

# CITY OF BLOOMINGTON



April 11, 2016 @ 5:30 p.m.  
COUNCIL CHAMBERS #115  
CITY HALL

**CITY OF BLOOMINGTON  
PLAN COMMISSION**

**April 11, 2016 @ 5:30 p.m.**

**❖ City Hall Council Chambers - Room #115**

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**ROLL CALL**

**MINUTES TO BE APPROVED: March**

**REPORTS, RESOLUTIONS AND COMMUNICATIONS:**

**RS-11-16      Resolution appointing Christy Langley Director of Planning and Transportation**

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**PETITIONS CONTINUED TO MAY 2, 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*

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

**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*

**UV-10-16      Fox Property and Development**  
415 S Washington St.  
Use variance to allow a first floor residential use in a Commercial General zoning district.  
*Case Manager: Jackie Scanlan*

CITY OF BLOOMINGTON  
PLAN COMMISSION

RS-11-16

WHEREAS, the Common Council of the City of Bloomington, Indiana, has established a Planning & Transportation Department, Bloomington Municipal Code § 2.14.000; and,

WHEREAS, on March 28, 2016, Mayor John Hamilton appointed Christy Langley as Director of the Planning & Transportation Department of the City of Bloomington, Indiana; and,

WHEREAS, Indiana Code § 36-4-9-2(a)(4) states that appointment of the head of the Planning & Transportation Department is subject to the approval of the City's Plan Commission; and,

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY OF BLOOMINGTON PLAN COMMISSION, MONROE COUNTY, INDIANA, THAT:

1. The City of Bloomington Plan Commission hereby confirms Mayor John Hamilton's appointment of Christy Langley as Director of the Planning & Transportation Department of the City of Bloomington, Indiana.
2. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the City of Bloomington Plan Commission, Monroe County, Indiana, upon this 11<sup>th</sup> day of April, 2016.

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Jack Baker, President  
Bloomington Plan Commission

# MEMO:

**To:** City of Bloomington Plan Commission

**From:** Patty Mulvihill, City Attorney

James Roach, Development Review Manager

**Date:** April 8, 2016

**Re:** Amendments to Title 20—Sign Regulations, Round Three

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Minor changes were made the Amendments listed below herein. These minor changes included the following: grammatical changes; ensuring consistency in Sections; removing references to “per side”.

- Amendment #3;
- Amendment #4;
- Amendment #6;
- Amendment #7;
- Amendment #8;
- Amendment #9;
- Amendment #10;
- Amendment #11;
- Amendment #12;
- Amendment #13;
- Amendment #14;
- Amendment #15;
- Amendment #16;
- Amendment #17; and
- Amendment #18.

The only Amendment that has seen substantive changes since the March Plan Commission meeting is Amendment #5. The language dealing with vehicles signage was substantially modified in an effort to address concerns raised by Commission members. The new language reads as follows:

*“Vehicles, vans, trailers or trucks cannot be parked continuously in the same general location to be used to display signs. This does not prohibit vehicle or trailer owners from having vehicles or trailers with signs provided the vehicles or trailers are in use on a regular basis and are not continuously parked in one parking lot and are being used to serve in the same manner as an additional freestanding sign or temporary sign.”*

**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 1 ½ square foot signs and one additional 5 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 RB 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 **RM** 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 (3) 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 (5) inches in height and no more than ten (10) 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 (8) 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 rights 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, sandwich board 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;
- Deleting the limitation that vehicle signs only be prohibited on unlicensed or inoperable vehicles;
- 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.

**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 to 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 ~~RM~~ CL CG CA CD IG BP IN MD ~~QR~~

- (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, and temporary 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 (2) 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 (1 ½) 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, and one (1) additional sign which shall not exceed eight (8) square feet.
- (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 (32) square feet.
- (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.~~
- (B) ~~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.~~
- (C) ~~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 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(f)(2), Section 20.05.079(f)(3) and Section 20.05.083(e).
- (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 the same general location to be used to display signs. This does not prohibit vehicle or trailer owners from having vehicles or trailers with signs provided the vehicles or trailers are in use on a regular basis and are not continuously parked in one parking lot and are being used to serve in the same manner as an additional freestanding sign or temporary sign.
- (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) or specifically exempted in Section 20.05.079(f)(3), 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) or specifically exempted in Section 20.05.079(f)(3).

- (9) Projecting Signs. Any sign that projects outward from the facade of a building in excess of twelve (12) inches, except as provided in Section 20.05.084, SI-06 (Sign standards—Commercial limited) and Section 20.05.085, 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(f)(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(f)(1) and is further authorized by the City;
    - (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 (2) 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 (18) 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 (20) 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:

RE RS RC RM RH MH

- (a) Single-Family and Condominium Subdivision. Each subdivision shall be permitted one (1) freestanding sign per development entrance, subject to the following standards:
- (1) Freestanding Sign Area. The maximum sign area shall not exceed thirty-two (32) square feet per side.
  - (2) Freestanding Sign Height. The maximum height shall not exceed six (6) 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 (2) signs of a maximum sixteen (16) 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 (15) dwelling units shall be permitted one (1) 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 (32) square feet per side.
    - (B) Freestanding Sign Height. The maximum sign height shall not exceed six (6) feet.
    - ~~(C) Wall Signage. No wall signage shall be permitted.~~
  - (2) Multifamily complexes developments containing more than two and fewer less than fifteen (15) dwelling units shall be permitted one (1) wall sign, subject to the following standards:

- (A) ~~Wall Sign Area. The maximum sign area shall not to exceed twenty-four (24) 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 (10) square feet in area.
  - (2) Freestanding Sign Area. Freestanding signs shall not exceed twelve (12) square feet per side.
  - ~~(3)~~ (A) Number. A maximum of one (1) freestanding sign shall be permitted. Lots with less than thirty (30) feet of street frontage shall not be permitted any freestanding signs.
  - ~~(4)~~ (B) Height. Freestanding signs shall not exceed four (4) 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 (16) square feet in area per side.
  - (2) Height. Freestanding temporary signs shall not exceed six (6) 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 (3) temporary signs.
  - (6) Display Periods. Temporary signs shall be permitted for the following durations:
    - (A) Display of temporary signs shall be permitted for three (3) periods of up to thirty (30) 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 (3) 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 (1 ½) 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 (1 ½) square feet per lineal foot of the tenant's facade width.
    - (C) Limits. No property use shall be limited to less than thirty (30) square feet of wall signage and no use shall be permitted to exceed three hundred (300) square feet of wall signage.
  - (2) Maximum Projection. Except an awning sign, no part of a wall sign shall project more than twelve (12) 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 (20) 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 (30) feet or less of public street frontage are not permitted any freestanding signs.
    - (B) Lots with greater than thirty (30) feet and less than five hundred (500) feet of frontage on a public street are permitted one (1) freestanding sign.
    - (C) Lots with five hundred (500) feet or more of public street frontage shall be permitted two (2) ~~additional~~ freestanding signs.
    - (D) Where a lot has more than one (1) public street frontage, each street frontage shall be regulated independently.
    - (E) In no case shall any lot have more than four (4) freestanding signs.
  - (2) Area.
    - (A) Individual Nonresidential Uses.
      - (i) Freestanding signs on lots with greater than thirty (30) feet and less than fifty (50) feet of public street frontage shall not exceed twenty (20) square feet ~~in area per side~~.
      - (ii) Freestanding signs on lots with at least fifty (50) feet and less than seventy-five (75) feet of public street frontage shall not exceed thirty (30) square feet ~~in area per side~~.
      - (iii) Freestanding signs on lots with at least seventy-five (75) feet of public street frontage shall not exceed forty-five (45) square feet ~~in area per side~~.
      - (iv) Where a lot has more than one (1) 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 (20,000) 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 (20,000) and less than thirty-five thousand (35,000) square feet of gross floor area shall not exceed sixty (60) square feet ~~in area per side~~.

- (iii) Freestanding signs for ~~nonresidential~~ centers with at least thirty-five thousand (35,000) and less than fifty thousand (50,000) square feet of gross floor area shall not exceed seventy-five (75) square feet ~~in area per side~~.
  - (iv) Freestanding signs for ~~nonresidential~~ centers with at least fifty thousand (50,000) square feet of gross floor area shall not exceed one hundred twenty-five (125) square feet ~~in area per side~~.
  - (v) Individual tenant panels shall not exceed thirty-six (36) 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 (20,000) square feet of gross floor area, the maximum freestanding sign height shall be six (6) feet.
  - (B) For multi-tenant ~~nonresidential~~ centers with at least twenty thousand (20,000) square feet and less than fifty thousand (50,000) square feet of gross floor area, the maximum freestanding sign height shall be eight (8) feet.
  - (C) For ~~nonresidential~~ multi-tenant centers with at least fifty thousand (50,000) square feet of gross floor area, the maximum sign height shall be fifteen (15) 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 (2) freestanding signs shall be within one hundred (100) 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 (16) 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 (8) 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.
- (ed) ~~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 (1) 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 (36) 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 (6) feet above ground level.
  - (3) ~~Number. Two drive-up menu signs shall be permitted per drive-through lane.~~
- (de) Multifamily. ~~Complexes~~ Developments containing at least fifteen (15) dwelling units shall be permitted one (1) 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 (32) square feet ~~per side~~.
  - (2) Freestanding Sign Height. The maximum height shall not exceed six (6) feet.
  - (3) Number. One (1) 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 (16) square feet.
  - (2) Height. Freestanding temporary signs shall not exceed six (6) 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 (3) temporary signs.
    - (B) Multifamily structures with at least fifteen (15) dwelling units shall be permitted a maximum of three (3) temporary signs.
    - (C) Individual tenants within nonresidential centers shall be permitted a maximum of one (1) temporary sign.
  - (6) Display Periods. Temporary signs shall be permitted for the following durations:
    - (A) Display of temporary signs shall be permitted for three (3) periods of up to thirty (30) 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 (3) 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 (1) 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 (1 ½) square feet per lineal foot of the ~~tenant's~~ use's facade width. For purposes of this section, only one (1) 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 (20) square feet of wall signage and no use or tenant shall be permitted to exceed one hundred (100) 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 (12) 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 (30) feet or less of public street frontage shall not be permitted any freestanding signs. Lots with more than thirty (30) feet of public street frontage on a single street are permitted a maximum of one (1) freestanding sign.

- (2) Area. No freestanding sign shall exceed fifteen (15) square feet in area per side.
  - (3) Height. No freestanding sign shall exceed four (4) 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 (16) 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 (8) 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 (16) square feet.
  - (2) Height. Freestanding temporary signs shall not exceed six (6) 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 (3) temporary signs.
    - (B) Multifamily developments with at least fifteen (15) units shall be permitted a maximum of three (3) temporary signs.
    - (C) Individual tenants within nonresidential centers shall be permitted a maximum of one (1) temporary sign.
  - (6) Display Periods. Temporary signs shall be permitted for the following durations:
    - (A) Display of temporary signs shall be permitted for three (3) periods of up to thirty (30) 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 (3) 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.
    - (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 eight (8) 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 (1 ½) 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 (1 ½) 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 (1) 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 (4) 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

(20) square feet in area, and shall not include any signage for individual tenants of the center.

(C) Multifamily. Developments containing more than two (2) units shall be permitted wall signage which shall not cumulatively exceed twenty-four (24) square feet.

(D) Limits. No property shall be limited to less than twenty (20) square feet of wall signage and no use or tenant shall exceed one hundred (100) 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 (12) inches from the wall or face of the building to which it is attached.

(b)(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 (36) 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 (100) feet shall be provided between all projecting signs on the same building facade.

(D) Number. A maximum of one (1) projecting sign is permitted per tenant per street frontage.

(E) Area. Projecting signs shall be limited to a maximum of twenty (20) 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.

(bc) 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 (15) feet.
  - (3) Number. Lots with thirty (30) feet or less of public street frontage are not permitted any freestanding signs. Properties with more than thirty (30) feet of public street frontage on a single street are permitted a maximum of one (1) freestanding sign.
  - (4) Sign Area. Freestanding signs shall not exceed fifteen (15) square feet ~~in area per side~~.
  - (5) Height. Freestanding signs shall not exceed four (4) feet in height.
  - (6) Lighting. Internally-illuminated signs are prohibited.
  - (7) Changeable Copy. Changeable copy shall be prohibited as part of a freestanding sign.
- (d) 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 (16) 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 (8) 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) 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 (16) square feet.
  - (2) Height. Freestanding temporary signs shall not exceed six (6) 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 (3) temporary signs.
    - (B) Multifamily developments with at least fifteen (15) units shall be permitted a maximum of three (3) temporary signs.
    - (C) Individual tenants within nonresidential centers shall be permitted a maximum of one (1) temporary sign.
  - (6) Display Periods. Temporary signs shall be permitted for the following durations:
    - (A) Display of temporary signs shall be permitted for three (3) periods of up to thirty (30) 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 (3) temporary sign display periods provided in subsection (k)(5)(A) above may be combined.
- (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 eight (8) 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 (15,000) square feet shall provide one (1) on-site parking space per two thousand (2,000) 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 (7) consecutive days;
    - (B) No property shall hold more than three (3) 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 (90) 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 (200) feet, and each public sign shall be a maximum of one and

one-half (1 ½) 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 (6) 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 (200) feet, and each public sign shall be a maximum of one and one-half (1 ½) square feet in area. A minimum of one (1) 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 (200) feet, and each public sign shall be a maximum of one and one-half (1 ½) square feet in area. A minimum of one (1) 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 (200) hundred feet, and each public sign shall be a maximum of one and one-half (1 ½) square feet in area. A minimum of one (1) 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 (1) street name public sign at each street intersection within the subdivision and on all perimeter intersections. At least one (1) public sign shall be set on the most conspicuous corner of the intersections, at a point approximately six (6) 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 (1) use or more than one (1) 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: 415 S. Washington Street**

**CASE #: UV-10-16  
DATE: April 11, 2016**

**PETITIONER:** Fox Property and Development  
6440 Wellston Drive Bloomington

**CONSULTANT:** Smith Brehob & Associates, Inc.  
453 S. Clarizz Boulevard Bloomington

**REQUEST:** The petitioners are requesting use variance approval to allow for a dwelling unit to be placed on the ground floor within a Commercial General (CG) Zoning District. This use variance request requires Plan Commission review of compliance with the Growth Policies Plan.

<b>Area:</b>	<b>0.1572 Acres</b>	
<b>Zoning:</b>	<b>CG</b>	
<b>GPP Designation:</b>	<b>Downtown</b>	
<b>Existing Land Use:</b>	<b>Vacant</b>	
<b>Proposed Land Use:</b>	<b>Multi-family Residential/Commercial</b>	
<b>Surrounding Uses:</b>	<b>North</b>	- Multi-Family Residential
	<b>South</b>	- Government Operations
	<b>East</b>	- Single Family Residential
	<b>West</b>	- Multi-Family Residential

**REPORT:** The petition site is zoned Commercial General (CG) and is located on the east side of Washington Street mid-block between E. 2<sup>nd</sup> Street and E. Smith Avenue. It is currently vacant and has little vegetation.

The petitioners propose a three-story building with nine (9) one-bedroom apartments and commercial space on the ground floor. The petitioners propose one of the nine apartment units to be located on the ground floor. This proposal complies with the Indiana State Building Code requirement related to provision of an accessible unit. To provide the accessible unit, the petitioners have the option of adding an elevator or including the unit on the ground floor. The Unified Development Ordinance does not allow residential units on the ground floor in multi-family buildings in the CG district. This provision was written before the State Code requirement for an accessible unit. The petitioners must receive a use variance from the Board of Zoning Appeals (BZA) for the ground floor unit.

Ground floor units are prohibited on the first floor in the CG district by the UDO to ensure that significant amounts of commercial property along major roadways are not consumed by solely residential uses. The UDO restrictions on development size and the physical restrictions of the lot combine to limit development in a way that makes an elevator impractical for this site. The petition site is less than .16 acres. Because of the small size of the development, the petitioners have chosen to request the ground floor

unit. The density of 9 one-bedroom units is allowed in the CG district, but only on the second floor and above.

This property has one adjacent CG lot to the south, and is otherwise surrounded by Commercial Downtown (CD) and Residential Multi-Family (RM) zones. Both this part of the CD district and the RM district allow for ground floor residential uses in multi-family buildings, as is exhibited on the multi-family properties directly to the north and west of the petition site. Staff find that the use variance request is appropriate as a result of a combination of the small nature of the proposed development; the lot size constraints resulting from the existence of a city-owned culvert on the front portion of the lot; and the character of the area, which allows for ground floor residential in the surrounding zones. Staff finds that the proposal does not substantially interfere with the Growth Policies Plan.

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**SITE PLAN ISSUES:**

The petitioners are also requesting development standards variances related to building setbacks, parking setbacks, and landscaping. There is a large box culvert located under the site that covers roughly 1,000 square feet of the western portion of the lot. The culvert runs diagonally on the front portion of the lot, northeast to southwest. Because of its location, an additional 1,450 square feet immediately adjacent to Washington Street is also limited for development. The City plans to move the culvert closer to Washington Street at some point in the future, but no timeline is currently proposed. The existing and future locations of the underground culvert necessitate atypical design for development on this lot.

**Parking:** No parking is required for the commercial or multi-family uses. However, the petitioner proposes 5 parking spaces on the western side of the building and 3 parking spaces in the building. The proposed 856 square feet commercial area is allowed a maximum of 2 parking spaces. The additional 6 spaces are residential.

In the CG district, the UDO requires parking to be 20 feet behind the front building wall. Because of the location of the culvert on the western portion of the lot, the building footprint is pushed to the eastern portion of the lot, away from the street frontage. Any surface parking is therefore only possible in front of the building. The petitioners are seeking a variance to the front minimum parking setback standard.

The petitioners are working with the City of Bloomington Utilities Department on an agreement addressing any installed parking at such time that the culvert construction commences, and final design of the area over the proposed culvert location. An agreement in principle has been reached.

**Building Setbacks:** The lot is 52 feet wide by 132 feet in length. The underground culvert extends 54 feet into the lot from Washington Street, on the northern side of the parcel. No building can be built over or near the culvert. The City plans to move the culvert closer Washington Street at some point in the future, but has no current timeline for construction. As a result, any building constructed in the interim must be set to the

rear, or eastern portion, on the lot. The petitioners are requesting side and rear yard setback variances. The CG district requires a 7 foot side yard building setback, and the petitioners request to be located 1 foot from the northern alley. The CG district requires a 7 foot rear yard setback and the petitioners request to be located 5 feet from the eastern alley. The 7 feet is in addition to the required 15 foot landscaped bufferyard.

**Impervious Surface Coverage:** The CG district allows for a maximum impervious area of 60% of the lot. The proposed final site plan meets this requirement through greenspace and the use of permeable pavers in the 5 parking spaces and on an outdoor patio. The result will be 59.8% lot coverage.

**Landscaping:** The UDO requires a 15 foot bufferyard on CG lots that are adjacent to RM districts. The RM district is immediately east of the petition site. The east side of the building is designed to provide vehicular and pedestrian access to the building from the alley. No landscaping is provided in this location and the building is 5 feet from the property line. The petitioners have requested a variance to the bufferyard requirement.

The location of the culvert also drastically limits potential greenspace areas on the lot. The petitioners have proposed a landscape plan that does not meet the UDO streetscape and interior planting requirements. The petitioners have request variances to those landscape requirements that they have not met.

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**GROWTH POLICIES PLAN:** The Growth Policies Plan (GPP) designates this property as Downtown. The Downtown designation “is a mixed use, high intensity activity center serving regional, community-wide, and neighborhood markets. Bloomington must strive to improve downtown as a compact, walkable, and architecturally distinctive area in the traditional block pattern that serves as the heart of Bloomington while providing land use choices to accommodate visitors, business, shoppers and residents.’ Land use policies for this area state that:

*The Downtown area should be targeted for increased residential density (100 units per acre) and for intensified usage of vacant and under-utilized buildings*

*The mix of retail goods and services must be expanded and diversified at both the neighborhood and community scales of activity, including such uses as groceries, drug stores, and specialty item stores.*

*Utilities improvement projects, especially those dealing with stormwater drainage facilities, must be coordinated with streetscape improvement projects to minimize impacts on downtown businesses and residents.*

Although residential units are allowed only on the second floor and above, staff finds this property to have unique constraints that limit the size of the building and make ground floor residential reasonable. Due to the physical constraints of the lot on development and adjacent ground floor residential uses, staff finds that this request

does not substantially interfere with the general and specific policies of the GPP for this area.

**CG DISTRICT INTENT:** Within the UDO is a description of the CG zoning district intent and guidance for the Plan Commission and Board of Zoning Appeals. Staff believes that this proposal meets the intentions for the district.

#### **BMC 20.02.290 Commercial General (CG); District Intent**

**The CG (Commercial General) District is intended to be used as follows:**

- Provide areas within the city where medium scale commercial services can be located without creating detrimental impacts to surrounding uses.
- Promote the development of medium-scaled urban projects with a mix of storefront retail, professional office, and/or residential dwelling units creating a synergy between uses where stand-alone uses have traditionally dominated.

**Plan Commission/Board of Zoning Appeals Guidance:**

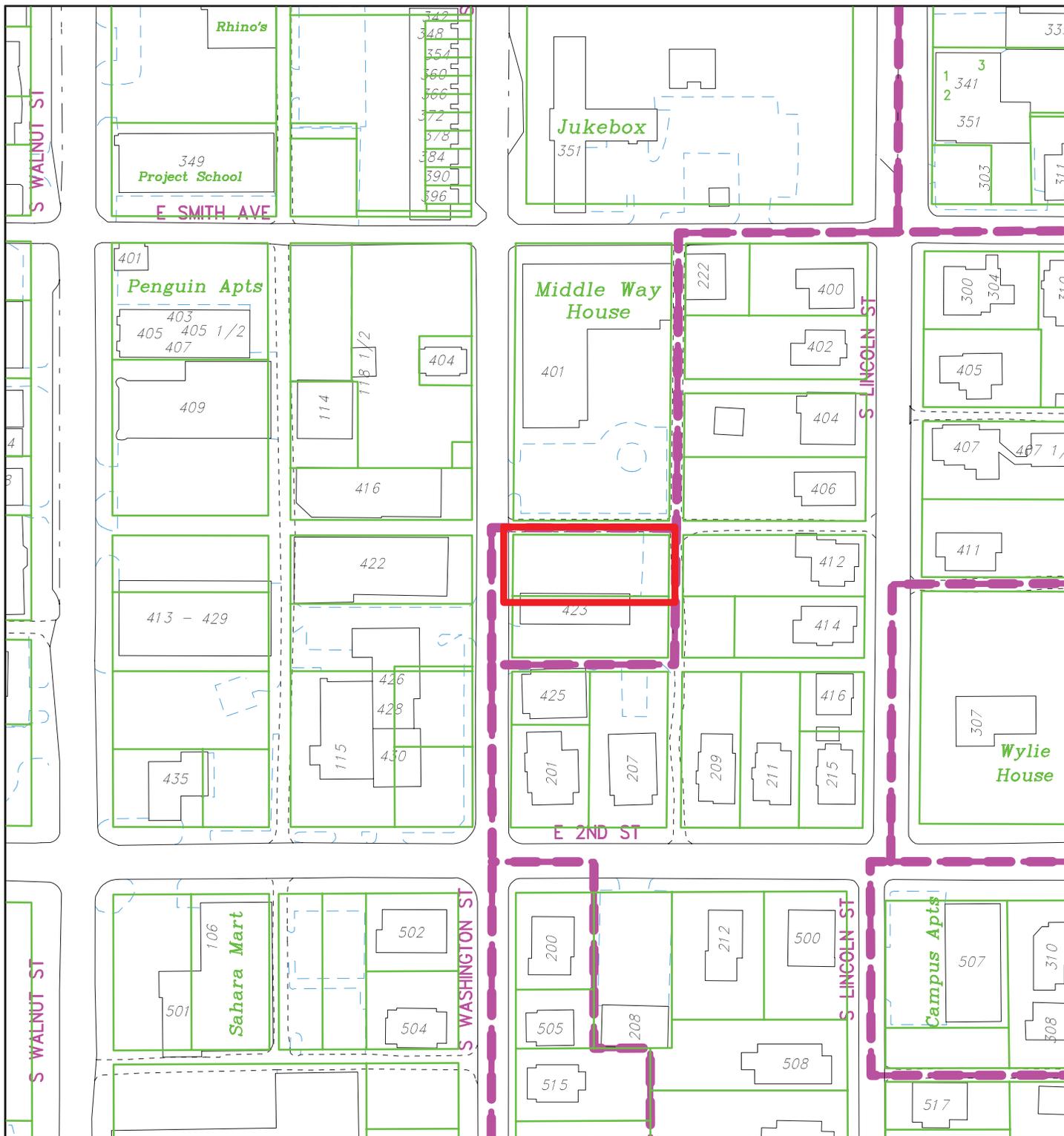
- Site plan design should incorporate residential and commercial uses utilizing shared parking in order to ease the transition to residential districts.
- Street cuts should be minimized in order to enhance streetscape and improve access management.
- Encourage proposals that further the Growth Policies Plan goal of sustainable development design featuring conservation of open space, mixed uses, pervious pavement surfaces, and reductions in energy and resource consumption.

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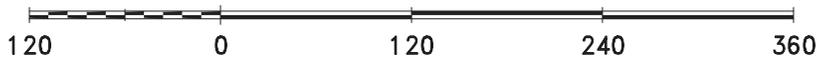
**CONCLUSION:** Staff finds that the proposed use does not substantially interfere with the intents of the GPP. The proposal provides a mixed use building, even though the building contains a single ground floor apartment. The petition will redevelop a vacant lot and the scale and massing of the proposal will fit the surrounding area. Furthermore, staff finds that the requirement for the use of ground floor space within this district was to ensure that properties along major roadways were not unduly used for solely residential use rather than mixed-use as encouraged by the GPP. Commercial space is provided, in addition to the ground floor apartment. Staff will also recommend that any approval be conditional on the allowance of only one ground floor unit, as proposed in this development.

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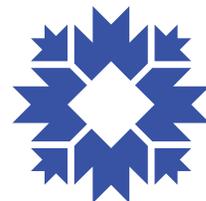
**RECOMMENDATION:** Staff finds that this use variance will not substantially interfere with the Growth Policies Plan. Based upon the written report, staff recommends forwarding a positive recommendation to the Board of Zoning Appeals.



By: scanlanj  
9 Mar 16

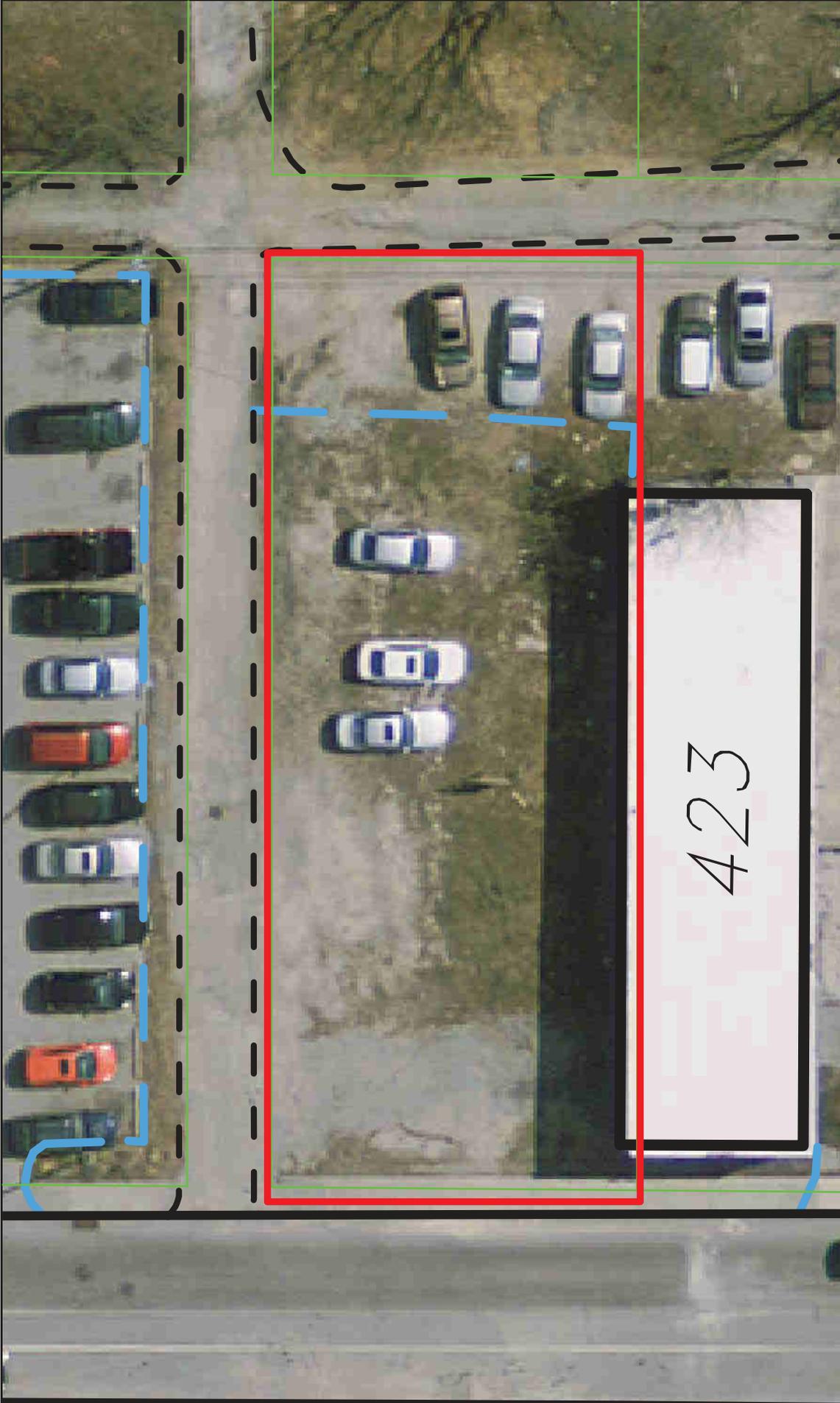


City of Bloomington  
Planning & Transportation



Scale: 1" = 120'

For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 20'



By: scanlanj  
9 Mar 16

For reference only; map information NOT warranted.

**Smith Brehob & Associates, Inc.**

*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., L.S.  
Steven A. Brehob B.S. C.A.T.

February 26, 2016

James Roach  
City of Bloomington Planning  
401 N. Morton Street  
Bloomington, IN. 47404

RE: 415 S. Washington Street

Dear James,

On behalf of our client, Justin Fox, we respectfully request to be placed on the Plan Commission agenda for the April 4<sup>th</sup> meeting for consideration of a Site Plan approval for the property located at 415 S. Washington Street.

Details of the request are contained in the Petitioner's Statement and attached drawings and exhibits. Should you have any questions, please contact me.

Sincerely,

Steve A. Brehob

Cc: 5237 approval processing  
Attachments: Petitioner's Statement  
Application Form  
2 plan sets  
1 CD containing PDF's

J:\5237\_415 S Washington\Approval processing\Application letter\_2-26-16.docx

# Smith Brehob & Associates, Inc.



*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Stephen L. Smith P.E., L.S.  
Steven A. Brehob B.S.C.A.T.

## Petitioner's Statement

### Location and Property Size

The project is located at 415 S. Washington Street, just north of the intersection of Washington and 2<sup>nd</sup> Street on the east side of Washington Street. The property is 0.15 acres in size.

### Zoning

The site is zoned CG – General Commercial. The area to the north is and west is zoned CD – Downtown Commercial. The City owned property immediately to the south is also zoned CG. The residential property to the east and south is zoned RM – Residential Multifamily. Zoning would permit a development density for residential use of 15 units per acre or 2.25 units. Ground floor commercial is required. Ground floor residential is not permitted.

### Zoning Standards

CG setbacks require a 15' front yard building setback and 7' side and rear yard setbacks. Parking setbacks are also 7' for side and rear yards and 20' behind the front wall line of the building for the front yard parking setback. CG zoning requires a minimum lot width of 85' and prohibits ground floor residential. Maximum impervious surface coverage is 60%. The maximum building height permitted is 50.

### Peculiar Conditions

There is a large storm sewer box culvert that bisects the property from NE to SW. It has been indicated that the City plans to reconstruct and relocate this box culvert further west towards Washington Street at some point in the future. The timing of said reconstruction is unknown at this point.

The location of the existing box culvert precludes shifting the building up to the front yard building setback. At this point, the building could be no closer than approximately 67' from the R/W line of S. Washington Street.

A strict application of the CG zoning standards would result in a site development as shown on Exhibit A. Any building would be limited to approximately 1200 SF of footprint due to setback and storm sewer constraints.

CG zoning requires ground floor commercial and parking is necessary for viable commercial development. Site setbacks and location of the storm sewer



box culvert would result in a plan that contains no more than 3 parking spaces located behind the building accessed off of the northern or eastern alley. Providing only 3 parking spaces in a location that is not visible is not viable for any commercial development.

Parking on the adjacent Middle Way House is not located 20' behind the front wall line of the building. Parking on the adjacent Goldcaster's site is located between the building and S. Washington Street.

Middle Way House to the north does not provide for ground floor commercial. The existing RM zoned properties to the east and south do not provide ground floor commercial. Ground floor commercial is also not required on the CD overlay zoning present on the properties to the west.

The CG designation for this property seems incompatible with the adjacent zoning and development.

#### **Proposed Development**

The development proposal more closely follows many aspects of the adjacent CD zoning. Due to the constraints of the existing and proposed storm sewer box culvert, the building cannot be shifted up to the required front yard setback in either CD or CG zone. The only use for the large front yard area on the property required by the storm sewer box culvert is parking. Parking will be required for viable ground floor commercial.

Front yard parking is provided for on the adjacent Gold Caster's site to the west and on the adjacent Middle Way House to the north.

Given the undetermined timing of the storm sewer box culvert replacement that will result in the temporary loss of said parking, a temporary conditions approach will have to be used where the parking is provided but not finished to its ultimate level of detail.

The front yard building setback for the property would be controlled by the presence of the existing and proposed storm sewer box culvert. Side yard parking setback off of the northern alley would be 6'. The building would be set approximately 1' off of the northern alley and 5' off of the eastern alley.

A total of 5 parking spaces are provided for the commercial area on the ground floor.

The site will utilize permeable pavers within the surface parking lot and outdoor plaza area to meet impervious surface coverage requirements.



**Proposed Building**

The permitted residential density on site is 2.25 units. Using DUE's, a total of 9 one bedroom units of less than 700 SF would be permitted ( $2.25 \text{ units} / 0.25 = 9$ ). A total of 9 units are proposed. One unit is located on the ground floor and 4 units each on the 2<sup>nd</sup> and 3<sup>rd</sup> floor. The building also contains 856 SF of commercial area on the ground floor as well as 3 garage parking spaces.

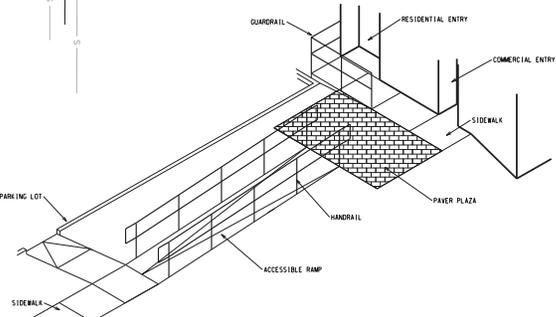
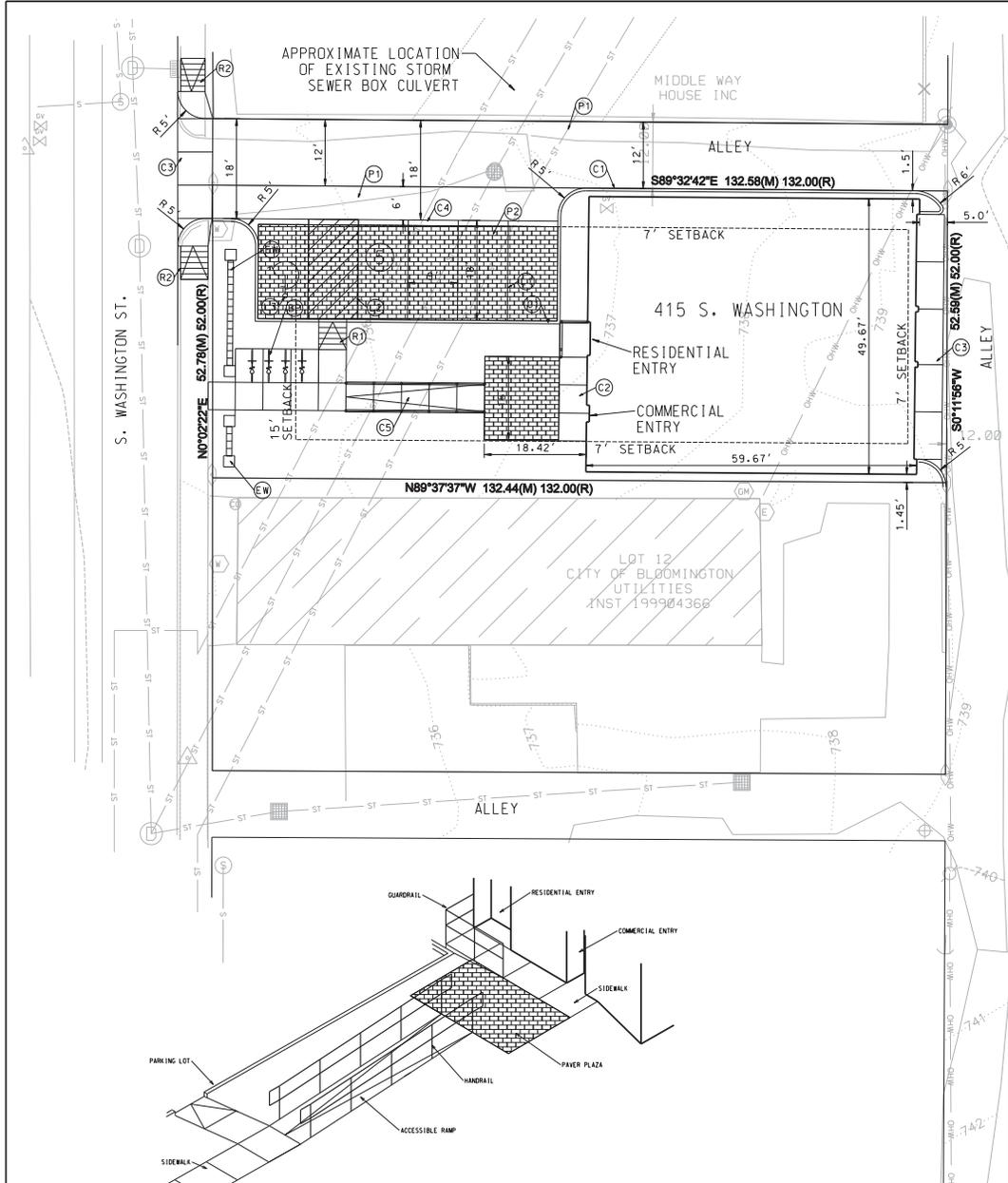
**Exterior Finish**

The west façade of the building facing S. Washington Street will have a brick and storefront exterior with recessed entry, address and building name. The west façade will have a raised parapet and cornice treatment similar to the Fox Building located west of Washington Street that was recently constructed. The north façade will be all brick with the same cornice treatment. The south façade will have a 5' step back in the building above the ground floor to permit exterior balconies. Building materials will consist of horizontal lap siding. The and east facades will be horizontal lap siding with the same roof cornice treatment and garage doors on the ground floor to access the parking and service area.

**Waivers**

To complete the development as proposed, several waivers will be required:

1. Side yard building setback
2. Front yard building setback
3. Front yard parking setback



**ENTRY STAIR AND RAMP  
ISOMETRIC VIEW  
NOT TO SCALE**

**GENERAL NOTES**

- SEE SMITH BROTHER 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS.
- TOP OF EXISTING ELEVATIONS ARE GIVEN IN THE FOLLOWING:
  - 8) INLETS: GUTTER ELEVATION
  - 9) MANHOLE: GUTTER ELEVATION
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. PLEASE NOTIFY ENGINEER IF FIELD ADJUSTMENTS ARE NECESSARY.

**SITE PLAN NOTES**

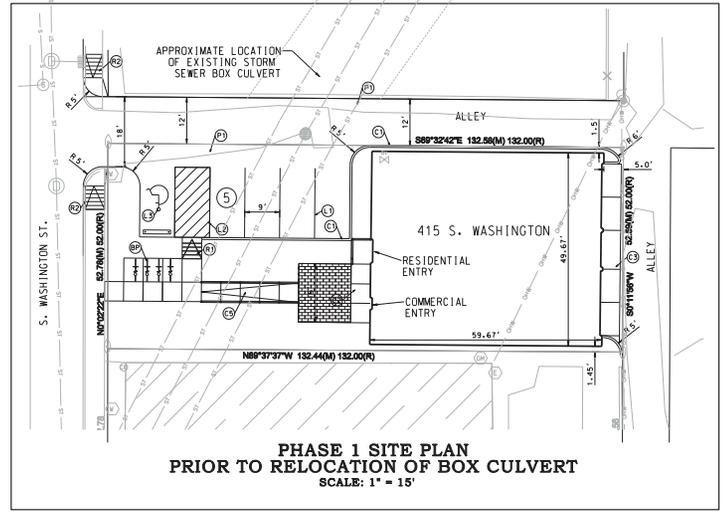
- SIDEWALK RAMP SHALL BE IN ACCORDANCE WITH THE LATEST ADA AND CITY OF BLOOMINGTON REQUIREMENTS. CONTRACTOR SHALL COORDINATE WORK WITH CITY ENGINEERING PRIOR TO COMMENCEMENT.
- PAVEMENT MARKINGS, IF SHOWN, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 600.0 913.14 OF THE 2014 INDOT STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CITY #/R ELEVATION PERMIT, IF WORK BEHIND THE PUBLIC #/R IS NECESSARY FOR THE PROJECT COMPLETION.

**MATERIALS LEGEND**

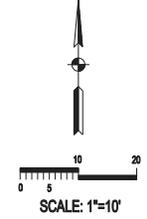
- 1" HMA SURFACE ON 3" HMA BASE ON 7" COMPACTED AGGREGATE BASE #5.5, TYPE "D"
- HYDRATION PERMEABLE PAVEMENT SYSTEM
- 6" STANDING CURB
- CONCRETE SIDEWALK - BROAD VARIETY
- 4" THICK CONCRETE
- 4" COMPACTED AGGREGATE BASE #5.5, TYPE "D"
- CONCRETE SLAB
- 4" THICK, 4000 PSI CONCRETE
- 4" COMPACTED AGGREGATE BASE #5.5, TYPE "D"
- CONCRETE STAIRS, 4000 PSI CONC.
- 4" WIDE, 4000 PSI CONC. 8% BALL SLOPE
- ACCESSIBLE RAMP AND HANDRAILS
- LINE, PAINT, SOLID, WHITE, 4"
- LINE, PAINT, SOLID, BLUE, 6"
- TRANSVERSE MARKINGS, PAINT, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY
- ACCESSIBLE RAMP TYPE #
- ACCESSIBLE RAMP TYPE C
- BICYCLE PARKING LOOP BACK
- BRICK ENTRY WALL

**SITE DEVELOPMENT DATA**

SITE ZONE = CG  
 SITE AREA = 0.15 ACRES (6864.0 SF)  
 MAXIMUM IMPERVIOUS AREA PERMITTED (60% IMPERVIOUS) = 4118.4 SF  
 BUILDING = 2963.8 SF  
 DRIVE = 444.35 SF  
 APPROACH = 221.16 SF  
 SIDEWALK = 479.20 SF  
 TOTAL IMPERVIOUS = 4108.49 SF  
 IMPERVIOUS PERCENTAGE = 59.8%



**PHASE 1 SITE PLAN  
PRIOR TO RELOCATION OF BOX CULVERT  
SCALE: 1" = 15'**



**SITE LEGEND**

UTILITY EASEMENT	10' DE
DR. & UT. EASEMENT	10' DUE
2" CURB	10' DUE
2" CURB AND GUTTER	10' DUE
6" STANDING CURB	10' DUE
CONCRETE SIDEWALK	10' DUE
HANDICAPPED RAMP	10' DUE
RET. WALL (CONCRETE)	10' DUE
RET. WALL (STONE)	10' DUE
RET. WALL (WOOD)	10' DUE
FENCE (CHAIN LINK)	10' DUE
FENCE (SMOOTH WIRE)	10' DUE
FENCE (POST & RAIL)	10' DUE
FENCE (WOOD SLAT)	10' DUE
GUARD RAIL	10' DUE
PROPOSED STREET TREE	10' DUE
DUMPISTER (WOOD)	10' DUE
DUMPISTER (MASONRY)	10' DUE

Smith Brothers & Associates, Inc.  
 445 S. Center Boulevard  
 Bloomington, IL 61710-2400  
 Fax: 317.332.9313  
 Web: http://smithbro.com

CREATION DATE  
 //

**JOB TITLE**  
**FOX BUILDING**  
**415 S. WASHINGTON ST.**  
**BLOOMINGTON, IN.**

REVISIONS	BY	DATE

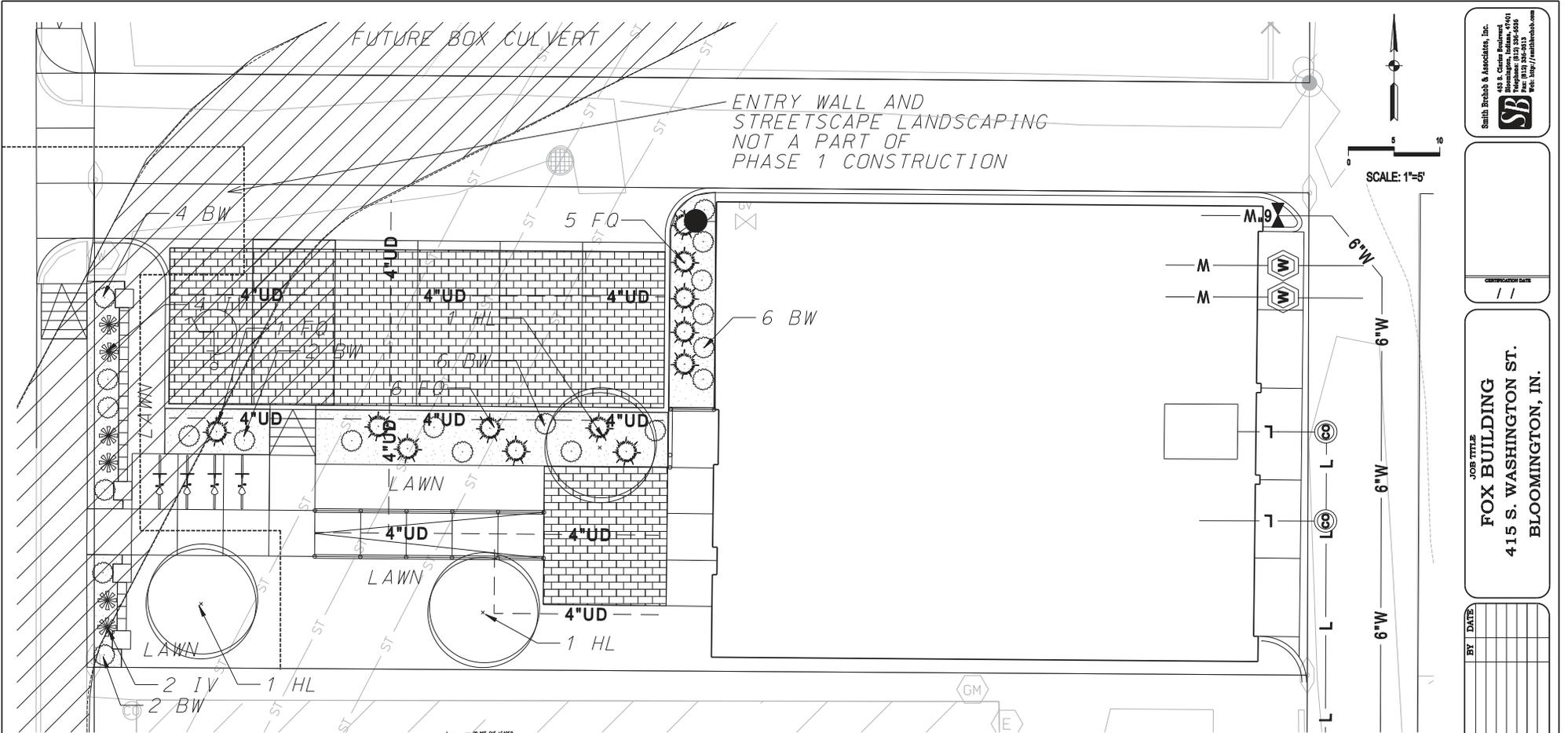
APPROVED  
 SAB  
 SAB  
 SAB  
 DATE

**5237**  
**SHEET**

**2** OF **7**

DATE **03/25/16**

**SITE PLAN**



Smith Brubach & Associates, Inc.  
 445 S. Center Boulevard  
 Bloomington, Indiana 47404  
 Tel: 317.332.4200  
 Fax: 317.332.4213  
 Web: http://smithbrubach.com

CONSTRUCTION DATE  
 / /

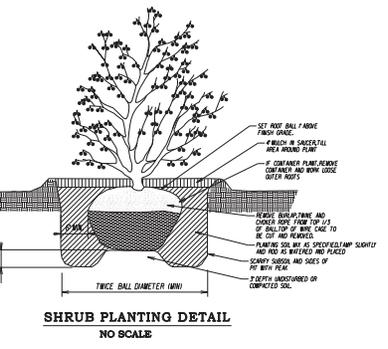
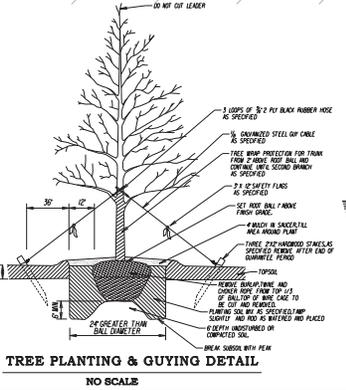
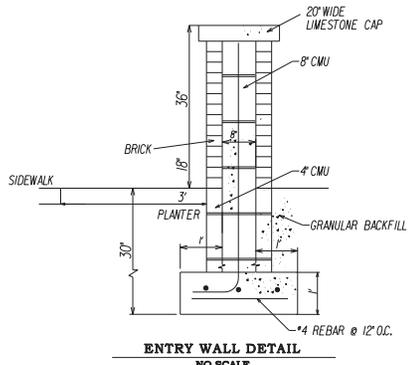
JOB TITLE  
**FOX BUILDING**  
 415 S. WASHINGTON ST.  
 BLOOMINGTON, IN.

REV	DATE	BY

DESIGNED BY  
 SAB  
 CHECKED BY  
 SAB

JOB NUMBER  
**5237**  
 SHEET  
**5 OF 7**  
 DATE  
 03/25/16

LANDSCAPE PLAN



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
HL	2	GLEDITSIA TRIACANTHOS V. INERMIS	HONEYLOCUST	2" CALIPER
SHRUBS				
IV	6	ITER VIRGINICA	VIRGINIA SWEETSPICE	3_GALLON
EW	20	BUXUS	BOXWOOD	3_GALLON
FG	12	CHAENOMELES	FLOWERING QUINCE	3_GALLON

MINIUM 12" TOPSOIL WITH 4" SHREDDED HARDWOOD BARK MULCH













