETAIL FOR ALL BUILDING DRAIN CLEAN-OUTS SHOWN.
SWING CHECK VALVE IN 48" DIA. CONCRETE MANHOLE - REFER TO DETAIL (CBU STANDARD DETAIL NO. 28). CONTRACTOR SHALL SUBMIT SHOP DRAWING TO CBU FOR APPROVAL PRIOR TO FABRICATION. NOTE: THE DOUBLE DETECTOR CHECK ASSEMBLIES ARE REQUIRED TO BE ABOVE GROUND IN THE BUILDING'S UTILITY ROOMS	PROPOSED SCHEDULE 40 PVC PIPE, ELECTRICAL GRADE (GREY) CONDUIT BURIED 36" COVER MIN., CONTRACTOR TO PLACE PULL STRINGS FOR FUTURE DUNE ENERGY WIRING
2" DOMESTIC METER YOKES/SETTER IN A 30" METER PIT PER CBU STANDARDS. REFER TO DETAIL (CBU STANDARD DETAIL NO. 28) COORDINATE FINAL SIZE OF REQUIRED METER WITH CBU	PROPOSED SCHEDULE 40 PVC PIPE, ELECTRICAL GRADE (GREY) CONDUIT BURIED 36" COVER MIN., CONTRACTOR TO PLACE PULL STRINGS FOR FUTURE COMMUNICATIONS WIRING
PROPOSED STAND ALONE FIRE DEPARTMENT CONNECTION LOCATION "S" STORZ" TYPE WITH 30" DOWN ANGLE - CONTRACTOR TO COORDINATE WITH BLOOMINGTON FIRE DEPARTMENT. REFER TO DETAIL	SEE ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ALL SHADED AREAS
PROPOSED POST INDICATOR VALVE LOCATION IN ACCORDANCE WITH CBU SPECIFICATIONS. CONTRACTOR TO PLACE MONITORING SWITCH WITH CONDUIT TO CONNECT TO CORRESPONDING PANEL WITHIN BUILDING - REFER TO THE FIRE PROTECTION SYSTEM DRAWINGS FOR MORE INFORMATION	PIPE INVERT ELEVATION (INVERTS GIVEN BY PLUMBING/FIRE SUPPRESSION ENGINEER - SEE PLUMBING AND FIRE SUPPRESSION DRAWINGS FOR EXACT INVERT LOCATIONS) NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE INSTALLATION IS BEGUN
PROPOSED FIRE HYDRANT, HYDRANTS FROM PUBLIC MAINS SHALL BE PAINTED SILVER PER CBU SPECIFICATION 4.4.4.4. REFER TO DETAIL	NOTE: ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BLOOMINGTON UTILITY SPECIFICATIONS
PROPOSED ASTM D3034 SDR 35 PVC 6" MIN. SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT. REFER TO DETAILS 24" COVER MIN. REFER TO PLUMBING PLAN FOR PROPOSED INVERT ELEVATIONS LEAVING PROPOSED BUILDINGS. SLOPE AT 1/4% MIN. TO PROPOSED SANITARY MANHOLE AS SEEN ON THE PLAN	NOTE: ALL INVERT ELEVATIONS PROVIDED DIRECTLY OUTSIDE THE BUILDINGS WERE GIVEN BY THE PLUMBING ENGINEER. CONTRACTOR SHALL COORDINATE WITH "P" SERIES DRAWINGS FOR FINAL EXISTING BUILDING UTILITY ELEVATIONS
PROPOSED ASTM D3034 SDR 35 PVC 6" MIN. SANITARY LATERAL AND SANITARY SEWER CLEAN-OUT FOR GREASE ONLY HOOD-UP WITHIN BUILDING. REFER TO "P" SERIES DRAWINGS FOR SEPARATE LINE WITHIN BUILDING. REFER TO DETAILS 24" COVER MIN. REFER TO PLUMBING PLAN FOR PROPOSED INVERT ELEVATIONS LEAVING PROPOSED BUILDINGS. SLOPE AT 1/4% MIN. TO GREASE TRAP AND THEN TO PROPOSED SANITARY LATERAL AS SEEN ON THE PLAN	NOTE: ALL SITE AND BUILDING INTERNAL FIRE SUPPRESSION SYSTEM COMPONENTS SHALL BE COORDINATED WITH AND APPROVED BY THE CITY OF BLOOMINGTON FIRE INSPECTOR TIM CLAPP AT (812) 349-3889 AND THE FIRE SUPPRESSION ENGINEER BEFORE SYSTEM SHOWN IS CONSTRUCTED OR PARTS ORDERED.
SANITARY SEWER GREASE TRAP - PROCEPTOR QMC 1000 BY GREEN TURTLE OR APPROVED EQUAL WITH 24" TRAFFIC RATED CAST IRON COVER AND FRAME. CONTRACTOR TO POUR A 4' x 4' x 6" DEEP CONCRETE COLLAR CENTER AROUND COVER AND FRAME OF GREASE TRAP. VENT THROUGH ROOF TO BUILDING TO CONNECT TO EXISTING VENTILATION PIPING. CONTRACTOR TO EXTEND CLEANOUTS OF SYSTEM TO GRADE AND FOLLOW PLAN CLEANOUT DETAIL - REFER TO GREASE TRAP DETAIL FOR ANTI-CLOGGATION CONCRETE REQUIREMENT AND OTHER INSTALLATION INSTRUCTIONS FOR THE CONTRACTOR	

revisions:

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BYNUM FANYO & ASSOCIATES, INC.

528 north walnut street
(812) 332-8030

Bloomington, Indiana
(812) 339-2990 (Fax)

certified by:

PROPOSED
MOTHER BEAR'S PIZZA
NEW COMMERCIAL SITE
1909 W. 3RD STREET
BLOOMINGTON, INDIANA 47404

title: SITE GRADING,
DRAINAGE &
UTILITY PLAN
(NORTH)

designed by: DJB
checked by: JSF
sheet no: C401
project no: 401443

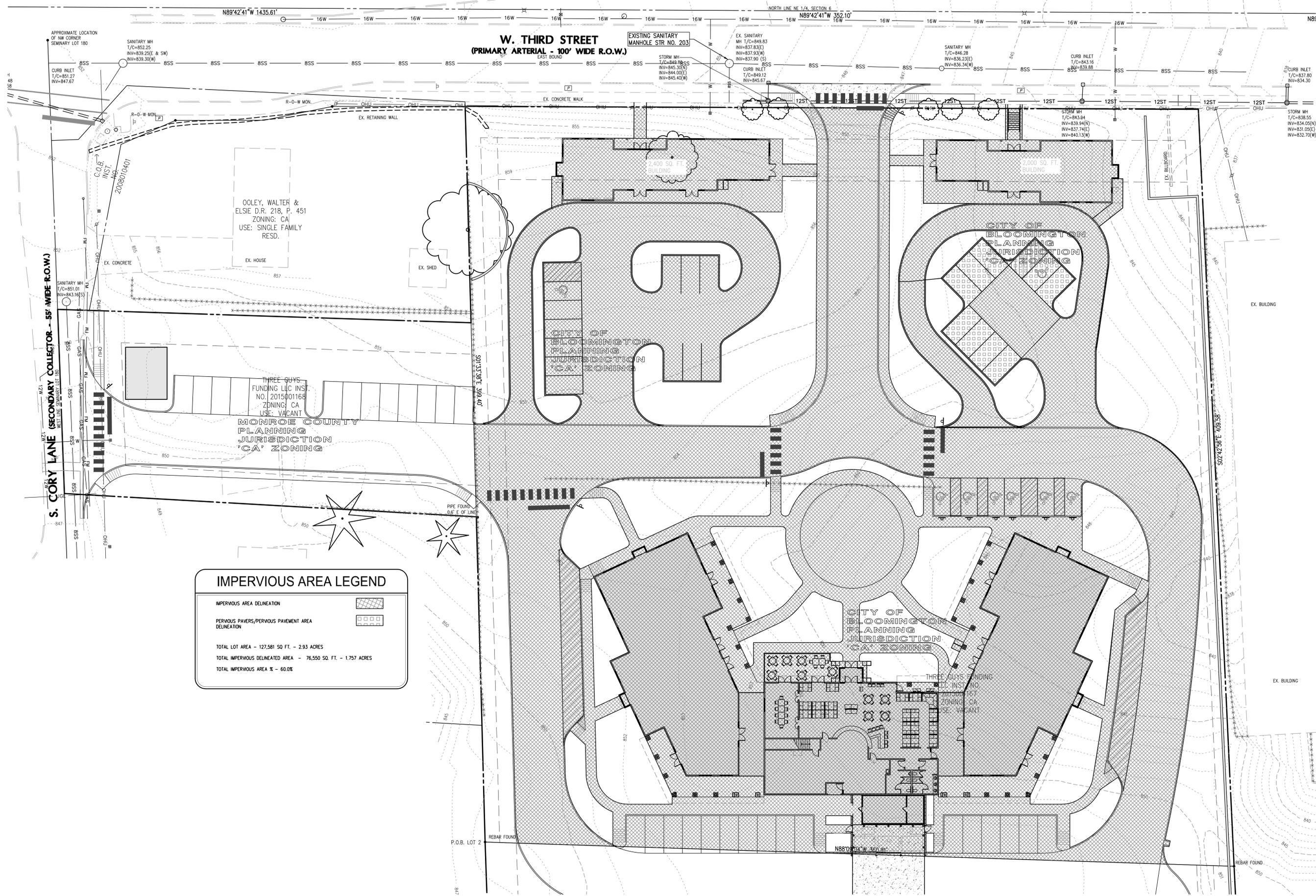
W. THIRD STREET WEST BOUND

W. THIRD STREET (PRIMARY ARTERIAL - 100' WIDE R.O.W.)

S. CORY LANE (SECONDARY COLLECTOR - 55' WIDE R.O.W.)

IMPERVIOUS AREA LEGEND

IMPERVIOUS AREA DELINEATION	
PERVIOUS PAVERS/PERVIOUS PAVEMENT AREA DELINEATION	
TOTAL LOT AREA - 127,581 SQ. FT. - 2.93 ACRES	
TOTAL IMPERVIOUS DELINEATED AREA - 76,550 SQ. FT. - 1.757 ACRES	
TOTAL IMPERVIOUS AREA % - 60.0%	



revisions:



SCALE: 1"=20'

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BFB
BYNUM FANYO & ASSOCIATES, INC.

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(812) 332-8030

bloomington, indiana
(812) 339-2990 (Fax)

certified by:

**PROPOSED
MOTHER BEAR'S PIZZA
NEW COMMERCIAL SITE**
1909 W. 3RD STREET
BLOOMINGTON, INDIANA 47404

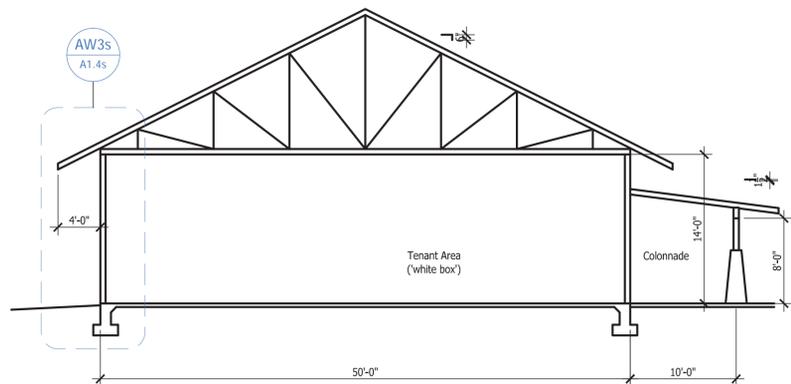
title: CITY IMPERVIOUS
SURFACE
CALCULATIONS

designed by: DJB
drawn by: DJB
checked by: JSF
sheet no: C1
project no.: 401443



Star

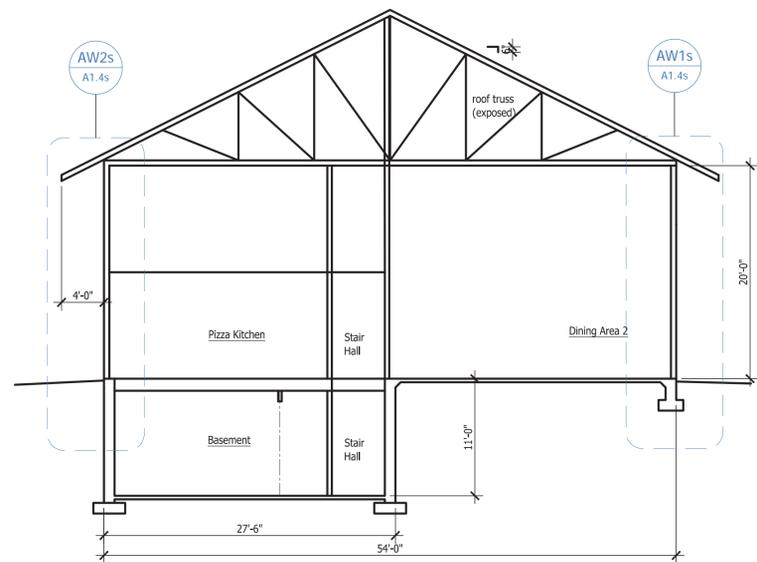




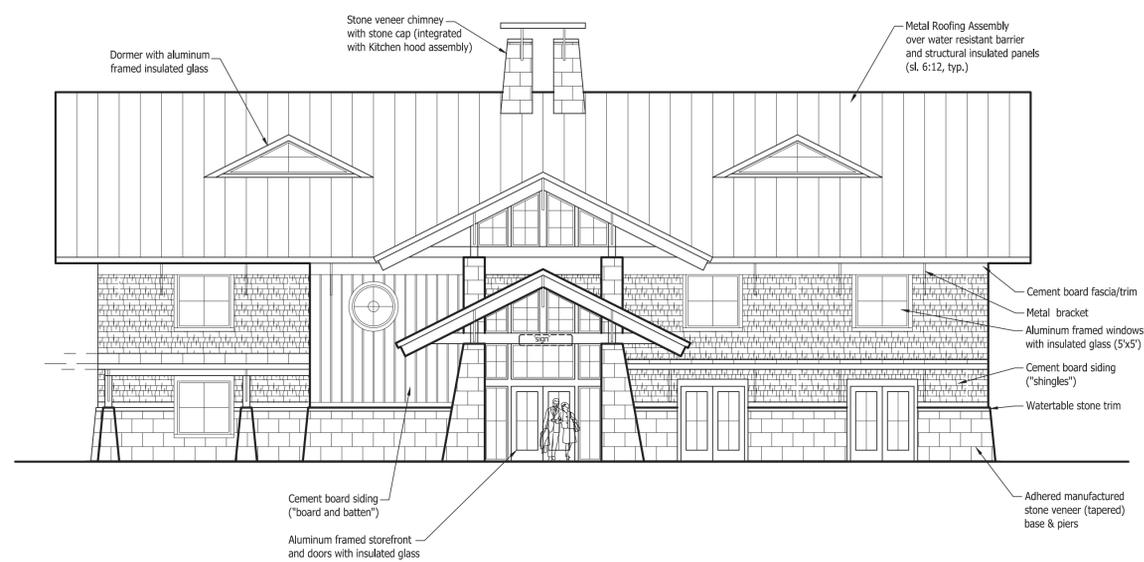
ATs Schematic Building Section
SCALE: 1/8"=1'-0" East/West Wings



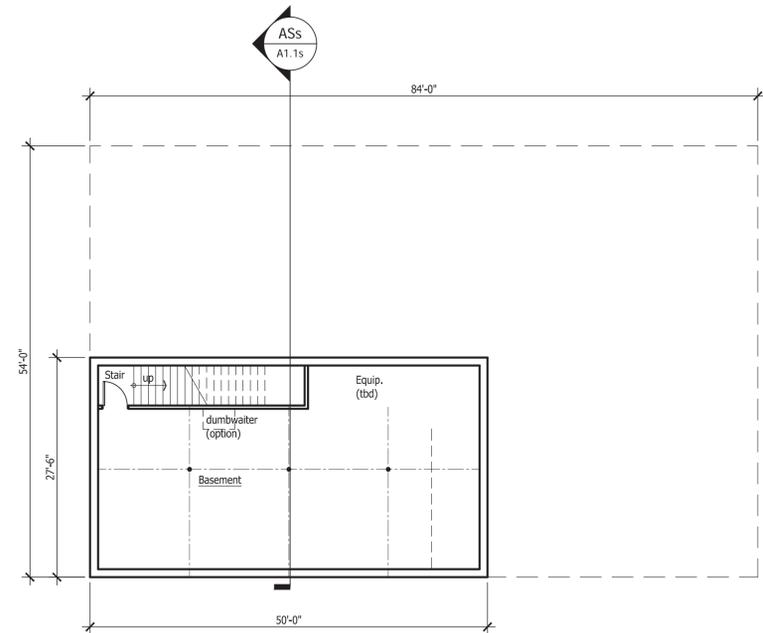
AEs Conceptual Sketch Elevation
SCALE: NTS Reference Concept 'Study 2'



Ass Schematic Building Section
SCALE: 1/8"=1'-0" Mother Bear's Pizza



AE1s Schematic Building Elevation
SCALE: 1/8"=1'-0" Mother Bear's Pizza



ALS Schematic Building Development Plan
SCALE: 3/32"=1'-0" Basement Level-Mother Bear's Pizza

ISSUE	DATE	DESCRIPTION
	2015-12-08	Release for Schematic Design Review
	2016-01-20	Release for Revised Schematic Design
	2016-01-26	Release for Revised Schematic Design per City of Bloomington Architectural review commentary

J. Weber
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 SELLERSBURG, INDIANA 47172
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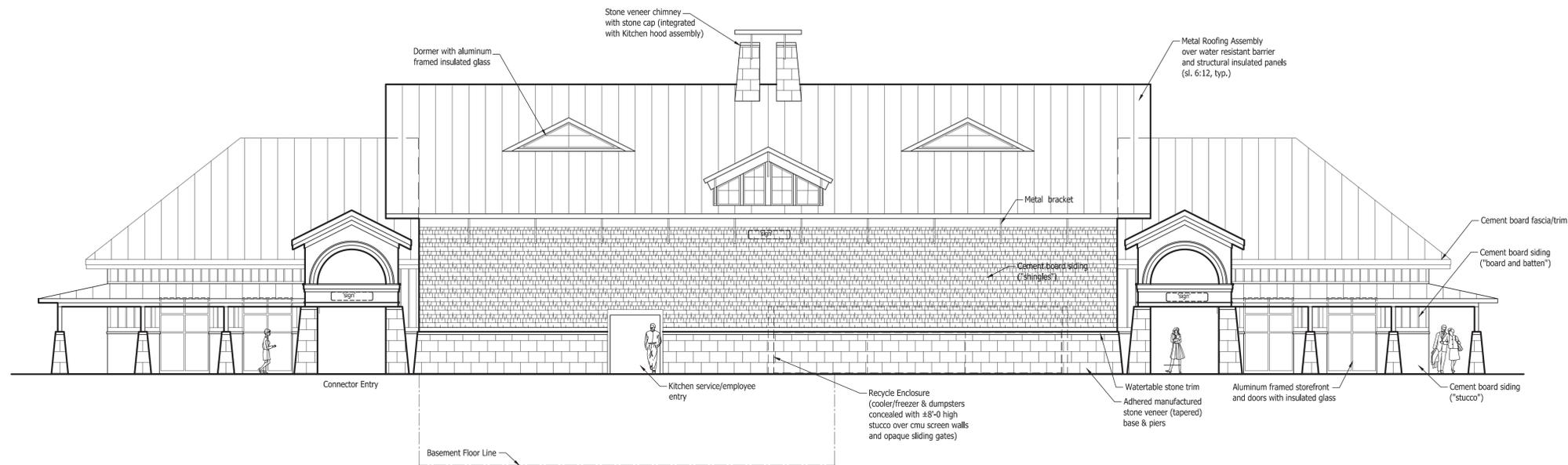
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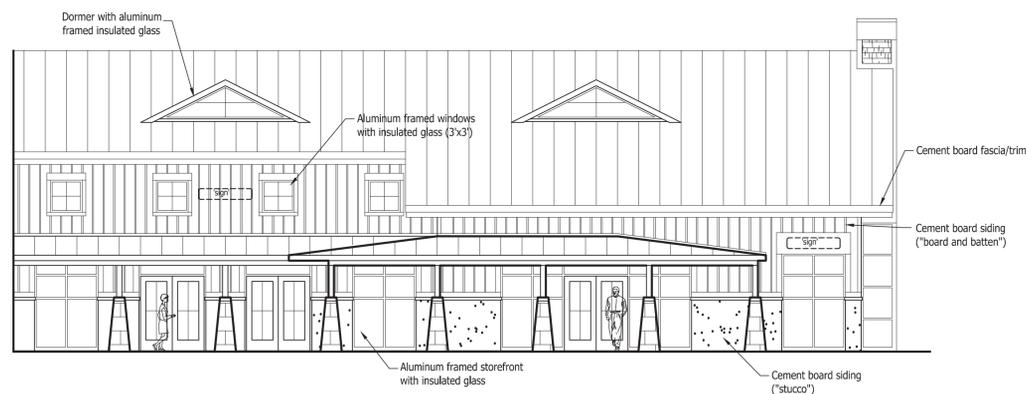
**Schematic Architectural Plans,
Elevations & Building Sections**

DATE: 2015-12-08
 DRAWN BY: rf
 CHECKED BY:
 PROJECT NO. BSR-01-15

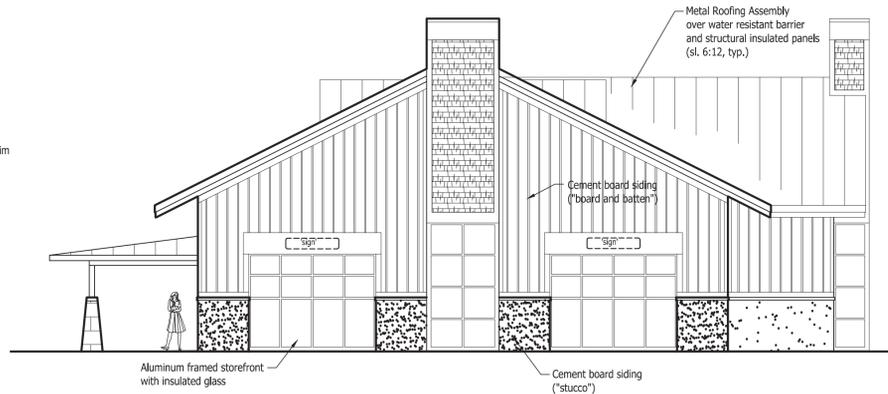
SHEET **A1.1s**



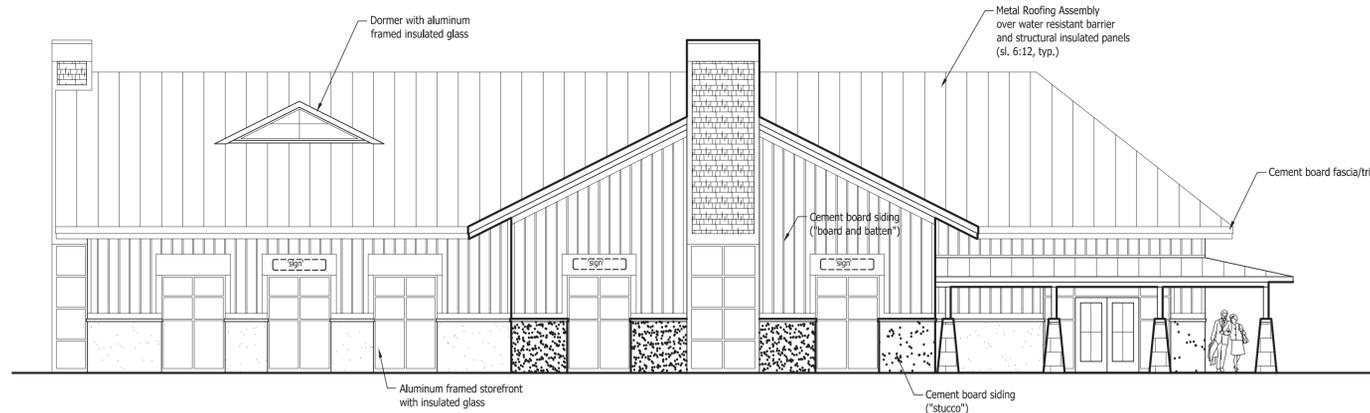
AE2S Schematic Building Elevation
SCALE: 1/8"=1'-0"
Mother Bear's Pizza



AE3S Schematic Building Elevation
SCALE: 1/8"=1'-0"
West Wing (East Wing-opposite)



AE4S Schematic Building Elevation
SCALE: 1/8"=1'-0"
West Wing (East Wing-opposite)



AE5S Schematic Building Elevation
SCALE: 1/8"=1'-0"
West Wing (East Wing-opposite)



Reviewer Note:
Locations of building and/or occupant signs indicated are intended to guide general sign placement. Final sign locations to be determined based on design per occupant and compliance with City of Bloomington sign ordinance.

ISSUE	DATE	DESCRIPTION
	2016-01-05	Release for Schematic Design Review
	2016-01-20	Release for Revised Schematic Design
	2016-01-21	Release for Revised Schematic Design
	2016-01-26	Release for Revised Schematic Design per City of Bloomington Architectural review commentary

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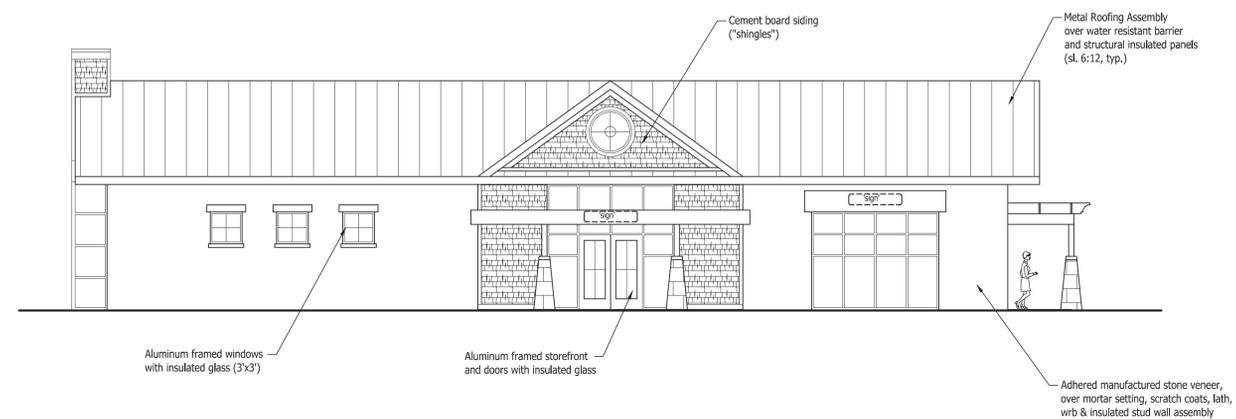
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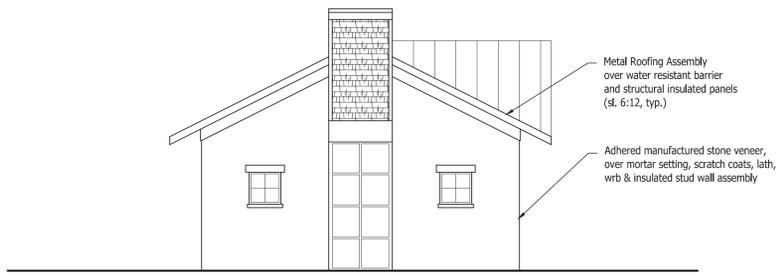
Schematic Architectural Elevations

DATE:	2015-12-08
DRAWN BY:	rf
CHECKED BY:	
PROJECT NO.	BSR-01-15

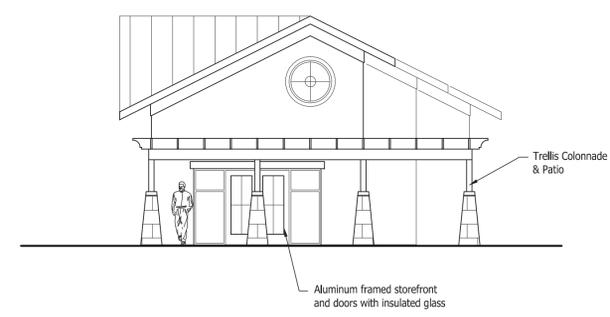
SHEET **A1.2S**



AE6s Schematic Building Elevation
SCALE: 1/8"=1'-0" "Outlot #1-East Building" (North Elevation)



AE7s Schematic Building Elevation
SCALE: 1/8"=1'-0" "Outlot#1-East Building" (East Elevation)



AE8s Schematic Building Elevation
SCALE: 1/8"=1'-0" "Outlot #1-East Building" (West Elevation)



AE9s Schematic Building Elevation
SCALE: 1/8"=1'-0" "Outlot #1-East Building" (South Elevation)

Reviewer Note:
Locations of building and/or occupant signs indicated are intended to guide general sign placement. Final sign locations to be determined based on design per occupant and compliance with City of Bloomington sign ordinance.

ISSUE	DATE	DESCRIPTION
	2016-01-15	Release for Design Review
	2016-01-20	Release for Revised Schematic Design
	2016-01-21	Release for Revised Schematic Design
	2016-01-26	Release for Revised Schematic Design per City of Bloomington Architectural review commentary

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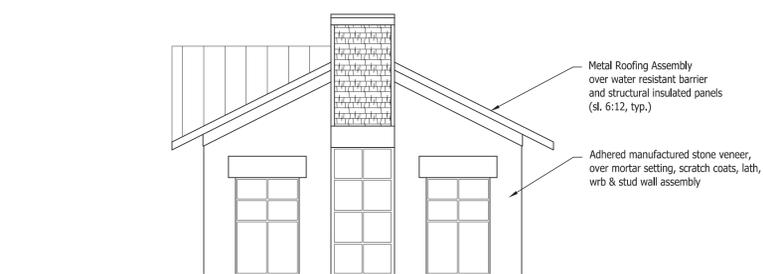
Schematic Architectural Elevations-Outlot #1

DATE:	2015-12-08
DRAWN BY:	rf
CHECKED BY:	
PROJECT NO.	BSR-01-15

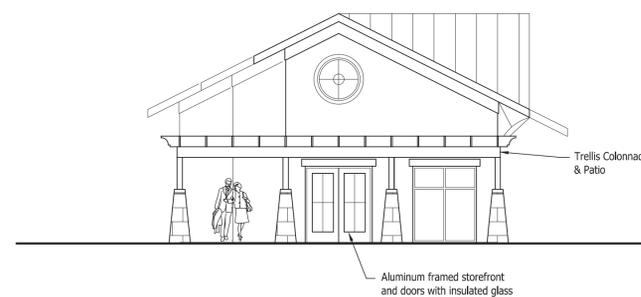
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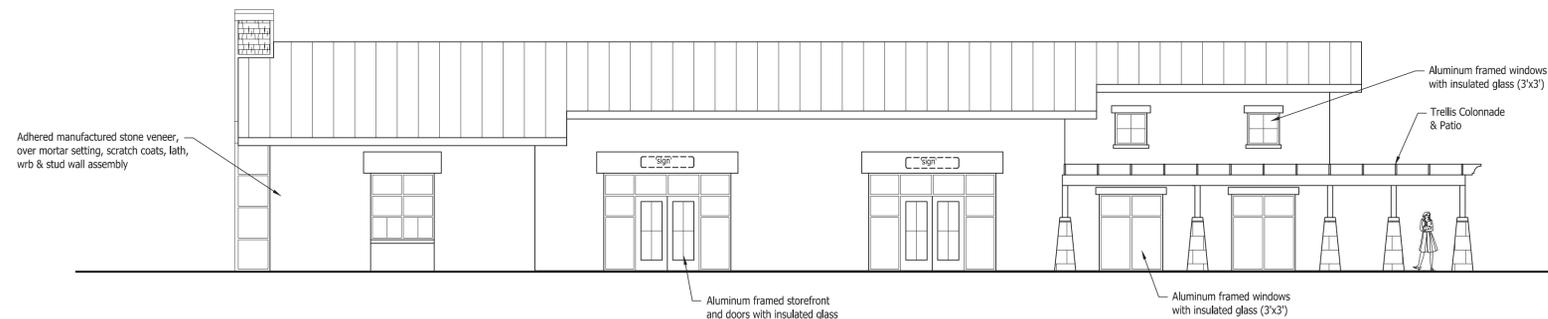
AE10s Schematic Building Elevation
SCALE: 1/8"=1'-0" 'Outlot #2-West Building' (North Elevation)



AE11s Schematic Building Elevation
SCALE: 1/8"=1'-0" 'Outlot#2-West Building' (West Elevation)



AE12s Schematic Building Elevation
SCALE: 1/8"=1'-0" 'Outlot #2-West Building' (East Elevation)



AE13s Schematic Building Elevation
SCALE: 1/8"=1'-0" 'Outlot #2-West Building' (South Elevation)

Reviewer Note:
Locations of building and/or occupant signs indicated are intended to guide general sign placement. Final sign locations to be determined based on design per occupant and compliance with City of Bloomington sign ordinance.

ISSUE	DATE	DESCRIPTION
	2016-01-15	Release for Design Review
	2016-01-20	Release for Revised Schematic Design
	2016-01-21	Release for Revised Schematic Design
	2016-01-26	Release for Revised Schematic Design per City of Bloomington Architectural review commentary

Handwritten Signature

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Schematic Architectural Elevations-Outlot #2

DATE: 2015-12-08
DRAWN BY: rf
CHECKED BY:
PROJECT NO. BSR-01-15

SHEET **A1.7s**