

City of Bloomington Common Council

Legislative Packet

Wednesday, 04 May 2016

Regular Session

For legislation and background material regarding

Ordinance 16-04 please consult the

[23 March 2016 Legislative Packet](#)

and

[06 April 2016 Legislative Packet](#)

All other material contained herein.

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To: Council Members
From: Council Office
Re: Legislative Packet Memo
Date: 29 April 2016

LEGISLATIVE MATERIAL FOR REGULAR SESSION: 04 MAY 2016

CONTENTS:

- Memo from Council Office
- Agenda
- Weekly Calendar
- Legislation for Second Reading and Resolutions: *None*
- Legislation for Third and Subsequent Readings

Ord 16-04: To Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code - Re: Amending 20.09.230 (“Demolition and Demolition Delay”) and 20.11.020 (“Defined Words”) to Expedite the Review of Partial Demolition Requests for “Contributing” Structures in Residential Zoning Districts

Pending Amendments: AM 03 (No sponsor)
AM 04 (Sponsor: Sturbaum)
AM 06 (Sponsor: Rollo)

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Councilmember Rollo: 812.349.3409; rollod@bloomington.in.gov*

→ *See the Council Legislative Packets issued in interest of the [23 March 2016 Meeting](#) and [06 April 2016 Meeting](#) for legislation, summary, and associated materials. All adopted and pending amendments reproduced herein.*

- Legislation and Background Material for First Reading:
Ord 16-01 –To Amend Chapter 20 (Unified Development Ordinance) of the Bloomington Municipal Code Re: Amending 20.05.051 (“Home occupation – General”), 20.05.064 (“Municipal services – General”), 20.05.079 (“Sign standards – General”), 20.05.080 (“Sign standards – Temporary signs”), 20.05.081 (“Sign standards – Residential”), 20.05.082 (“Sign standards – Permanent display cabinets”), 20.05.083 (“Sign standards – Nonresidential”), 20.05.084 (“Sign standards – Commercial limited”), 20.05.085 (“Sign standards – Commercial downtown”), 20.05.086 (“Sign standards – Sandwich board signs”), 20.05.097 (“Special conditions – Community garden”), 20.05.110 (“Temporary uses and structures – Generally”), 20.07.070 (“Easement standards”), 20.07.160 (“Street and right-of-way standards”), 20.07.190 (“Street sign standards – Residential, commercial and industrial”), and 20.11.020 (“Defined Words”) to Render Provisions of the Bloomington Municipal Code Regulating Signs Compliant with the U.S. Supreme Court’s Holding in *Reed v. Town of Gilbert*
 - Memo from Patty Mulvihill and James Roach
 - Plan Commission Amendments, UDO 03-18*Contacts: Patty Mulvihill – 812.349.3552 or mulvihill@bloomington.in.gov
James Roach – 812.349.3527 or roachja@bloomington.in.gov*
- Minutes from Regular Sessions: April 6, 2016 and April 20, 2016

MEMO

On Wednesday, 04 May 2016, the Council's *Agenda* includes two items. Scheduled for a fourth reading under *Third and Subsequent Readings* is the Demolition Delay Ordinance and its attendant amendments. Scheduled for *First Reading* is an ordinance rendering the UDO compliant with the U.S. Supreme Court's recent holding on content-based sign regulations. No items are scheduled for consideration under *Second Readings*.

THIRD AND SUBSEQUENT READINGS

Ord 16-04: Proposed Changes to the Demolition Delay Ordinance and Attendant Amendments

Ord 16-04 comes back to the Council on May 4th for a fourth reading. Recall that this ordinance was discussed at the Regular Session on April 6th and postponed on that day until April 20th. On April 20th, the ordinance was given a third reading, but not discussed; instead, the matter was postponed until May 4th. Pursuant to I.C. § 36-7-4-607(d), the Common Council must vote on the proposal within ninety (90) days after the Plan Commission certifies the proposal to the Council. The proposal was certified to the Council on the morning of February 11th. Unless the Council acts before the morning of May 11th, the ordinance as certified by the Plan Commission, goes into effect.

The proposed changes to the demolition delay ordinance have experienced much discussion and debate. As a result of those on-going discussions, a number of amendments have been proposed. Two of those amendments – Amendments 01 and 05 – have passed. Two other amendments – Amendments 03 and 04 – have been introduced, but have been postponed for further consideration. A new amendment – Amendment 06 – is ready for introduction at the meeting on May 4th. All amendments are briefly summarized below:

PASSED

AM 01 (Sponsor: Chopra)

This amendment does two things. First, it establishes that any staff person reviewing a request for the partial demolition of a “Contributing” structure in a residential district shall have the same technical experience as the members of the HPC. Second, it clarifies that staff has seven (7) *business* days to render a decision before the application is automatically granted; the current version is unclear as to whether or not it is seven (7) business days or seven (7) calendar days.

AM 05 (Sponsor: Council Office)

This amendment is offered by the Council Office and makes some corrections to the text. The first change corrects text mistakenly brought forward from the Plan Commission. The second change makes the reference to “chairman” of the Historic Preservation Commission gender neutral. The third change clarifies that staff makes recommendations to the Historic Preservation Commission for their consideration.

PENDING

AM 03 (Sponsor Needed)

This amendment does three key things. First, it adds two new Whereas Clauses that help explain the overall purpose behind one of the major substantive changes proposed by this amendment. Second, it ensures that the process known as Demolition Delay only applies to those structures and sites listed in the 2001 Interim Report, as amended in 2007. The use of the 2001 Interim Report, as amended in 2007, replaces the current proposal's use of the 2015 updated Indiana State Historic Architectural and Archaeological Research Database. Third, it provides that in certain Overlay Districts new buildings located immediately adjacent to the side of an "Outstanding", "Notable" or "Contributing" structure listed on either the City of Bloomington Historic Sites and Structures Schedule or the Indiana State Historic Architectural and Archaeological Research Database shall align their respective facades to match the front setback established by the surveyed structure rather than the build-to line and further incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent surveyed structure. The relevant Overlay Districts include: Courthouse Square Overlay; Downtown Core Overlay; University Village Overlay; Downtown Edges Overlay; Downtown Gateway Overlay; and Showers Technology Park Overlay.

AM 04 (Sponsor: Sturbaum)

This amendment is sponsored by Councilmember Sturbaum and offers an alternative to Am 03. First and foremost, it expands the process known as Demolition Delay to apply not only to those properties that appear on the Indiana State Historic Architectural and Archaeological Research Database (SHAARD) but also those properties that appear on the 2001 Interim Report, as amended in 2007. The use of both of these surveys better serves the goal of preservation of the historic character of the City's neighborhoods. Second, the amendment adds two new Whereas Clauses that help explain the purposes behind this change to the ordinance. Third, it incorporates by reference a new table into Title 20 (Unified Development Ordinance) which sets forth the properties and classifications of all properties contained in the 2001 Interim Report, as amended in 2007. Fourth, the amendment clarifies that, in the event of a difference between information on one survey and the other survey in regard to a particular property, the information resulting in the higher classification determines the procedures to be followed under demolition delay in regard to that property. And, fifth, the amendment applies the building alignment and height step down requirements to properties adjacent to those listed on one or both of the aforementioned historic surveys. In that regard, it provides that in certain Overlay Districts new buildings located immediately adjacent to the side of an "Outstanding", "Notable" or "Contributing" structure listed on those historic surveys shall align their respective facades to match the front setback established by the surveyed structure rather than the build-to line and shall further incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent surveyed structure. The relevant Overlay Districts include: Courthouse Square Overlay; Downtown Core Overlay; University Village Overlay; Downtown Edges Overlay; Downtown Gateway Overlay; and Showers Technology Park Overlay.

AM 06 (Sponsor: Rollo)

This amendment does three key things. First, it adds two new Whereas Clauses that help explain the overall purpose behind one of the major substantive changes proposed by this amendment. Second, it ensures that the process known as Demolition Delay only applies to the following structures: those properties listed in the 2001 Interim Report, as amended in 2007 those properties listed as “Outstanding” or “Notable” in the SHAARD and those properties listed as “Contributing” in the SHAARD, but only when those “Contributing” properties are the subject of a request for full demolition. Third, it provides that in certain Overlay Districts new buildings located immediately adjacent to the side of an “Outstanding”, “Notable” or “Contributing” structure listed on either the City of Bloomington Historic Sites and Structures Schedule or the Indiana State Historic Architectural and Archaeological Research Database shall align their respective facades to match the front setback established by the surveyed structure rather than the build-to line and further incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent surveyed structure. The relevant Overlay Districts include: Courthouse Square Overlay; Downtown Core Overlay; University Village Overlay; Downtown Edges Overlay; Downtown Gateway Overlay; and Showers Technology Park Overlay.

- Note that this amendment comes at the request of the Administration. Because AM 06 shifts the focus of properties subject to demolition delay, it is anticipated that AM 03 will be withdrawn
- This amendment incorporates by reference a list of properties subject to the ordinance under this change. This list is appended to the amendment.
- While not incorporated by way of reference, please note that also appended to AM 06 is another property listing that documents a change in property rating from the 2001 Interim Report to the 2015 SHAARD. The Administration has chosen to use the higher rating as the rating for the survey

FIRST READING

Ord 16-01: A Measure Revising Provisions of the Unified Development Ordinance Attaching to Sign Regulations to Render the UDO Compliant With the U.S. Supreme Court's Ruling in *Reed v. Town of Gilbert*

Ord 16-01 is largely a response to a recent U.S. Supreme Court's decision more precisely defining the ability of government to regulate sign content. At present, Bloomington, like most communities around the country, attaches regulations to different types of signs. Sign types tend to fall out into three categories: those based on location, those based on physical characteristics, and those based on the type of message conveyed. Signs classed by location include those that apply to certain types of properties such as commercial, residential, and public. Physical characteristics include things such as height, size, location, physical attributes, and number. Sign classifications based on message include signs such as political signs, directional signs, flags, construction signs, non-for-profit signs, and real estate signs, to name a few. Before the Court's recent decision, government could regulate all three types of signs. After the Court's decision, only reasonable sign distinctions based on location or physical characteristics are permissible—distinctions based on the message are not.

Context

Signs are speech. It is long been held that under the First Amendment's Free Speech Clause, government "has no power to restrict expression because of its message, ideas, its subject matter, or its content." *Police Department of Chicago v. Mosley*, 92 S. Ct. 228 (1972). Laws that regulate speech based on the communicative content of that speech are presumptively invalid unless those laws are narrowly tailored to serve a compelling governmental interest. *R.A.V. v. St. Paul*, 112 S. Ct. 2538 (1992). Known as a "strict scrutiny" standard, this is the most rigorous of all constitutional tests. It is a standard that is typically difficult to meet.

Historically, content discrimination was understood to apply not only to *viewpoint*-based laws (e.g., "no anti-union speech" or "no misogynistic speech") but *viewpoint-neutral* laws that discriminate based on the subject matter of the speech (e.g, bans on profanity, on advocacy of illegal conduct, on residential picketing except for labor picketing). When it comes to signs, the question is what is content discrimination? More particularly, the question the U.S. Supreme Court recently addressed is can government regulation that treats sign speech differently based on content nevertheless be considered "content neutral" because the government is not motivated by disagreement with the message conveyed by the sign speech? In *Reed v. Town of Gilbert*, 135 S. Ct. 2218 (2015)¹, the Court said "no." Regulations that make distinctions among and between signs, such a temporary directional, political, and ideological "depend entirely on the communicative content of the sign" *Id.* at 227. According to *Reed*, such "[r]egulation targeted at specific subject matter is content based even if it does not discriminate among viewpoints with that subject matter." *Id.* at 2230

¹ In *Reed*, the town's sign ordinance required a sign permit for most signs, but contained 23 categories of "exempt" signs, including temporary directional signs, ideological signs, and political signs. A church posted temporary directional signs announcing its Sunday services on Saturday mornings, earlier than allowed under the town's sign regulations. The church was cited for violating the town's sign regulations. The church filed a complaint in federal court, arguing that the town's sign regulations violated the First Amendment. Both the trial court and the United States Court of Appeals for the Ninth Circuit held in favor of the town and upheld the town's sign regulations. The church appealed to the United States Supreme Court. The Court found that the town's sign ordinance was an invalid content-based regulations because temporary directional signs were defined on the basis of whether a sign conveyed a message of directing the public to church or some other "qualifying event;" political signs were defined by whether the signs' message was "designed to influence the outcome of an election;" ideological signs were defined by whether the signs "communicat[ed] a message or ideas."

What *Reed* Means for Bloomington’s Sign Regulations

Content-Based Regulations

What does *Reed* mean for Bloomington’s sign regulations? Post-*Reed*, distinctions among signs that turn on the non-commercial content of the sign – eg. political, ideological, religious – would most likely not withstand strict scrutiny and would be held unconstitutional. These include a number of regulations included in the Unified Development Ordinance, including those governing: flags, directional signs, construction signs, not-for-profit signs, political signs, and real estate signs.

Furthermore, the Court held that there are some content-based regulations that would likely survive the heightened scrutiny of strict scrutiny review if those regulations are narrowly tailored to address public safety. Such signs include warning signs for hazards on private property, signs directing traffic, and street numbers associated with private homes.

Non-Content-Based Regulations

While *Reed* outlined content-based distinctions that are unconstitutional and subject to heightened scrutiny, the Court also advised that its decision “will not prevent governments from enacting effective sign laws.” *Reed* at 2223. Toward that end, the Court pointed out that government still has ample content-neutral tools to govern aesthetics and public safety through sign regulation, such as:

- Size
- building material
- lighting
- moving parts, and
- portability

The Court also made clear that government may ban signs on public property, provided that prohibition is applied in an “evenhanded and content-neutral manner.” *Id.*

The Revisions of Ordinance 16-01

Subsequent to the *Reed* decision, City Attorney Patty Mulvihill and Development Services Manager James Roach, have worked to audit the Bloomington Municipal Code for sign regulations that run afoul of the Court’s holding and to prepare amendments to the Unified Development Ordinance to bring local code into compliance with the ruling. The proposed changes to the UDO appeared before Plan Commission on three occasions: February 8th, March 7th, and April 11th. On April 11th, the Plan Commission gave the changes a positive recommendation and certified the matter to the Common Council on April 13th.

Most of Ord 16-01 removes distinctions among signs based on content and replaces content with non-content regulations, primarily regulations that focus on the *number* of signs permissible, the *location* of those signs, and the *size* of those signs. Instead of spelling out size and standards for various *types* of signs (political, real estate, directional, construction, not-for-profit, etc.), instead, the ordinance spells out non-content regulations based largely on the location of signs.

As described in the accompanying Memo from Mulvihill and Roach, those changes include:

- **Temporary Signs – No Permit Required²**

All Zoning Districts: In all zoning districts, each property is allowed to have: 1) two signs not to exceed five square feet and 2) one additional sign not to exceed eight square feet. Application across all zones reflects the fact that residential properties exist in all zones. The provision for one, eight-foot sign was made to accommodate the average, largest real estate sign.³ The allowance for two signs was made to protect property owner's right to speech. As Mulvihill and Roach make clear in their memo, constitutional law directs that signs in front of a private residence are qualitatively different than signs placed elsewhere. Because of their very location – in front of one's own house – these signs carry strong information about the identity of the speaker. For that reason, Mulvihill and Roach write that any regulation allowing less than two signs would infringe on the property owner's freedom of speech.

Non-Residential Zones – Vacant Property: Vacant property or property under construction is permitted to have one sign, not to exceed 32 square feet per side. Note that the staff memo relays that the Board of Realtors has requested a further amendment to allow commercial spaces with more than one street frontage to display a 32 s.f. temporary sign along each street frontage.

Non-Residential Zones – Vacant Tenant Spaces: Vacant tenant spaces are subject to the same regulation as vacant properties (one sign, 32 s.f.), yet the sign must be affixed to the wall of the vacant space.

- **Sandwich Board Signs – No Permit Required**

City staff consulted with faculty from the law school to determine whether sandwich boards could be stationed in the public right-of-way (sidewalks) to the exclusion of other sign types. After consultation with faculty, staff determined that such sign could be placed on sidewalks in Commercial Downtown and Commercial Limited districts provided:

- 1) Number. Each property owner is afforded one sandwich board (If multiple tenants at a property, each tenant can have a sign, but the signs must spaced at least 8' apart).
- 2) Design. Signs must meet design criteria: sign face cannot exceed 5 s.f; width cannot exceed 2'9"; height cannot exceed 4.5'; must be portable (not fixed).
- 3) Placement. Signs:
 - can only be located on a sidewalk that is at least 7'.
 - must be removed from the sidewalk at the end of the day.
 - must be located a maximum of 2' from building or must be located in tree plot outside of sidewalk
 - must be placed at a minimum of 48" from all obstructions within the sidewalk
 - must be placed at a minimum of 48" from a building corner or pedestrian crosswalk
 - must meet ADA requirements
 - shall not be located in right-of-way of the B-Line

² Insofar as signs are speech, any permitting attached to such speech is likely a "prior restraint" on speech and unconstitutional.

³ The staff memo points out that "this ensures that none of the local realtors are required to dispose of existing signs and purchase new ones."

- **Vehicle Signs – Prohibited in All Zones**

Vehicle Signs used for the apparent purpose of displaying a sign were already prohibited in the UDO. However, staff used the wholesale revisiting of the City’s sign regulations to tighten up this language. The clarification requires that, while vehicles cannot be parked continuously with the purpose of displaying a sign, this prohibition does not prevent vehicles from displaying signs provided those vehicles are used on a routine basis, and not continuously parked in one area so as to function as a free-standing or temporary sign.

The Issue of Not-For-Profits

The *Reed* decision makes it likely that any special treatment of non-profit signs would be an impermissible content regulation. At the Council’s Internal Work Session on April 22nd, Mulvihill confirmed that point. However, in the course of reaching out to stakeholders on this matter, Mulvihill and Roach found that several businesses have indicated they are amenable to devote some of their temporary sign allotments for use by area not-for profits. They also have heard from homeowners who would be willing to use their permitted temporary signage to display non-profit signs. In subsequent communication with Roach, he advises that, “[h]aving an extensive list of the supporters of an organization willing to display signs is probably the best option for these groups in the future.”

The Issue of Commercial Speech⁴

Historically, commercial speech has been held to a lower standard of constitutional scrutiny than non-commercial speech. Regulations of commercial speech are subject to intermediate, rather than strict scrutiny, and must advance a “substantial governmental interest” rather than a “compelling” one. However, *Reed* throws this distinction into question. *Reed* is clear that localities may distinguish between signs on commercial v. non-commercial property, but from *Reed* it is not clear that government can distinguish between commercial and non-commercial content of signs. Some observers point out that *Reed* opened the door to challenge a sign ordinance that distinguishes between commercial and non-commercial speech. For that reason, Ord 16-01 does not distinguish between commercial and non-commercial content.

The Issue of On-Site/Off-Site Signs

Another question that *Reed* did not answer was whether the on-site-off-site distinction is a content-neutral regulation. Because the disposition of this distinction is not clear, the proposed revisions do not distinguish between the two.

COUNCIL SCHEDULE REMINDER

The Council is scheduled to meet in an Internal Work Session on Friday, 06 May 2016 at Noon in the Council Library (#110).

⁴ Commercial speech is “expression related solely to the economic interest of the speaker and its audience.” *Central Hudson Gas & Electric Corp. v Public Service Commission of New York*, 100 S. Ct. 2343, 2349 (1980).

VIII. LEGISLATION FOR FIRST READING

1. Ordinance 16-01: To Amend Chapter 20 (Unified Development Ordinance) of the Bloomington Municipal Code Re: Amending 20.05.051 (“Home occupation – General”), 20.05.064 (“Municipal services – General”), 20.05.079 (“Sign standards – General”), 20.05.080 (“Sign standards – Temporary signs”), 20.05.081 (“Sign standards – Residential”), 20.05.082 (“Sign standards – Permanent display cabinets”), 20.05.083 (“Sign standards – Nonresidential”), 20.05.084 (“Sign standards – Commercial limited”), 20.05.085 (“Sign standards – Commercial downtown”), 20.05.086 (“Sign standards – Sandwich board signs”), 20.05.097 (“Special conditions – Community garden”), 20.05.110 (“Temporary uses and structures – Generally”), 20.07.070 (“Easement standards”), 20.07.160 (“Street and right-of-way standards”), 20.07.190 (“Street sign standards – Residential, commercial and industrial”), and 20.11.020 (“Defined Words”) to Render Provisions of the Bloomington Municipal Code Regulating Signs Compliant with the U.S. Supreme Court’s Holding in *Reed v. Town of Gilbert*

IX. ADDITIONAL PUBLIC COMMENT* (A maximum of twenty-five minutes is set aside for this section.)

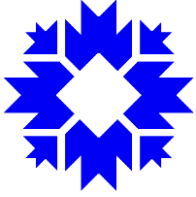
X. COUNCIL SCHEDULE

XI. ADJOURNMENT

* Members of the public may speak on matters of community concern not listed on the agenda at one of the two *Reports from the Public* opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: April 29, 2016



**City of Bloomington
Office of the Common Council**

To Council Members
From Council Office
Re Weekly Calendar – 02 - 07 May 2016

Monday, 02 May

12:00 pm Board of Public Works – Work Session, Kelly
4:30 pm Plat Committee, Kelly
5:00 pm Redevelopment Commission, McCloskey
5:00 pm Utilities Service Board, Utilities
5:30 pm Plan Commission, Chambers

Tuesday, 03 May

Primary Election – City Offices Closed

Wednesday, 04 May

2:00 pm Hearing Officer, Kelly
5:30 pm Board of Public Works, Chambers
5:30 pm Commission on Hispanic and Latino Affairs, McCloskey
7:00 pm Arts Alliance of Greater Bloomington, McCloskey
7:30 pm Common Council – Regular Session, Chambers

Thursday, 05 May

4:00 pm Bloomington Digital Underground Advisory Committee, McCloskey
4:00 pm Jack Hopkins Social Services Funding Committee – Agency Presentations, Chambers
5:30 pm Commission on the Status of Women, McCloskey

Friday, 06 May

12:00 pm Council-Staff Internal Work Session, Council Library

Saturday, 07 May

8:00 am Bloomington Community Farmers' Market, Showers Common, 401 N Morton St
8:00 am Navigating the Caregiver Challenge, Part 2, McCloskey

**Auxiliary aids for people with disabilities are available upon request with adequate notice. Please contact the applicable board or commission or call (812) 349-3400.*

ORDINANCE 16-04
PROPOSED CHANGES TO THE DEMOLITION DELAY ORDINANCE

Following find amendments both passed and pending for Ordinance 16-04.
All amendments contained herein.

AMENDMENTS

Passed: AM 01
 AM 05

Pending: AM 03
 AM 04
 AM 06

***** Amendment Form *****

Ordinance #: 16-04
Amendment #: Am 01
Submitted By: Allison Chopra
Date: March 30, 2016

Proposed Amendment:

1. Ord 16-04 shall be amended by deleting Subsection 20.09.230(b)(5) in its entirety and replacing it with the following:

- (5) Staff for the HPC may review and release an application for partial demolition of a “Contributing” structure located in a single family district.
 - (A) Staff, for purposes of this subsection, shall be those persons who have the same or equivalent technical expertise as the members of the HPC as outlined in Bloomington Municipal Code Section 2.16.010(c).
 - (B) Staff’s decision shall be based on the same criteria utilized by the HPC when it renders a determination about whether or not a property should be recommended for local historic designation.
 - (C) If within seven (7) business days of the receipt of an application for partial demolition by the City’s Planning & Transportation Department the staff has not forwarded the matter to the HPC for further review, the application shall be released automatically and the provisions of Section 20.09.230 shall be effectuated.

Synopsis

This amendment does two things. First, it establishes that any staff person reviewing a request for the partial demolition of a “Contributing” structure in a residential district shall have the same technical experience as the members of the HPC. Second, it clarifies that staff has seven (7) *business* days to render a decision before the application is automatically granted; the current version is unclear as to whether or not it is seven (7) business days or seven (7) calendar days.

March 30, 2016 Committee Action: None
April 6, 2016 Regular Session Action: 9 – 0
Adopted

March 30, 2016

***** Amendment Form *****

Ordinance #: 16-04
Amendment #: Am 05
Submitted By: Council Office
Date: April 6, 2016

Proposed Amendment:

1. Section 1 of Ord 16-04 shall be amended by deleting the words “the historic survey” in Section 20.09.230(b) and replacing them with the following words “one or both of the City of Bloomington Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database”.
2. Section 1 of Ord 16-04 shall be further amended by deleting the word “chairman” as it appears in BMC 20.09.230 (b)(2)(B) and replacing with the word “chairperson.”
3. The sixth Whereas clause of Ord 16-04 shall be amended by deleting the word “recommend” as it appears in the second-to-last line and replace it with the word “consider recommending” so that the clause now reads:

WHEREAS, in an effort to lessen the economic and time burden on residents of the City, decrease the administrative procedures required by City staff, and acknowledge the time constraints placed on the HPC, the City believes it is in the best interests of the City to allow for the staff person assigned to the Commission to render determinations on whether or not a “Contributing” structure in a residential zoning district which is being proposed for partial demolition is a structure which the HPC should consider recommending for local historic designation to the Common Council; and

Synopsis

This amendment is offered by the Council Office and makes some corrections to the text. The first change corrects text mistakenly brought forward from the Plan Commission. The second change makes the reference to “chairman” of the Historic Preservation Commission gender neutral. The third change clarifies that staff makes recommendations to the Historic Preservation Commission for their consideration.

Note: The third change was made after the Meeting Notes had been distributed at the recommendation of Cm. Piedmont-Smith.

March 30, 2016 Committee Action: N/A
April 6, 2016 Regular Session Action: 9 – 0
Adopted

(April 6, 2016)

***** Amendment Form *****

Ordinance #: 16-04
Amendment #: Am 03
Submitted By: *Sponsor Needed*
Date: March 30, 2016

Proposed Amendment:

1. Ord 16-04 shall be amended by inserting a new **ninth** and **tenth** Whereas clause, which shall read as follows:

WHEREAS, the current application of the process known as Demolition Delay uses the Indiana State Historic Architectural and Archaeological Research Database, a database which upon being updated in 2015 was not independently reviewed or analyzed by the City's own experts on historic preservation; and

WHEREAS, until the City's own experts on historic preservation can review and provide analysis of the recent 2015 update to the Indiana State Historic Architectural and Archaeological Research Database, it is in the best interests of the Bloomington community to only apply the process known as Demolition Delay to those properties noted in the 2001 Indiana Historic Sites and Structures Inventory Interim Report, as amended in 2007, as the properties listed in this amended Interim Report were reviewed and analyzed by the City's own experts on historic preservation;

2. Ord. 16-04 shall be further amended in that wherever the phrase "City of Bloomington Historic Sites and Structures" is referenced in the subsections below, the following shall be added immediately thereafter " and the Indiana State Historic Architectural and Archaeological Research Database":

Section 20.03.060(a)(2);
Section 20.03.060(c)(2);
Section 20.03.130(a)(2);
Section 20.03.130(c)(2);
Section 20.03.200(a)(2);
Section 20.03.200(c)(2);
Section 20.03.270(a)(2);
Section 20.03.270(c)(2);
Section 20.03.340(a)(2);
Section 20.03.340(c)(2);
Section 20.03.410(a)(2); and
Section 20.03.410(c)(2).

3. Ord 16-04 shall be further amended by deleting the words “historic survey” in Section 20.09.230(b) and replacing them with the following words “City of Bloomington Historic Sites and Structures”.

4. Ord 16-04 shall be further amended by deleting the defined term “City of Bloomington Historic Sites and Structures” in Section 20.11.020, entitled “Defined Words”, and replacing it with the following:

“City of Bloomington Historic Sites and Structures” shall refer to those sites and structures listed in a document entitled City of Bloomington Historic Sites and Structures Table, with said Table being incorporated by reference into this Title by reference and made a part thereof, two (2) copies of which are on file in the Office of the Clerk for the legislative body for public inspection.

5. Ord 16-04 shall be further amended by adding a new defined term, “Indiana State Historic Architectural and Archaeological Research Database” which shall read as follows:

“Indiana State Historic Architectural and Archaeological Research Database” means the Indiana State Historic Architectural and Archaeological Research Database, as the same may be amended from time-to-time, created by and/or administered by the State of Indiana’s Division of Historic Preservation and Archaeology.

Synopsis

This amendment does three key things. First, it adds two new Whereas Clauses that help explain the overall purpose behind one of the major substantive changes proposed by this amendment. Second, it ensures that the process known as Demolition Delay only applies to those structures and sites listed in the 2001 Interim Report, as amended in 2007. The use of the 2001 Interim Report, as amended in 2007, replaces the current proposal’s use of the 2015 updated Indiana State Historic Architectural and Archaeological Research Database. Third, it provides that in certain Overlay Districts new buildings located immediately adjacent to the side of an “Outstanding”, “Notable” or “Contributing” structure listed on either the City of Bloomington Historic Sites and Structures Schedule or the Indiana State Historic Architectural and Archaeological Research Database shall align their respective facades to match the front setback established by the surveyed structure rather than the build-to line and further incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent surveyed structure. The relevant Overlay Districts include: Courthouse Square Overlay; Downtown Core Overlay; University Village Overlay; Downtown Edges Overlay; Downtown Gateway Overlay; and Showers Technology Park Overlay.

March 30, 2016 Committee Action: *None*
April 6, 2016 Regular Session Action: *Postponed*
April 20, 2016 Regular Session Action: *Postponed.*

***** Amendment Form *****

Ordinance #: 16-04
Amendment #: Am 04
Submitted By: Chris Sturbaum, District 1
Date: April 7, 2016

Proposed Amendment:

1. Ord 16-04 shall be amended by inserting a new **ninth** and **tenth** Whereas clause, which shall read as follows:

WHEREAS, the current application of the process known as Demolition Delay uses the Indiana State Historic Architectural and Archaeological Research Database (SHAARD), a database which upon being updated in 2015 was not independently reviewed or analyzed by the City's own experts on historic preservation; and

WHEREAS, in order to better preserve the historic character of the City's neighborhoods, it is in the best interests of the Bloomington community to apply the process known as Demolition Delay to those properties noted in the 2001 Indiana Historic Sites and Structures Inventory Interim Report, as amended in 2007 or the Indiana State Historic Architectural and Archaeological Research Database (SHAARD), or both;

2. Ord. 16-04 shall be further amended by deleting the phrase "the City of Bloomington Historic Sites and Structures" wherever it appears in the following subsections and replacing it with "in either one or both of the Indiana Historic Sites and Structures Inventory: 2001 City of Bloomington Interim Report or Indiana State Historic Architectural and Archaeological Research Database":

Section 20.03.060(a)(2);
Section 20.03.060(c)(2);
Section 20.03.130(a)(2);
Section 20.03.130(c)(2);
Section 20.03.200(a)(2);
Section 20.03.200(c)(2);
Section 20.03.270(a)(2);
Section 20.03.270(c)(2);
Section 20.03.340(a)(2);
Section 20.03.340(c)(2);
Section 20.03.410(a)(2); and
Section 20.03.410(c)(2).

3. Ord 16-04 shall be further amended by deleting the words "the historic survey" in Section 20.09.230(b) and replacing them with the following words "one or both of the City of Bloomington Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database".

4. Ord 16-04 shall be further amended by adding the following sentence at the end of the first paragraph of Section 20.09.230(b) and before part (1) begins:

In the event the information on either the City of Bloomington Historic Sites and Structures or the Indiana State Historic Architectural and Archaeological Research Database differ in regard to a property, then the information resulting in the higher classification will determine the procedures followed under this section in regard to that property.

5. Ord 16-04 shall be further amended by deleting the defined term “City of Bloomington Historic Sites and Structures” in Section 20.11.020, entitled “Defined Words”, and replacing it with the following:

“City of Bloomington Historic Sites and Structures” shall refer to those sites and structures listed in a document entitled City of Bloomington Historic Sites and Structures Table, as hereinafter amended, with said Table being incorporated by reference into this Title by reference and made a part thereof, two (2) copies of which are on file in the Office of the Clerk for the legislative body for public inspection.

6. Ord 16-04 shall be further amended by adding a new defined term, “Indiana State Historic Architectural and Archaeological Research Database” which shall read as follows:

“Indiana State Historic Architectural and Archaeological Research Database” means the Indiana State Historic Architectural and Archaeological Research Database, as the same may be amended from time-to-time, created by and/or administered by the State of Indiana’s Division of Historic Preservation and Archaeology.

Synopsis

This amendment is sponsored by Councilmember Sturbaum and offers an alternative to Am 03. First and foremost, it expands the process known as Demolition Delay to apply not only to those properties that appear on the Indiana State Historic Architectural and Archaeological Research Database (SHAARD) but also those properties that appear on the 2001 Interim Report, as amended in 2007. The use of both of these surveys better serves the goal of preservation of the historic character of the City’s neighborhoods. Second, the amendment adds two new Whereas Clauses that help explain the purposes behind this change to the ordinance. Third, it incorporates by reference a new table into Title 20 (Unified Development Ordinance) which sets forth the properties and classifications of all properties contained in the 2001 Interim Report, as amended in 2007. Fourth, the amendment clarifies that, in the event of a difference between information on one survey and the other survey in regard to a particular property, the information resulting in the higher classification determines the procedures to be followed under demolition delay in regard to that property. And, fifth, the amendment applies the building alignment and height step down requirements to properties adjacent to those listed on one or both of the aforementioned historic surveys. In that regard, it provides that in certain Overlay Districts new buildings located immediately adjacent to the side of an “Outstanding”, “Notable” or “Contributing” structure listed on those historic surveys shall align their respective facades to match the front setback established by the surveyed structure rather than the build-to line and shall further incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent surveyed structure. The relevant Overlay Districts include: Courthouse Square Overlay; Downtown Core Overlay; University Village Overlay; Downtown Edges Overlay; Downtown Gateway Overlay; and Showers Technology Park Overlay.

March 30, 2016 Committee Action: *None*
April 6, 2016 Regular Session Action: *Postponed*
April 20, 2016 Regular Session Action: *Postponed*

***** Amendment Form *****

Ordinance #: 16-04
Amendment #: Am 06
Submitted By: Dave Rollo
Date: April 28, 2016

Proposed Amendment:

1. Ord 16-04 shall be amended by inserting a new **ninth** and **tenth** Whereas clause, which shall read as follows:

WHEREAS, the current application of the process known as Demolition Delay uses the Indiana State Historic Architectural and Archaeological Research Database, a database which upon being updated in 2015 was not independently reviewed or analyzed by the City's own experts on historic preservation; and

WHEREAS, until the City's own experts on historic preservation can review and provide analysis of the recent 2015 update to the Indiana State Historic Architectural and Archaeological Research Database, it is in the best interests of the Bloomington community to only apply the process known as Demolition Delay to the following properties: those noted in the 2001 Indiana Historic Sites and Structures Inventory Interim Report, as amended in 2007; those properties listed as Outstanding or Notable on the 2015 updated Indiana State Historic Architectural and Archaeological Research Database; and those Contributing properties listed on the 2015 updated Indiana State Historic Architectural and Archaeological Research Database, but only if these Contributing structures are proposed for full demolition;

2. Ord. 16-04 shall be further amended in that wherever the phrase "City of Bloomington Historic Sites and Structures" is referenced in the subsections below, the following shall be added immediately thereafter " and the Indiana State Historic Architectural and Archaeological Research Database":

Section 20.03.060(a)(2);
Section 20.03.060(c)(2);
Section 20.03.130(a)(2);
Section 20.03.130(c)(2);
Section 20.03.200(a)(2);

Section 20.03.200(c)(2);
Section 20.03.270(a)(2);
Section 20.03.270(c)(2);
Section 20.03.340(a)(2);
Section 20.03.340(c)(2);
Section 20.03.410(a)(2); and
Section 20.03.410(c)(2).

3. Ord 16-04 shall be further amended by deleting the words “historic survey” in Section 20.09.230(b) and replacing them with the following words “City of Bloomington Historic Sites and Structures”.

4. Ord 16-04 shall be further amended by deleting the defined term “City of Bloomington Historic Sites and Structures” in Section 20.11.020, entitled “Defined Words”, and replacing it with the following:

“City of Bloomington Historic Sites and Structures” shall refer to those sites and structures listed in the following: the document entitled City of Bloomington Historic Sites and Structures Table, with said Table being incorporated into this Title by reference and made a part thereof, two (2) copies of which are on file in the Office of the Clerk for the legislative body for public inspection; and any “Contributing” structure listed on the Indiana State Historic Architectural and Archaeological Research Database if said structure is the subject of a request for full demolition.

5. Ord 16-04 shall be further amended by adding a new defined term, “Indiana State Historic Architectural and Archaeological Research Database” which shall read as follows:

“Indiana State Historic Architectural and Archaeological Research Database” means the Indiana State Historic Architectural and Archaeological Research Database, as the same may be amended from time-to-time, created by and/or administered by the State of Indiana’s Division of Historic Preservation and Archaeology.

Synopsis

This amendment does three key things. First, it adds two new Whereas Clauses that help explain the overall purpose behind one of the major substantive changes proposed by this amendment. Second, it ensures that the process known as Demolition Delay only applies to the following structures: those properties listed in the 2001 Interim Report, as amended in 2007 those properties listed as “Outstanding” or “Notable” in the SHAARD and those properties listed as “Contributing” in the SHAARD, but only when those “Contributing” properties are the subject of a request for full demolition. Third, it provides that in certain Overlay Districts new buildings located immediately adjacent to the side of an “Outstanding”, “Notable” or “Contributing” structure listed on either the City of Bloomington Historic Sites and Structures Schedule or the Indiana State Historic Architectural and Archaeological Research Database shall align their respective facades to match the front setback established by the surveyed structure rather than the build-to line and further incrementally step down upper stories at each respective façade module to within one (1) story or fourteen (14) feet, whichever is less, above the highest elevation of the respective adjacent surveyed structure. The relevant Overlay Districts include: Courthouse Square Overlay; Downtown Core Overlay; University Village Overlay; Downtown Edges Overlay; Downtown Gateway Overlay; and Showers Technology Park Overlay.

March 30, 2016 Committee Action:	<i>None</i>
April 6, 2016 Regular Session Action:	<i>None</i>
April 20, 2016 Regular Session Action:	<i>None</i>
May 4, 2016 Regular Session Action:	Pending

Rating	Survey District	Address
Notable	Andrews Park	611 N PARK AVE
Notable	Andrews Park	611 N WOODLAWN AVE
Contributing	Andrews Park	615 E 11TH ST
Contributing	Andrews Park	621 E 11TH ST
Contributing	Andrews Park	701 E 10TH ST
Contributing	Andrews Park	701 N INDIANA AVE
Contributing	Andrews Park	702 E COTTAGE GROVE AVE
Contributing	Andrews Park	705 N INDIANA AVE
Contributing	Andrews Park	707 E 11TH ST
Contributing	Andrews Park	708 E 11TH ST
Contributing	Andrews Park	710 N FESS AVE
Contributing	Andrews Park	711 E 10TH ST
Contributing	Andrews Park	712 E COTTAGE GROVE AVE
Contributing	Andrews Park	711 E COTTAGE GROVE AVE
Contributing	Andrews Park	711 N INDIANA AVE
Contributing	Andrews Park	711 N PARK AVE
Contributing	Andrews Park	710 E COTTAGE GROVE AVE
Contributing	Andrews Park	713 N PARK AVE
Contributing	Andrews Park	713 E COTTAGE GROVE AVE
Contributing	Andrews Park	714 E COTTAGE GROVE AVE
Contributing	Andrews Park	714 N PARK AVE
Notable	Andrews Park	715 E 10TH ST
Contributing	Andrews Park	715 E 11TH ST
Contributing	Andrews Park	715 N PARK AVE
Contributing	Andrews Park	718-718 1/2 N INDIANA AVE
Notable	Andrews Park	716 N INDIANA AVE
Contributing	Andrews Park	717 N INDIANA AVE
Notable	Andrews Park	718 E 11TH ST
Contributing	Andrews Park	721 N INDIANA AVE
Contributing	Andrews Park	721 N PARK AVE
Contributing	Andrews Park	722 N INDIANA AVE
Contributing	Andrews Park	723 E 11TH ST
Contributing	Andrews Park	801 E 10TH ST

Contributing	Andrews Park	802 E 11TH ST
Contributing	Andrews Park	802 E COTTAGE GROVE AVE
Contributing	Andrews Park	822 E COTTAGE GROVE AVE
Contributing	Andrews Park	805 E COTTAGE GROVE AVE
Notable	Andrews Park	807 E 10TH ST
Contributing	Andrews Park	809 E 10TH ST
Contributing	Andrews Park	813 N PARK AVE
Contributing	Andrews Park	815 E 10TH ST
Notable	Andrews Park	824 E COTTAGE GROVE AVE
Notable	Andrews Park	815 E COTTAGE GROVE AVE
Contributing	Andrews Park	815 N PARK AVE
Notable	Andrews Park	817 N PARK AVE
Notable	Andrews Park	821 E 10TH ST
Contributing	Andrews Park	822 E 11TH ST
Contributing	Andrews Park	824 1/2 E COTTAGE GROVE AVE
Contributing	Andrews Park	615 N WOODLAWN AVE
Notable	Andrews Park	701-705 N WOODLAWN AVE
Contributing	Andrews Park	719 N INDIANA AVE
Contributing	Andrews Park	723 E 10TH ST
Contributing	Andrews Park	803 E COTTAGE GROVE AVE
Contributing	Andrews Park	703 E 11TH ST
Contributing	Andrews Park	804 E 11TH ST
Contributing	Bryan Park	1000 S WASHINGTON ST
Notable	Bryan Park	1001 S WASHINGTON ST
Contributing	Bryan Park	111-111 1/2 E WYLIE ST
Contributing	Bryan Park	205 E WYLIE ST
Contributing	Bryan Park	206 E WYLIE ST
Contributing	Bryan Park	209 E WYLIE ST
Contributing	Bryan Park	212 E 1ST ST
Notable	Bryan Park	217 E 1ST ST
Contributing	Bryan Park	222 E 1ST ST
Contributing	Bryan Park	223 E 1ST ST
Notable	Bryan Park	302 E 1ST ST
Contributing	Bryan Park	547 S LINCOLN ST

Notable	Bryan Park	548 S LINCOLN ST
Contributing	Bryan Park	549 S LINCOLN ST
Contributing	Bryan Park	559 S LINCOLN ST
Contributing	Bryan Park	603 S WASHINGTON ST
Contributing	Bryan Park	604 S WASHINGTON ST
Contributing	Bryan Park	606 S WASHINGTON ST
Contributing	Bryan Park	607 S WASHINGTON ST
Contributing	Bryan Park	608 S WASHINGTON ST
Contributing	Bryan Park	611 S WASHINGTON ST
Contributing	Bryan Park	610 S LINCOLN ST
Contributing	Bryan Park	610 S WASHINGTON ST
Contributing	Bryan Park	614 S LINCOLN ST
Contributing	Bryan Park	618 S LINCOLN ST
Contributing	Bryan Park	619 S LINCOLN ST
Contributing	Bryan Park	621 S LINCOLN ST
Contributing	Bryan Park	624 S WASHINGTON ST
Contributing	Bryan Park	628 S WASHINGTON ST
Contributing	Bryan Park	700 S LINCOLN ST
Notable	Bryan Park	701 S LINCOLN ST
Contributing	Bryan Park	702 S LINCOLN ST
Contributing	Bryan Park	702 S WASHINGTON ST
Notable	Bryan Park	703 S LINCOLN ST
Contributing	Bryan Park	705 S WASHINGTON ST
Contributing	Bryan Park	707 S WASHINGTON ST
Contributing	Bryan Park	708 S WASHINGTON ST
Contributing	Bryan Park	715 S WASHINGTON ST
Contributing	Bryan Park	717 S LINCOLN ST
Notable	Bryan Park	718 S LINCOLN ST
Contributing	Bryan Park	718 S WASHINGTON ST
Contributing	Bryan Park	719 S LINCOLN ST
Contributing	Bryan Park	720 S WASHINGTON ST
Notable	Bryan Park	721 S LINCOLN ST
Contributing	Bryan Park	724 S LINCOLN ST
Contributing	Bryan Park	724 S WASHINGTON ST

Contributing	Bryan Park	729 S WASHINGTON ST
Notable	Bryan Park	756 S LINCOLN ST
Notable	Bryan Park	757 S LINCOLN ST
Contributing	Bryan Park	800 S LINCOLN ST
Contributing	Bryan Park	801-802 S LINCOLN ST
Notable	Bryan Park	802 S WASHINGTON ST
Notable	Bryan Park	804 S LINCOLN ST
Contributing	Bryan Park	808 S WASHINGTON ST
Contributing	Bryan Park	809 S LINCOLN ST
Notable	Bryan Park	812 S LINCOLN ST
Contributing	Bryan Park	820 S WASHINGTON ST
Notable	Bryan Park	821 S WASHINGTON ST
Notable	Bryan Park	900 S WASHINGTON ST
Contributing	Bryan Park	907-909 S WASHINGTON ST
Contributing	Bryan Park	921 S WASHINGTON ST
Contributing	Bryan Park	922 S WASHINGTON ST
Contributing	Bryan Park	901 S WASHINGTON ST
Contributing	Bryan Park	910 S WASHINGTON ST
Contributing	Bryan Park	907-909 S WASHINGTON ST
Contributing	Bryan Park	809 S WASHINGTON ST
Contributing	Bryan Park	803 S WASHINGTON ST
Contributing	Bryan Park	812 S WASHINGTON ST
Contributing	Bryan Park	109 E WYLIE ST
Contributing	Bryan Park	703 S WASHINGTON ST
Contributing	Bryan Park	615 S WASHINGTON ST
Contributing	Bryan Park	623 S WASHINGTON ST
Contributing	Cottage Grove	108 E COTTAGE GROVE AVE
Contributing	Cottage Grove	109 E 12TH ST
Contributing	Cottage Grove	110 E 12TH ST
Contributing	Cottage Grove	111 E 10TH ST
Contributing	Cottage Grove	111 E 12TH ST
Contributing	Cottage Grove	112 E 12TH ST
Contributing	Cottage Grove	112 E COTTAGE GROVE AVE
Contributing	Cottage Grove	113 E 10TH ST

Contributing	Cottage Grove	115 E 12TH ST
Contributing	Cottage Grove	125-125 1/2 E 10TH ST
Contributing	Cottage Grove	127 E 12TH ST
Notable	Cottage Grove	201 E 12TH ST
Contributing	Cottage Grove	207 E 12TH ST
Contributing	Cottage Grove	209 E 10TH ST
Contributing	Cottage Grove	209 E 12TH ST
Contributing	Cottage Grove	210 E 11TH ST
Contributing	Cottage Grove	211 E 10TH ST
Contributing	Cottage Grove	211 E COTTAGE GROVE AVE
Contributing	Cottage Grove	212 E COTTAGE GROVE AVE
Contributing	Cottage Grove	213 E 12TH ST
Notable	Cottage Grove	213 E COTTAGE GROVE AVE
Contributing	Cottage Grove	215 E 12TH ST
Notable	Cottage Grove	217 E 10TH ST
Contributing	Cottage Grove	221 E 10TH ST
Notable	Cottage Grove	221 E 12TH ST
Notable	Cottage Grove	300 E COTTAGE GROVE AVE
Contributing	Cottage Grove	300 E 11TH ST
Contributing	Cottage Grove	301 E 10TH ST
Contributing	Cottage Grove	802 N LINCOLN ST
Contributing	Cottage Grove	301 E COTTAGE GROVE AVE
Contributing	Cottage Grove	303 E 10TH ST
Contributing	Cottage Grove	305 E 11TH ST
Contributing	Cottage Grove	306 E 11TH ST
Contributing	Cottage Grove	307 E COTTAGE GROVE AVE
Contributing	Cottage Grove	310 E 11TH ST
Contributing	Cottage Grove	310 E COTTAGE GROVE AVE
Contributing	Cottage Grove	311 E 10TH ST
Contributing	Cottage Grove	311 E 11TH ST
Contributing	Cottage Grove	311 E COTTAGE GROVE AVE
Contributing	Cottage Grove	314 E 11TH ST
Contributing	Cottage Grove	315 E 11TH ST
Contributing	Cottage Grove	315 E COTTAGE GROVE AVE

Contributing	Cottage Grove	316 E COTTAGE GROVE AVE
Contributing	Cottage Grove	317 E 10TH ST
Contributing	Cottage Grove	320 E COTTAGE GROVE AVE
Contributing	Cottage Grove	321 E 10TH ST
Contributing	Cottage Grove	322 E COTTAGE GROVE AVE
Contributing	Cottage Grove	323 E 11TH ST
Notable	Cottage Grove	408 E COTTAGE GROVE AVE
Contributing	Cottage Grove	416 E COTTAGE GROVE AVE
Contributing	Cottage Grove	422 E COTTAGE GROVE AVE
Contributing	Cottage Grove	426 E COTTAGE GROVE AVE
Contributing	Cottage Grove	609 N Dunn
Contributing	Cottage Grove	609 N LINCOLN ST
Notable	Cottage Grove	610 N LINCOLN ST
Notable	Cottage Grove	611 N WASHINGTON ST
Contributing	Cottage Grove	612-612 1/2 N LINCOLN ST
Outstanding	Cottage Grove	612 N WALNUT ST
Contributing	Cottage Grove	612 N WASHINGTON ST
Contributing	Cottage Grove	613 N LINCOLN ST
Contributing	Cottage Grove	614 N GRANT ST
Contributing	Cottage Grove	615 N LINCOLN ST
Notable	Cottage Grove	615 N WASHINGTON ST
Contributing	Cottage Grove	616 N WASHINGTON ST
Contributing	Cottage Grove	619 N WASHINGTON ST
Contributing	Cottage Grove	620 N Walnut
Contributing	Cottage Grove	621 N LINCOLN ST
Contributing	Cottage Grove	622 N WASHINGTON ST
Contributing	Cottage Grove	700 N WASHINGTON ST
Contributing	Cottage Grove	701-701-1/2 N LINCOLN ST
Contributing	Cottage Grove	705-705 1/2 N LINCOLN ST
Contributing	Cottage Grove	706 N WASHINGTON ST
Contributing	Cottage Grove	707-707 1/2 N LINCOLN ST
Contributing	Cottage Grove	708 N WASHINGTON ST
Contributing	Cottage Grove	710 N LINCOLN ST
Contributing	Cottage Grove	711 N LINCOLN ST

Notable	Cottage Grove	712 N WASHINGTON ST
Contributing	Cottage Grove	713-713 1/2 N LINCOLN ST
Notable	Cottage Grove	714 N WASHINGTON ST
Contributing	Cottage Grove	800 N WASHINGTON ST
Contributing	Cottage Grove	801 N LINCOLN ST
Contributing	Cottage Grove	803 N LINCOLN ST
Notable	Cottage Grove	804 N WALNUT ST
Contributing	Cottage Grove	805 N LINCOLN ST
Notable	Cottage Grove	807 N LINCOLN ST
Notable	Cottage Grove	808 N WASHINGTON ST
Contributing	Cottage Grove	810 N WALNUT ST
Contributing	Cottage Grove	810 N WASHINGTON ST
Notable	Cottage Grove	811 N WASHINGTON ST
Notable	Cottage Grove	814 N WASHINGTON ST
Contributing	Cottage Grove	815 N WASHINGTON ST
Contributing	Cottage Grove	817 N WASHINGTON ST
Contributing	Cottage Grove	820 N WASHINGTON ST
Contributing	Cottage Grove	414 E COTTAGE GROVE AVE
Contributing	East Second	200 E 2ND ST
Contributing	East Second	201 E 1ST ST
Notable	East Second	201 E 2ND ST
Contributing	East Second	207 E 2ND ST
Contributing	East Second	209 E 2ND ST
Contributing	East Second	211 E 2ND ST
Notable	East Second	212 E 2ND ST
Contributing	East Second	215 E 2ND ST
Contributing	East Second	300-304 E SMITH AVE
Contributing	East Second	310 E 2ND ST
Notable	East Second	311 E 1ST ST
Contributing	East Second	315 E UNIVERSITY ST
Contributing	East Second	316 E 1ST ST
Contributing	East Second	317 E 2ND ST
Outstanding	East Second	307 E 2ND ST
Contributing	East Second	317 E UNIVERSITY ST

Contributing	East Second	321 E 1ST ST
Contributing	East Second	321 E 2ND ST
Contributing	East Second	320 E 1ST ST
Contributing	East Second	322 E 1ST ST
Notable	East Second	324 E 2ND ST
Contributing	East Second	325-327 E UNIVERSITY ST
Contributing	East Second	327 E 2ND ST
Contributing	East Second	328 E UNIVERSITY ST
Notable	East Second	400 E 1ST ST
Contributing	East Second	400 S LINCOLN ST
Contributing	East Second	401 E 1ST ST
Contributing	East Second	401 E 2ND ST
Contributing	East Second	402 E 1ST ST
Contributing	East Second	402 S LINCOLN ST
Contributing	East Second	404 E 1ST ST
Contributing	East Second	404 S LINCOLN ST
Contributing	East Second	405 E 1ST ST
Outstanding	East Second	405 E 2ND ST
Contributing	East Second	405 S LINCOLN ST
Contributing	East Second	406 E 2ND ST
Contributing	East Second	406 S LINCOLN ST
Contributing	East Second	407 E 1ST ST
Contributing	East Second	407 S LINCOLN ST
Contributing	East Second	409 E 1ST ST
Contributing	East Second	409 E UNIVERSITY ST
Contributing	East Second	411 E 1ST ST
Contributing	East Second	416 E UNIVERSITY ST
Contributing	East Second	411 S LINCOLN ST
Contributing	East Second	412 E 1ST ST
Contributing	East Second	412 E 2ND ST
Contributing	East Second	412 E UNIVERSITY ST
Contributing	East Second	412 S LINCOLN ST
Contributing	East Second	414 E 1ST ST
Contributing	East Second	414 S LINCOLN ST

Notable	East Second	415 E 1ST ST
Contributing	East Second	411 E UNIVERSITY ST
Notable	East Second	416 S LINCOLN ST
Notable	East Second	417 E 2ND ST
Contributing	East Second	417 E UNIVERSITY ST
Contributing	East Second	419 E 1ST ST
Contributing	East Second	416 E 1ST ST
Contributing	East Second	418 E UNIVERSITY ST
Contributing	East Second	420 E 1ST ST
Contributing	East Second	607 S GRANT ST
Contributing	East Second	421 E 1ST ST
Contributing	East Second	422 E UNIVERSITY ST
Notable	East Second	422 S GRANT ST
Contributing	East Second	423 E UNIVERSITY ST
Notable	East Second	425 E UNIVERSITY ST
Contributing	East Second	425 S WASHINGTON ST
Contributing	East Second	426 E 2ND ST
Notable	East Second	428 E 2ND ST
Contributing	East Second	429 S HENDERSON ST
Outstanding	East Second	430 E 2ND ST
Notable	East Second	434 E 2ND ST
Contributing	East Second	440 E 2ND ST
Notable	East Second	446-448 E 2ND ST
Contributing	East Second	447 S HENDERSON ST
Notable	East Second	449 S HENDERSON ST
Contributing	East Second	500 E UNIVERSITY ST
Notable	East Second	500 S LINCOLN ST
Contributing	East Second	501 E 1ST ST
Notable	East Second	501 E UNIVERSITY ST
Contributing	East Second	502 S WASHINGTON ST
Notable	East Second	503 E UNIVERSITY ST
Contributing	East Second	504 S WASHINGTON ST
Contributing	East Second	505 S WASHINGTON ST
Notable	East Second	506 E UNIVERSITY ST

Notable	East Second	508 S LINCOLN ST
Contributing	East Second	509 E 1ST ST
Notable	East Second	509 E UNIVERSITY ST
Contributing	East Second	510 E 1ST ST
Contributing	East Second	510 E UNIVERSITY ST
Notable	East Second	512 E UNIVERSITY ST
Contributing	East Second	512 S WASHINGTON ST
Contributing	East Second	512-514 S FESS AVE
Contributing	East Second	514 E 2ND ST
Contributing	East Second	514 E UNIVERSITY ST
Contributing	East Second	514 S GRANT ST
Contributing	East Second	514 S WASHINGTON ST
Notable	East Second	515 E 1ST ST
Contributing	East Second	515 S FESS AVE
Contributing	East Second	208 E 2ND ST
Notable	East Second	516 E UNIVERSITY ST
Notable	East Second	516 S FESS AVE
Contributing	East Second	516-518 E 1ST ST
Contributing	East Second	517 E UNIVERSITY ST
Notable	East Second	518 E 2ND ST
Contributing	East Second	529 S WASHINGTON ST
Contributing	East Second	519 S FESS AVE
Contributing	East Second	520 E 2ND ST
Notable	East Second	520 S FESS AVE
Contributing	East Second	520 S WASHINGTON ST
Notable	East Second	521 E 2ND ST
Contributing	East Second	521 S FESS AVE
Contributing	East Second	521-521 1/2 S GRANT ST
Contributing	East Second	524 E 1ST ST
Contributing	East Second	524 S LINCOLN ST
Contributing	East Second	524 S WASHINGTON ST
Contributing	East Second	519 S WASHINGTON ST
Contributing	East Second	528 E 1ST ST
Contributing	East Second	528 S WASHINGTON ST

Contributing	East Second	529 E 1ST ST
Contributing	East Second	527 S WASHINGTON ST
Contributing	East Second	530 S WASHINGTON ST
Contributing	East Second	534 S WASHINGTON ST
Contributing	East Second	536 S WASHINGTON ST
Notable	East Second	538-540 S LINCOLN ST
Contributing	East Second	541 S WASHINGTON ST
Contributing	East Second	549 S WASHINGTON ST
Contributing	East Second	551 S WASHINGTON ST
Contributing	East Second	553 S WASHINGTON ST
Contributing	East Second	600 E 2ND ST
Contributing	East Second	601 E UNIVERSITY ST
Contributing	East Second	601 S GRANT ST
Contributing	East Second	604 E 2ND ST
Contributing	East Second	605 E UNIVERSITY ST
Notable	East Second	605 S FESS AVE
Contributing	East Second	606 E UNIVERSITY ST
Contributing	East Second	608 S FESS AVE
Contributing	East Second	607 E 2ND ST
Contributing	East Second	609 S GRANT ST
Contributing	East Second	608 E 2ND ST
Contributing	East Second	609 E UNIVERSITY ST
Outstanding	East Second	609 S FESS AVE
Contributing	East Second	610 S HENDERSON ST
Contributing	East Second	611 E 2ND ST
Contributing	East Second	611 E UNIVERSITY ST
Contributing	East Second	612 E UNIVERSITY ST
Contributing	East Second	612 S FESS AVE
Contributing	East Second	612 S GRANT ST
Contributing	East Second	613 S HENDERSON ST
Contributing	East Second	613-615 E 2ND ST
Notable	East Second	617 S FESS AVE
Contributing	East Second	618 S FESS AVE
Contributing	East Second	620 S FESS AVE

Contributing	East Second	624 S FESS AVE
Contributing	East Second	619 S FESS AVE
Notable	East Second	707 E UNIVERSITY ST
Contributing	East Second	710 E 2ND ST
Contributing	East Second	710 S HENDERSON ST
Contributing	East Second	600 E UNIVERSITY ST
Contributing	East Second	712 E 2ND ST
Contributing	East Second	712 S HENDERSON ST
Contributing	East Second	714 E 2ND ST
Notable	East Second	715 E 2ND ST
Contributing	East Second	716 E 2ND ST
Notable	East Second	717 E 2ND ST
Contributing	East Second	719-719 1/2 E 2ND ST
Contributing	East Second	723 E 2ND ST
Contributing	East Second	725 E 2ND ST
Contributing	East Second	808 S HENDERSON ST
Contributing	East Second	806 S HENDERSON ST
Contributing	East Second	810 S HENDERSON ST
Contributing	East Second	812 S HENDERSON ST
Contributing	East Second	614 S HENDERSON ST
Contributing	East Second	324 E 1ST ST
Contributing	East Second	534 S LINCOLN ST
Contributing	East Second	301 E UNIVERSITY ST
Contributing	East Second	514 S LINCOLN ST
Contributing	East Second	515 S WASHINGTON ST
Contributing	East Second	518-518 1/2 S WASHINGTON ST
Notable	Elm Heights	1035 E MAXWELL LN
Contributing	Elm Heights	1037 E MAXWELL LN
Contributing	Elm Heights	1209 E MAXWELL LN
Contributing	Elm Heights	1211 E MAXWELL LN
Contributing	Elm Heights	1217 E MAXWELL LN
Contributing	Elm Heights	1331 E ATWATER AVE
Contributing	Elm Heights	1400 E ATWATER AVE
Notable	Elm Heights	321 S JORDAN AVE

Notable	Elm Heights	322-322 1/2 S HIGHLAND AVE
Contributing	Elm Heights	323 S JORDAN AVE
Contributing	Elm Heights	326 S HIGHLAND AVE
Contributing	Elm Heights	333 S JORDAN AVE
Contributing	Elm Heights	335 S JORDAN AVE
Contributing	Elm Heights	403 S JORDAN AVE
Contributing	Elm Heights	404 S FESS AVE
Contributing	Elm Heights	405 S JORDAN AVE
Contributing	Elm Heights	409 S JORDAN AVE
Notable	Elm Heights	410 S PARK AVE
Contributing	Elm Heights	413 S JORDAN AVE
Contributing	Elm Heights	415 S WOODLAWN AVE
Notable	Elm Heights	417 S HENDERSON ST
Contributing	Elm Heights	417 S JORDAN AVE
Contributing	Elm Heights	420 S FESS AVE
Contributing	Elm Heights	420 S WOODLAWN AVE
Contributing	Elm Heights	421 S WOODLAWN AVE
Contributing	Elm Heights	423 S FESS AVE
Contributing	Elm Heights	423 S JORDAN AVE
Contributing	Elm Heights	424 S FESS AVE
Outstanding	Elm Heights	500 S FESS AVE
Contributing	Elm Heights	501 S FESS AVE
Contributing	Elm Heights	501 S WOODLAWN AVE
Contributing	Elm Heights	502 S WOODLAWN AVE
Contributing	Elm Heights	504 S HIGHLAND AVE
Contributing	Elm Heights	510 S WOODLAWN AVE
Contributing	Elm Heights	513 S WOODLAWN AVE
Contributing	Elm Heights	514 S WOODLAWN AVE
Contributing	Elm Heights	515 S PARK AVE
Contributing	Elm Heights	515 S WOODLAWN AVE
Contributing	Elm Heights	516-518 S WOODLAWN AVE
Contributing	Elm Heights	517 S WOODLAWN AVE
Contributing	Elm Heights	518 S PARK AVE
Contributing	Elm Heights	519 S PARK AVE

Contributing	Elm Heights	520 S PARK AVE
Contributing	Elm Heights	521 S PARK AVE
Notable	Elm Heights	522 S PARK AVE
Contributing	Elm Heights	523 S PARK AVE
Contributing	Elm Heights	525 S JORDAN AVE
Contributing	Elm Heights	525 S WOODLAWN AVE
Contributing	Elm Heights	526 S WOODLAWN AVE
Contributing	Elm Heights	528 S WOODLAWN AVE
Contributing	Elm Heights	529 S JORDAN AVE
Contributing	Elm Heights	600 E 1ST ST
Contributing	Elm Heights	600 S WOODLAWN AVE
Contributing	Elm Heights	610 E ATWATER AVE
Contributing	Elm Heights	611 E 1ST ST
Contributing	Elm Heights	611 S PARK AVE
Contributing	Elm Heights	612 E 1ST ST
Contributing	Elm Heights	612 E ATWATER AVE
Contributing	Elm Heights	613 S PARK AVE
Contributing	Elm Heights	615 S PARK AVE
Contributing	Elm Heights	616 E 1ST ST
Contributing	Elm Heights	618 E ATWATER AVE
Contributing	Elm Heights	620 E 1ST ST
Contributing	Elm Heights	630 E ATWATER AVE
Contributing	Elm Heights	700 S PARK AVE
Contributing	Elm Heights	701 E MAXWELL LN
Contributing	Elm Heights	701 S PARK AVE
Contributing	Elm Heights	702 E 1ST ST
Contributing	Elm Heights	703 S FESS AVE
Contributing	Elm Heights	703 S PARK AVE
Contributing	Elm Heights	704 E 1ST ST
Notable	Elm Heights	705 S FESS AVE
Contributing	Elm Heights	705 S PARK AVE
Contributing	Elm Heights	708 S PARK AVE
Contributing	Elm Heights	710 E 1ST ST
Contributing	Elm Heights	711 E 1ST ST

Contributing	Elm Heights	711 S FESS AVE
Notable	Elm Heights	712 E HUNTER AVE
Contributing	Elm Heights	712 S PARK AVE
Contributing	Elm Heights	714 E 1ST ST
Contributing	Elm Heights	714 E ATWATER AVE
Contributing	Elm Heights	714 S PARK AVE
Contributing	Elm Heights	715 E HUNTER AVE
Notable	Elm Heights	715 S FESS AVE
Notable	Elm Heights	715 S PARK AVE
Contributing	Elm Heights	716-716 1/2 S PARK AVE
Notable	Elm Heights	717 E 1ST ST
Contributing	Elm Heights	717 E HUNTER AVE
Contributing	Elm Heights	717 S PARK AVE
Notable	Elm Heights	718 E HUNTER AVE
Contributing	Elm Heights	719 E HUNTER AVE
Contributing	Elm Heights	720 E HUNTER AVE
Contributing	Elm Heights	720 S PARK AVE
Notable	Elm Heights	720-722 E ATWATER AVE
Contributing	Elm Heights	721 E 1ST ST
Contributing	Elm Heights	721-723 E HUNTER AVE
Contributing	Elm Heights	721 S FESS AVE
Contributing	Elm Heights	722 E HUNTER AVE
Contributing	Elm Heights	723 S PARK AVE
Contributing	Elm Heights	724 S PARK AVE
Contributing	Elm Heights	725 E HUNTER AVE
Contributing	Elm Heights	726 E HUNTER AVE
Contributing	Elm Heights	726 E UNIVERSITY ST
Contributing	Elm Heights	727 E HUNTER AVE
Contributing	Elm Heights	728 E ATWATER AVE
Contributing	Elm Heights	728 E HUNTER AVE
Contributing	Elm Heights	730 E ATWATER AVE
Contributing	Elm Heights	730 E HUNTER AVE
Contributing	Elm Heights	732 E ATWATER AVE
Contributing	Elm Heights	803 E 1ST ST

Contributing	Elm Heights	800 E 1ST ST
Contributing	Elm Heights	804 S PARK AVE
Contributing	Elm Heights	806 S PARK AVE
Contributing	Elm Heights	807 E 1ST ST
Contributing	Elm Heights	808 S FESS AVE
Contributing	Elm Heights	809 S FESS AVE
Contributing	Elm Heights	810 E 1ST ST
Contributing	Elm Heights	810 S FESS AVE
Contributing	Elm Heights	811 S FESS AVE
Contributing	Elm Heights	812 S PARK AVE
Contributing	Elm Heights	812 S FESS AVE
Contributing	Elm Heights	813 E UNIVERSITY ST
Notable	Elm Heights	816 E 1ST ST
Contributing	Elm Heights	816 E 2ND ST
Contributing	Elm Heights	816 S PARK AVE
Contributing	Elm Heights	816 E UNIVERSITY ST
Contributing	Elm Heights	816 S FESS AVE
Contributing	Elm Heights	817 E HUNTER AVE
Contributing	Elm Heights	817 S FESS AVE
Contributing	Elm Heights	818 S PARK AVE
Contributing	Elm Heights	820 E 1ST ST
Contributing	Elm Heights	820 S PARK AVE
Contributing	Elm Heights	822 S FESS AVE
Contributing	Elm Heights	822 S HAWTHORNE DR
Contributing	Elm Heights	823 S FESS AVE
Contributing	Elm Heights	824 S PARK AVE
Notable	Elm Heights	825 E HUNTER AVE
Contributing	Elm Heights	828 S FESS AVE
Contributing	Elm Heights	830 S FESS AVE
Contributing	Elm Heights	837 S HAWTHORNE DR
Contributing	Elm Heights	900 E 1ST ST
Contributing	Elm Heights	904 E 1ST ST
Contributing	Elm Heights	905 E 1ST ST
Notable	Elm Heights	909 E 2ND ST

Contributing	Elm Heights	914 E ATWATER AVE
Contributing	Elm Heights	920 E ATWATER AVE
Outstanding	Elm Heights	923 E UNIVERSITY ST
Contributing	Elm Heights	924 E ATWATER AVE
Contributing	Elm Heights	1310 E 2ND ST
Contributing	Illinois Central Railroad and North College	608 N COLLEGE AVE
Contributing	Illinois Central Railroad and North College	614 N COLLEGE AVE
Outstanding	Illinois Central Railroad and North College	620 N COLLEGE AVE
Contributing	Illinois Central Railroad and North College	626 N COLLEGE AVE
Outstanding	Illinois Central Railroad and North College	629-629 1/2 N COLLEGE AVE
Contributing	Illinois Central Railroad and North College	632 N COLLEGE AVE
Notable	Illinois Central Railroad and North College	639 N COLLEGE AVE
Notable	Illinois Central Railroad and North College	645 N COLLEGE AVE
Notable	Illinois Central Railroad and North College	801 N COLLEGE AVE
Contributing	Illinois Central Railroad and North College	802 N COLLEGE AVE
Notable	Illinois Central Railroad and North College	812 N COLLEGE AVE
Outstanding	Illinois Central Railroad and North College	820-821/2 N COLLEGE AVE
Notable	Illinois Central Railroad and North Walnut	609 N WALNUT ST
Contributing	Illinois Central Railroad and North Walnut	621 N WALNUT ST
Notable	Illinois Central Railroad and North Walnut	625 N WALNUT ST
Contributing	Illinois Central Railroad and North Walnut	631 N WALNUT ST
Contributing	Illinois Central Railroad and North Walnut	811 N WALNUT ST
Contributing	Illinois Central Railroad and North Walnut	813 N WALNUT ST
Notable	Illinois Central Railroad and North Walnut	825 N WALNUT ST
Contributing	McDoel	819 W 1ST ST
Contributing	McDoel	827 W 1ST ST
Contributing	McDoel	825 W 1ST ST
Contributing	McDoel	821 W 1ST ST
Contributing	McDoel	817 W 1ST ST
Contributing	Monon	103 E DRISCOLL DR
Notable	Monon	1401 (A) S WALNUT ST
Contributing	Monon	106 E HILLSIDE DR
Contributing	Monon	109 E HILLSIDE DR
Contributing	Monon	112 E WILSON ST

Notable	Monon	117 E HILLSIDE DR
Notable	Monon	1300 S WALNUT ST
Contributing	Monon	1300 S WASHINGTON ST
Contributing	Monon	1301-1301 1/2 S WALNUT ST
Contributing	Monon	1301 S WASHINGTON ST
Contributing	Monon	1302 S WASHINGTON ST
Contributing	Monon	1303 S WALNUT ST
Contributing	Monon	1303 S WASHINGTON ST
Contributing	Monon	1306 S WASHINGTON ST
Contributing	Monon	1305 S WALNUT ST
Contributing	Monon	1305 S WASHINGTON ST
Contributing	Monon	1307 S WASHINGTON ST
Contributing	Monon	1308 S WALNUT ST
Contributing	Monon	1309 S WALNUT ST
Notable	Monon	1311 S WALNUT ST
Contributing	Monon	1312 S WASHINGTON ST
Contributing	Monon	1313 S WALNUT ST
Contributing	Monon	1315 S WALNUT ST
Contributing	Monon	1315 S WASHINGTON ST
Contributing	Monon	1316 S WALNUT ST
Contributing	Monon	1316 S WASHINGTON ST
Contributing	Monon	1318 S WASHINGTON ST
Contributing	Monon	1319 S WASHINGTON ST
Contributing	Monon	1320 S WALNUT ST
Contributing	Monon	1323 S WASHINGTON ST
Contributing	Monon	1322 S WASHINGTON ST
Contributing	Monon	NA
Contributing	Monon	1324 S WALNUT ST
Contributing	Monon	1400 S WALNUT ST
Notable	Monon	1403 S WASHINGTON ST
Contributing	Monon	1402 S WASHINGTON ST
Notable	Monon	1403 S WALNUT ST
Contributing	Monon	1404 S WALNUT ST
Contributing	Monon	1405 S WALNUT ST

Contributing	Monon	1406 S WASHINGTON ST
Notable	Monon	1407 S WASHINGTON ST
Contributing	Monon	1408 S WALNUT ST
Contributing	Monon	1409 S WALNUT ST
Contributing	Monon	1410 S WASHINGTON ST
Contributing	Monon	1411 S LINCOLN ST
Contributing	Monon	1411 S WASHINGTON ST
Contributing	Monon	1412 S WALNUT ST
Contributing	Monon	1413 S WALNUT ST
Contributing	Monon	1414 S MONON DR
Contributing	Monon	1414 S WASHINGTON ST
Notable	Monon	1415 S WASHINGTON ST
Contributing	Monon	1416 S MONON DR
Contributing	Monon	1416 S WALNUT ST
Contributing	Monon	1417 S MONON DR
Contributing	Monon	1417 S WALNUT ST
Contributing	Monon	1418 S MONON DR
Contributing	Monon	1418 S WASHINGTON ST
Contributing	Monon	1419 S MONON DR
Contributing	Monon	1419 S WASHINGTON ST
Contributing	Monon	1420 S MONON DR
Contributing	Monon	1420 S WALNUT ST
Contributing	Monon	1420 S WASHINGTON ST
Contributing	Monon	1421 S MONON DR
Contributing	Monon	1422 S MONON DR
Contributing	Monon	1423 S LINCOLN ST
Contributing	Monon	1423 S MONON DR
Contributing	Monon	1423 S WASHINGTON ST
Contributing	Monon	1424 S LINCOLN ST
Contributing	Monon	1424 S MONON DR
Contributing	Monon	1424 S WALNUT ST
Contributing	Monon	1424 S WASHINGTON ST
Notable	Monon	1425 S LINCOLN ST
Contributing	Monon	1427 S WASHINGTON ST

Contributing	Monon	1428 S WASHINGTON ST
Contributing	Monon	1429 S WASHINGTON ST
Notable	Monon	1501 S WALNUT ST
Notable	Monon	1502 S MONON DR
Notable	Monon	1503 S WALNUT ST
Notable	Monon	1502 S WALNUT ST
Notable	Monon	1513 S WALNUT ST
Notable	Monon	1517 S WALNUT ST
Notable	Monon	1601 S WALNUT ST
Contributing	Monon	1605 S WALNUT ST
Contributing	Monon	1613 S WALNUT ST
Contributing	Monon	1615 S WALNUT ST
Contributing	Monon	1621 S WALNUT ST
Contributing	Monon	1312 S WALNUT ST
Contributing	Monon	105 E DRISCOLL DR
Contributing	Monon	1417 S WALNUT ST
Contributing	Near West Side	1000 W 8TH ST
Contributing	Near West Side	1000 W 7TH ST
Contributing	Near West Side	1001 W 8TH ST
Contributing	Near West Side	1001 W 6TH ST
Contributing	Near West Side	1002 W 6TH ST
Contributing	Near West Side	1003 W 9TH ST
Contributing	Near West Side	1004 W KIRKWOOD AVE
Contributing	Near West Side	1004 W 7TH ST
Contributing	Near West Side	1004-1004 1/2 W 6TH ST
Contributing	Near West Side	1005 W 7TH ST
Contributing	Near West Side	1005 W 6TH ST
Contributing	Near West Side	1007 W 8TH ST
Contributing	Near West Side	1008 W KIRKWOOD AVE
Contributing	Near West Side	1009 W 9TH ST
Contributing	Near West Side	1009 W 6TH ST
Contributing	Near West Side	1011 W 7TH ST
Contributing	Near West Side	1012 W KIRKWOOD AVE
Contributing	Near West Side	1012 W 6TH ST

Contributing	Near West Side	1013 W 6TH ST
Contributing	Near West Side	1016 W KIRKWOOD AVE
Contributing	Near West Side	1016 W 6TH ST
Contributing	Near West Side	1017 W 9TH ST
Contributing	Near West Side	1017 W 7TH ST
Contributing	Near West Side	1017 W 6TH ST
Contributing	Near West Side	1019 W 7TH ST
Contributing	Near West Side	1020 W KIRKWOOD AVE
Contributing	Near West Side	1020 W 7TH ST
Contributing	Near West Side	1021 W 7TH ST
Contributing	Near West Side	1021 W 6TH ST
Contributing	Near West Side	1022 W 8TH ST
Contributing	Near West Side	1022 W KIRKWOOD AVE
Contributing	Near West Side	1022-1022 1/2 W 7TH ST
Contributing	Near West Side	1023 W 7TH ST
Contributing	Near West Side	1025 W 7TH ST
Contributing	Near West Side	1025 W 6TH ST
Contributing	Near West Side	1026 W KIRKWOOD AVE
Contributing	Near West Side	1026 W 7TH ST
Contributing	Near West Side	1026 W 6TH ST
Contributing	Near West Side	1029 W 6TH ST
Contributing	Near West Side	1030 W KIRKWOOD AVE
Contributing	Near West Side	1030 W 6TH ST
Contributing	Near West Side	1031 W 6TH ST
Contributing	Near West Side	1035 W 6TH ST
Contributing	Near West Side	1036 W 6TH ST
Contributing	Near West Side	110 N MAPLE ST
Contributing	Near West Side	1100 W KIRKWOOD AVE
Contributing	Near West Side	1100 W 6TH ST
Contributing	Near West Side	1101 W 8TH ST
Contributing	Near West Side	1101 W 7TH ST
Notable	Near West Side	1101 W 6TH ST
Contributing	Near West Side	1102 W 6TH ST
Contributing	Near West Side	1105 W 6TH ST

Contributing	Near West Side	1107 W 6TH ST
Contributing	Near West Side	1109 W 8TH ST
Contributing	Near West Side	111 N ELM ST
Contributing	Near West Side	1110 W 6TH ST
Contributing	Near West Side	1112 W KIRKWOOD AVE
Contributing	Near West Side	1114 W KIRKWOOD AVE
Contributing	Near West Side	1114 W 6TH ST
Notable	Near West Side	1115 W 6TH ST
Contributing	Near West Side	1116 W KIRKWOOD AVE
Contributing	Near West Side	1119 W 7TH ST
Notable	Near West Side	1119 W 6TH ST
Contributing	Near West Side	112 N MAPLE ST
Contributing	Near West Side	106 N ROGERS ST
Contributing	Near West Side	112 N WALDRON ST
Contributing	Near West Side	1120 W 8TH ST
Contributing	Near West Side	1123 W 7TH ST
Contributing	Near West Side	1124 W KIRKWOOD AVE
Contributing	Near West Side	1124 W 6TH ST
Contributing	Near West Side	1125 W 7TH ST
Contributing	Near West Side	1127 W 6TH ST
Contributing	Near West Side	1128 W 6TH ST
Contributing	Near West Side	1130 W 6TH ST
Contributing	Near West Side	1131 W 8TH ST
Notable	Near West Side	1131 W 6TH ST
Contributing	Near West Side	116 N JACKSON ST
Contributing	Near West Side	116 N MADISON ST
Contributing	Near West Side	117 N FAIRVIEW ST
Contributing	Near West Side	118 N JACKSON ST
Contributing	Near West Side	1200 W KIRKWOOD AVE
Contributing	Near West Side	1201 W 8TH ST
Contributing	Near West Side	1201 W 7TH ST
Notable	Near West Side	1201 W 6TH ST
Contributing	Near West Side	1203 W 7TH ST
Contributing	Near West Side	1203 W 6TH ST

Contributing	Near West Side	1205 W 8TH ST
Contributing	Near West Side	1205 W 7TH ST
Contributing	Near West Side	1206 W 6TH ST
Contributing	Near West Side	1207 W 7TH ST
Contributing	Near West Side	1208 W KIRKWOOD AVE
Contributing	Near West Side	1212 W KIRKWOOD AVE
Contributing	Near West Side	1217 W 6TH ST
Contributing	Near West Side	1218 W KIRKWOOD AVE
Contributing	Near West Side	1218 W 6TH ST
Contributing	Near West Side	1220 W 6TH ST
Contributing	Near West Side	1221 W 6TH ST
Contributing	Near West Side	1223 W 7TH ST
Contributing	Near West Side	1224 W 6TH ST
Notable	Near West Side	419 W 4TH ST
Contributing	Near West Side	206 N ELM ST
Contributing	Near West Side	206 N MAPLE ST
Contributing	Near West Side	206 N FAIRVIEW ST
Contributing	Near West Side	209 N MAPLE ST
Contributing	Near West Side	210 N ELM ST
Contributing	Near West Side	210 N MAPLE ST
Contributing	Near West Side	212 N MAPLE ST
Notable	Near West Side	213 S ROGERS ST
Contributing	Near West Side	214 N ROGERS ST
Notable	Near West Side	214,78 W 7TH
Contributing	Near West Side	215 N PINE ST
Contributing	Near West Side	215 N ROGERS ST
Contributing	Near West Side	215 N WALDRON ST
Contributing	Near West Side	217 N PINE ST
Contributing	Near West Side	220 N ADAMS ST
Notable	Near West Side	221 N ROGERS ST
Contributing	Near West Side	223 W 6TH ST
Contributing	Near West Side	300 W 6TH ST
Outstanding	Near West Side	302 N ROGERS ST
Outstanding	Near West Side	303 N MORTON ST

Contributing	Near West Side	308 N ROGERS ST
Contributing	Near West Side	309 N FAIRVIEW ST
Notable	Near West Side	311 W 7TH ST
Contributing	Near West Side	312-314 N ROGERS ST
Contributing	Near West Side	316 W 6TH ST
Outstanding	Near West Side	317 N FAIRVIEW ST
Contributing	Near West Side	321 N MAPLE ST
Contributing	Near West Side	319 N MAPLE ST
Outstanding	Near West Side	321 N ROGERS ST
Contributing	Near West Side	400 N ADAMS ST
Notable	Near West Side	400 W 7TH ST
Contributing	Near West Side	402 N ADAMS ST
Outstanding	Near West Side	403 W KIRKWOOD AVE
Outstanding	Near West Side	405 N ROGERS ST
Contributing	Near West Side	406 N ADAMS ST
Contributing	Near West Side	408 W 6TH ST
Contributing	Near West Side	411 W KIRKWOOD AVE
Notable	Near West Side	414 W 6TH ST
Outstanding	Near West Side	417 W 6TH ST
Contributing	Near West Side	418 N MAPLE ST
Contributing	Near West Side	419 N JACKSON ST
Notable	Near West Side	420 W 6TH ST
Contributing	Near West Side	421 N JACKSON ST
Contributing	Near West Side	502 W 6TH ST
Contributing	Near West Side	503 N ROGERS ST
Contributing	Near West Side	501 N ROGERS ST
Contributing	Near West Side	504 W KIRKWOOD AVE
Contributing	Near West Side	508 W KIRKWOOD AVE
Contributing	Near West Side	508 W 6TH ST
Contributing	Near West Side	513 W 7TH ST
Outstanding	Near West Side	514 W KIRKWOOD AVE
Contributing	Near West Side	514 W 6TH ST
Contributing	Near West Side	515 W 6TH ST
Contributing	Near West Side	520 W 8TH ST

Contributing	Near West Side	520 W KIRKWOOD AVE
Contributing	Near West Side	520 W 6TH ST
Contributing	Near West Side	521 W 6TH ST
Contributing	Near West Side	524 N FAIRVIEW ST
Outstanding	Near West Side	555 N MORTON ST
Outstanding	Near West Side	601 N MORTON ST
Contributing	Near West Side	601-601 1/2 W 6TH ST
Contributing	Near West Side	602 W 8TH ST
Notable	Near West Side	605 N FAIRVIEW ST
Contributing	Near West Side	608 W 8TH ST
Outstanding	Near West Side	608 W KIRKWOOD AVE
Contributing	Near West Side	609 W 9TH ST
Contributing	Near West Side	609 W 6TH ST
Notable	Near West Side	613 N MORTON ST
Contributing	Near West Side	614 W 8TH ST
Contributing	Near West Side	615 N FAIRVIEW ST
Notable	Near West Side	615 W 6TH ST
Notable	Near West Side	621 W 6TH ST
Contributing	Near West Side	622 W 6TH ST
Contributing	Near West Side	624 W 8TH ST
Contributing	Near West Side	626 W 6TH ST
Contributing	Near West Side	702 W KIRKWOOD AVE
Contributing	Near West Side	702 W 6TH ST
Contributing	Near West Side	703 W 9TH ST
Contributing	Near West Side	703 W 7TH ST
Contributing	Near West Side	703 W 6TH ST
Contributing	Near West Side	706 W 6TH ST
Contributing	Near West Side	707 W 7TH ST
Contributing	Near West Side	708 W 10TH ST
Contributing	Near West Side	709 W 9TH ST
Contributing	Near West Side	709 W 6TH ST
Contributing	Near West Side	710 W 8TH ST
Notable	Near West Side	706 W KIRKWOOD AVE
Contributing	Near West Side	711 W 9TH ST

Contributing	Near West Side	712 W 8TH ST
Contributing	Near West Side	712 W 6TH ST
Contributing	Near West Side	713 W 7TH ST
Contributing	Near West Side	713 W 6TH ST
Contributing	Near West Side	714 W 8TH ST
Contributing	Near West Side	714 W KIRKWOOD AVE
Outstanding	Near West Side	715 W 8TH ST
Contributing	Near West Side	722 W 6TH ST
Contributing	Near West Side	720 W 7TH ST
Contributing	Near West Side	722 W 8TH ST
Contributing	Near West Side	722 W 6TH ST
Contributing	Near West Side	723 W 8TH ST
Contributing	Near West Side	723 W 9TH ST
Contributing	Near West Side	726 W KIRKWOOD AVE
Notable	Near West Side	726 W 6TH ST
Notable	Near West Side	727 W 6TH ST
Contributing	Near West Side	800 W 6TH ST
Contributing	Near West Side	801 W 9TH ST
Contributing	Near West Side	801 W 7TH ST
Contributing	Near West Side	802 W 8TH ST
Contributing	Near West Side	802 W 7TH ST
Contributing	Near West Side	807 W 8TH ST
Contributing	Near West Side	807 W 6TH ST
Contributing	Near West Side	808 W KIRKWOOD AVE
Contributing	Near West Side	808 W 6TH ST
Contributing	Near West Side	809 W 9TH ST
Contributing	Near West Side	809 W 7TH ST
Contributing	Near West Side	810 W 7TH ST
Contributing	Near West Side	811 W 6TH ST
Contributing	Near West Side	812 W 8TH ST
Contributing	Near West Side	813 W 7TH ST
Contributing	Near West Side	814 W 7TH ST
Contributing	Near West Side	814 W 6TH ST
Contributing	Near West Side	815 W 9TH ST

Contributing	Near West Side	816 W KIRKWOOD AVE
Contributing	Near West Side	817 W 7TH ST
Contributing	Near West Side	817 W 6TH ST
Contributing	Near West Side	818 W 6TH ST
Contributing	Near West Side	820 W KIRKWOOD AVE
Contributing	Near West Side	821 W 9TH ST
Notable	Near West Side	821 W 6TH ST
Contributing	Near West Side	822 W KIRKWOOD AVE
Contributing	Near West Side	822 W 7TH ST
Contributing	Near West Side	822 W 6TH ST
Contributing	Near West Side	823 W 8TH ST
Contributing	Near West Side	823 W 7TH ST
Contributing	Near West Side	823-823 1/2 W 6TH ST
Contributing	Near West Side	824 W 8TH ST
Contributing	Near West Side	825 W 8TH ST
Contributing	Near West Side	826 W KIRKWOOD AVE
Contributing	Near West Side	826 W 7TH ST
Contributing	Near West Side	827 W 7TH ST
Contributing	Near West Side	828 W 7TH ST
Contributing	Near West Side	830 W KIRKWOOD AVE
Contributing	Near West Side	830 W 7TH ST
Contributing	Near West Side	830-830 1/2 W 6TH ST
Contributing	Near West Side	831 W 7TH ST
Contributing	Near West Side	831 W 6TH ST
Contributing	Near West Side	834 W KIRKWOOD AVE
Contributing	Near West Side	835 W 7TH ST
Notable	Near West Side	836 W 6TH ST
Contributing	Near West Side	837 W 6TH ST
Contributing	Near West Side	900 W 8TH ST
Contributing	Near West Side	900 W 6TH ST
Contributing	Near West Side	901 W 9TH ST
Contributing	Near West Side	901 W 7TH ST
Contributing	Near West Side	900 W KIRKWOOD AVE
Contributing	Near West Side	902 W 7TH ST

Contributing	Near West Side	903 W 6TH ST
Notable	Near West Side	904 W 7TH ST
Contributing	Near West Side	906 W 6TH ST
Contributing	Near West Side	907 W 7TH ST
Contributing	Near West Side	909 W 9TH ST
Contributing	Near West Side	910 W 7TH ST
Contributing	Near West Side	911 W 6TH ST
Contributing	Near West Side	912 W 6TH ST
Contributing	Near West Side	914 W 8TH ST
Contributing	Near West Side	914 W 7TH ST
Contributing	Near West Side	915 W 8TH ST
Contributing	Near West Side	915 W 7TH ST
Contributing	Near West Side	916 W KIRKWOOD AVE
Contributing	Near West Side	916 W 6TH ST
Notable	Near West Side	917 W 6TH ST
Contributing	Near West Side	919 W 8TH ST
Contributing	Near West Side	920 W KIRKWOOD AVE
Contributing	Near West Side	920 W 6TH ST
Contributing	Near West Side	922 W 8TH ST
Contributing	Near West Side	922 W 7TH ST
Contributing	Near West Side	923 W 6TH ST
Contributing	Near West Side	924 W KIRKWOOD AVE
Contributing	Near West Side	924 W 6TH ST
Contributing	Near West Side	925 W 7TH ST
Contributing	Near West Side	927 W 6TH ST
Contributing	Near West Side	930 W KIRKWOOD AVE
Outstanding	Near West Side	930 W 7TH ST
Contributing	Near West Side	930 W 6TH ST
Contributing	Near West Side	931 W 7TH ST
Contributing	Near West Side	931 W 6TH ST
Contributing	Near West Side	934 W KIRKWOOD AVE
Contributing	Near West Side	934 W 6TH ST
Notable	Near West Side	935 W 6TH ST
Contributing	Near West Side	1122 W 6TH ST

Contributing	Near West Side	804 W 7TH ST
Notable	Near West Side	523 W 7TH ST
Notable	North Indiana Avenue	201 N INDIANA AVE
Contributing	North Indiana Avenue	214 N DUNN ST
Contributing	North Indiana Avenue	215 N INDIANA AVE
Contributing	North Indiana Avenue	222 N DUNN ST
Contributing	North Indiana Avenue	309 N INDIANA AVE
Contributing	North Indiana Avenue	310 N DUNN ST
Contributing	North Indiana Avenue	317 N DUNN ST
Contributing	North Indiana Avenue	314 N DUNN ST
Notable	North Indiana Avenue	317 N INDIANA AVE
Contributing	North Indiana Avenue	318 N DUNN ST
Contributing	North Indiana Avenue	319-319 1/2 N DUNN ST
Notable	North Indiana Avenue	321 N INDIANA AVE
Contributing	North Indiana Avenue	401 N DUNN ST
Notable	North Indiana Avenue	519 E 8TH ST
Contributing	North Indiana Avenue	403 N DUNN ST
Contributing	North Indiana Avenue	405 N INDIANA AVE
Contributing	North Indiana Avenue	407-407 1/2 N DUNN ST
Contributing	North Indiana Avenue	409 N INDIANA AVE
Contributing	North Indiana Avenue	417 N INDIANA AVE
Contributing	North Indiana Avenue	414 N DUNN ST
Notable	North Indiana Avenue	419 N INDIANA AVE
Contributing	North Indiana Avenue	501 E 7TH ST
Contributing	North Indiana Avenue	505 E 8TH ST
Contributing	North Indiana Avenue	507-509 E 7TH ST
Notable	North Indiana Avenue	508 E 8TH ST
Contributing	North Indiana Avenue	512 E 8TH ST
Contributing	North Indiana Avenue	509 E 8TH ST
Contributing	North Indiana Avenue	515 E 7TH ST
Contributing	North Indiana Avenue	515 E 8TH ST
Contributing	North Indiana Avenue	518 E 7TH ST
Notable	North Indiana Avenue	525 E 9TH ST
Notable	North Indiana Avenue	527 E 7TH ST

Contributing	North Indiana Avenue	528 E 7TH ST
Contributing	North Washington	111 E 9TH ST
Contributing	North Washington	115 E 8TH ST
Contributing	North Washington	123 E 8TH ST
Notable	North Washington	203 E 8TH ST
Contributing	North Washington	208 E 10TH ST
Notable	North Washington	316 N WASHINGTON ST
Notable	North Washington	321 N WASHINGTON ST
Contributing	North Washington	411 N WASHINGTON ST
Notable	North Washington	418 N WASHINGTON ST
Notable	North Washington	419 N WASHINGTON ST
Notable	North Washington	420 N WASHINGTON ST
Contributing	North Washington	424 N WASHINGTON ST
Notable	North Washington	427 N WASHINGTON ST
Outstanding	North Washington	430 N WASHINGTON ST
Contributing	North Washington	501 N WASHINGTON ST
Contributing	North Washington	502 N WASHINGTON ST
Outstanding	North Washington	508 N WASHINGTON ST
Contributing	North Washington	509 N WASHINGTON ST
Outstanding	North Washington	514 N WASHINGTON ST
Notable	North Washington	515 N WASHINGTON ST
Notable	North Washington	520 N WALNUT ST
Contributing	North Washington	521 N WASHINGTON ST
Outstanding	North Washington	522 N WASHINGTON ST
Outstanding	North Washington	526 N WASHINGTON ST
Notable	North Washington	527 N WASHINGTON ST
Notable	North Washington	528 N WALNUT ST
Contributing	North Washington	528 N WASHINGTON ST
Outstanding	Old Library	200 E 6TH ST
Notable	Old Library	205 E KIRKWOOD AVE
Notable	Old Library	210 N WASHINGTON ST
Notable	Old Library	211 N GRANT ST
Notable	Old Library	213 N GRANT ST
Notable	Old Library	213 E KIRKWOOD AVE

Outstanding	Old Library	221 E 6TH ST
Contributing	Old Library	308 E 7TH ST
Contributing	Old Library	303 E 6TH ST
Contributing	Old Library	309 E 6TH ST
Contributing	Old Library	401 E 7TH ST
Notable	Old Library	315 E 7TH ST
Contributing	Old Library	316 E 7TH ST
Notable	Old Library	317 E 7TH ST
Notable	Old Library	320 E 7TH ST
Notable	Old Library	323 E 6TH ST
Contributing	Old Library	402 E 6TH ST
Contributing	Old Library	406 E 6TH ST
Contributing	Old Library	408 E 6TH ST
Contributing	Old Library	412 E 6TH ST
Notable	Old Library	420 E 6TH ST
Contributing	Old Library	424-424 1/2 E 6TH ST
Contributing	Old Library	426 E 6TH ST
Contributing	Old Library	221 E KIRKWOOD AVE
Contributing	Old Library	116 N GRANT ST
Contributing	Old Library	201-215 E 6TH ST
Contributing	Old Library	216 N LINCOLN ST
Contributing	Old Library	302-302 1/2 E 7TH ST
Notable	Old Showers Furniture Factory	402 E 10TH ST
Contributing	Old Showers Furniture Factory	404 E 10TH ST
Contributing	Old Showers Furniture Factory	414 N HAROLD ST
Notable	Old Showers Furniture Factory	416 N GRANT ST
Contributing	Old Showers Furniture Factory	416 E 9TH ST
Contributing	Old Showers Furniture Factory	414 E 9TH ST
Contributing	Old Showers Furniture Factory	418 N GRANT ST
Contributing	Old Showers Furniture Factory	421 E 9TH ST
Contributing	Old Showers Furniture Factory	421 N DUNN ST
Notable	Old Showers Furniture Factory	425 N DUNN ST
Notable	Old Showers Furniture Factory	426 E 10TH ST
Contributing	Old Showers Furniture Factory	430 E 10TH ST

Contributing	Old Showers Furniture Factory	509 N DUNN ST
Contributing	Old Showers Furniture Factory	521 N DUNN ST
Contributing	Old Showers Furniture Factory	527 N PROW AVE
Contributing	Old Showers Furniture Factory	531 N PROW AVE
Contributing	Old Showers Furniture Factory	414 N GRANT ST
Contributing	Old Showers Furniture Factory	418 E 9TH ST
Contributing	Old Showers Furniture Factory	420 E 9TH ST
Contributing	Old Showers Furniture Factory	501 N DUNN ST
Contributing	Old Showers Furniture Factory	513 N DUNN ST
Contributing	Old Showers Furniture Factory	510 N PROW AVE
Contributing	Old Showers Furniture Factory	508 N PROW AVE
Contributing	Old Showers Furniture Factory	515 N PROW AVE
Notable	Old Showers Furniture Factory	412 E 9TH ST
Notable	Old Showers Furniture Factory	416 N HAROLD ST
Notable	Old Showers Furniture Factory	506 N PROW AVE
Notable	Old Showers Furniture Factory	417 E 9TH ST
Notable	Old Showers Furniture Factory	412 E ALICE AVE
Notable	Prospect Hill Historic District	218 S ROGERS ST
Contributing	Prospect Hill Historic District	222 S ROGERS ST
Contributing	Prospect Hill Historic District	301 S ROGERS ST
Notable	Prospect Hill Historic District	304 S ROGERS ST
Outstanding	Prospect Hill Historic District	310 S ROGERS ST
Outstanding	Prospect Hill Historic District	316 S ROGERS ST
Notable	Prospect Hill Historic District	324 S ROGERS ST
Notable	Prospect Hill Historic District	332 S ROGERS ST
Notable	Prospect Hill Historic District	334 S ROGERS ST
Notable	Prospect Hill Historic District	344 S ROGERS ST
Notable	Prospect Hill Historic District	346 S ROGERS ST
Contributing	Prospect Hill Study Area	411 W 3RD ST
Contributing	Scattered Sites	1000 S LINCOLN ST
Contributing	Scattered Sites	1001 S WALNUT ST
Contributing	Scattered Sites	1002 S WASHINGTON ST
Contributing	Scattered Sites	1005 S GRANT ST
Contributing	Scattered Sites	1005 S WALNUT ST

Contributing	Scattered Sites	1006 S WASHINGTON ST
Notable	Scattered Sites	1007 S LINCOLN ST
Contributing	Scattered Sites	1008 S WASHINGTON ST
Notable	Scattered Sites	1009 S LINCOLN ST
Contributing	Scattered Sites	1009 S WALNUT ST
Notable	Scattered Sites	1010 W 11TH ST
Contributing	Scattered Sites	1011 S WASHINGTON ST
Contributing	Scattered Sites	1012 N WOODBURN AVE
Contributing	Scattered Sites	1013 S WALNUT ST
Contributing	Scattered Sites	1015 E MAXWELL LN
Contributing	Scattered Sites	1015 N MADISON ST
Contributing	Scattered Sites	1017 S WALNUT ST
Contributing	Scattered Sites	1019 E MAXWELL LN
Contributing	Scattered Sites	105 E 1ST ST
Contributing	Scattered Sites	106 E 1ST ST
Outstanding	Scattered Sites	110 S INDIANA AVE
Contributing	Scattered Sites	1101 S WALNUT ST
Contributing	Scattered Sites	1101 N WOODBURN AVE
Contributing	Scattered Sites	1112 S WASHINGTON ST
Contributing	Scattered Sites	112 E 1ST ST
Outstanding	Scattered Sites	112 N BRYAN AVE
Contributing	Scattered Sites	112 N UNION ST
Outstanding	Scattered Sites	114 S INDIANA AVE
Contributing	Scattered Sites	114 E 1ST ST
Contributing	Scattered Sites	1202 E MAXWELL LN
Contributing	Scattered Sites	1204 S WASHINGTON ST
Notable	Scattered Sites	1205 S WASHINGTON ST
Contributing	Scattered Sites	1208 S LINCOLN ST
Notable	Scattered Sites	1209 W 2ND ST
Contributing	Scattered Sites	1210 S LINCOLN ST
Notable	Scattered Sites	1211 S GRANT ST
Contributing	Scattered Sites	1212 S GRANT ST
Contributing	Scattered Sites	1215 S WASHINGTON ST
Contributing	Scattered Sites	1220 E MAXWELL LN

Contributing	Scattered Sites	1223 S WASHINGTON ST
Outstanding	Scattered Sites	1228 S WASHINGTON ST
Outstanding	Scattered Sites	1326 S PICKWICK PL
Notable	Scattered Sites	1327 N WALNUT ST
Notable	Scattered Sites	1402 S GRANT ST
Contributing	Scattered Sites	1410 S GRANT ST
Contributing	Scattered Sites	1520 E MAXWELL LN
Contributing	Scattered Sites	1601 W 7TH ST
Contributing	Scattered Sites	1605 W 7TH ST
Notable	Scattered Sites	1612 E MATLOCK RD
Notable	Scattered Sites	1708 E 3RD ST
Contributing	Scattered Sites	1800 E MAXWELL LN
Contributing	Scattered Sites	1822 E 3RD ST
Contributing	Scattered Sites	1834 E 3RD ST
Contributing	Scattered Sites	500 S CLIFTON AVE
Notable	Scattered Sites	1946 E 2ND ST
Contributing	Scattered Sites	201 S BRYAN AVE
Contributing	Scattered Sites	2015 N KINSER PIKE
Notable	Scattered Sites	2017 E 2ND ST
Contributing	Scattered Sites	2021 W ARLINGTON RD
Notable	Scattered Sites	2027 E 3RD ST
Contributing	Scattered Sites	2029 E 3RD ST
Contributing	Scattered Sites	206 S BRYAN AVE
Contributing	Scattered Sites	209 E 8TH ST
Contributing	Scattered Sites	2101 E 3RD ST
Contributing	Scattered Sites	2101 W VERNAL PIKE
Outstanding	Scattered Sites	2102 W VERNAL PIKE
Outstanding	Scattered Sites	211 N WASHINGTON ST
Notable	Scattered Sites	214 E 9TH ST
Contributing	Scattered Sites	214 S BRYAN AVE
Notable	Scattered Sites	215 E 8TH ST
Notable	Scattered Sites	201 E 4TH ST
Notable	Scattered Sites	219 E 8TH ST
Outstanding	Scattered Sites	S HIGH ST

Contributing	Scattered Sites	221 E 9TH ST
Notable	Scattered Sites	215 E 9TH ST
Contributing	Scattered Sites	223 E 8TH ST
Outstanding	Scattered Sites	2301 N FRITZ DR
Notable	Scattered Sites	2335 W VERNAL PIKE
Outstanding	Scattered Sites	2718 E BLUFF CT
Outstanding	Scattered Sites	2920 E 10TH ST
Contributing	Scattered Sites	304 E 10TH ST
Contributing	Scattered Sites	305 E 12TH ST
Contributing	Scattered Sites	502 E 14TH ST
Contributing	Scattered Sites	305 E 9TH ST
Outstanding	Scattered Sites	300 E 3RD ST
Notable	Scattered Sites	1624 E 3RD ST
Notable	Scattered Sites	311 S LINCOLN ST
Contributing	Scattered Sites	312 W 15TH ST
Contributing	Scattered Sites	312 E 12TH ST
Contributing	Scattered Sites	312 S ARBUTUS DR
Contributing	Scattered Sites	313 W 14TH ST
Contributing	Scattered Sites	314 N LINCOLN ST
Notable	Scattered Sites	316-318 N GRANT ST
Contributing	Scattered Sites	318 N UNION ST
Outstanding	Scattered Sites	318 S WASHINGTON ST
Contributing	Scattered Sites	320 N LINCOLN ST
Notable	Scattered Sites	321 N LINCOLN ST
Notable	Scattered Sites	1503 E 3RD ST
Notable	Scattered Sites	322 W 2ND ST
Contributing	Scattered Sites	324 N COLLEGE AVE
Notable	Scattered Sites	323 N GRANT ST
Contributing	Scattered Sites	328 W 15TH ST
Contributing	Scattered Sites	328 S ARBUTUS DR
Contributing	Scattered Sites	331 E 12TH ST
Contributing	Scattered Sites	331 S GRANT ST
Outstanding	Scattered Sites	348 S MORTON ST
Notable	Scattered Sites	3615 E POST RD

Notable	Scattered Sites	400 N WALNUT ST
Contributing	Scattered Sites	400 S HIGH ST
Contributing	Scattered Sites	400 S MORTON ST
Contributing	Scattered Sites	401 E 8TH ST
Outstanding	Scattered Sites	401 S HIGH ST
Notable	Scattered Sites	401 E 10TH ST
Outstanding	Scattered Sites	403 N WALNUT ST
Contributing	Scattered Sites	404 S HIGH ST
Notable	Scattered Sites	2031 E 3RD ST
Contributing	Scattered Sites	410 S EASTSIDE DR
Notable	Scattered Sites	411 N LINCOLN ST
Notable	Scattered Sites	412 S HIGH ST
Contributing	Scattered Sites	419 E 12TH ST
Outstanding	Scattered Sites	425 N WALNUT ST
Outstanding	Scattered Sites	431-441 S COLLEGE AVE
Outstanding	Scattered Sites	431-441 S COLLEGE AVE
Contributing	Scattered Sites	503 N GRANT ST
Contributing	Scattered Sites	501 N GRANT ST
Contributing	Scattered Sites	504 N LINCOLN ST
Notable	Scattered Sites	504 S EASTSIDE DR
Notable	Scattered Sites	505 N WALNUT ST
Outstanding	Scattered Sites	506 S HIGH ST
Contributing	Scattered Sites	509 N GRANT ST
Notable	Scattered Sites	512 E KIRKWOOD AVE
Contributing	Scattered Sites	515 N GRANT ST
Notable	Scattered Sites	517 N WALNUT ST
Notable	Scattered Sites	517 E KIRKWOOD AVE
Outstanding	Scattered Sites	519 N COLLEGE AVE
Outstanding	Scattered Sites	529 N COLLEGE AVE
Notable	Scattered Sites	536 N LINCOLN ST
Contributing	Scattered Sites	609 S WALNUT ST
Contributing	Scattered Sites	612 S PARK AVE
Contributing	Scattered Sites	613 S WALNUT ST
Contributing	Scattered Sites	615 W 13TH ST

Notable	Scattered Sites	618 E 3RD ST
Notable	Scattered Sites	624 E 3RD ST
Contributing	Scattered Sites	625 W 13TH ST
Notable	Scattered Sites	630 E 3RD ST
Contributing	Scattered Sites	702 S WALNUT ST
Contributing	Scattered Sites	705 W 13TH ST
Contributing	Scattered Sites	708 W 12TH ST
Contributing	Scattered Sites	714 E MAXWELL LN
Notable	Scattered Sites	720 S HIGH ST
Contributing	Scattered Sites	750 S WALNUT ST
Contributing	Scattered Sites	752 S WALNUT ST
Contributing	Scattered Sites	754 S WALNUT ST
Contributing	Scattered Sites	809 S HENDERSON ST
Notable	Scattered Sites	812 S STULL AVE
Contributing	Scattered Sites	813 N MAPLE ST
Notable	Scattered Sites	820 S HIGH ST
Notable	Scattered Sites	823 N MAPLE ST
Contributing	Scattered Sites	910 N MADISON ST
Notable	Scattered Sites	911 N MADISON ST
Contributing	Scattered Sites	908 S HIGH ST
Notable	Scattered Sites	915 N MADISON ST
Contributing	Scattered Sites	927 N FAIRVIEW ST
Notable	Scattered Sites	936 S HIGH ST
Contributing	Scattered Sites	939 S HIGH ST
Contributing	Scattered Sites	920 N MADISON ST
Contributing	Scattered Sites	1007 S GRANT ST
Contributing	Scattered Sites	434 S WALNUT ST
Contributing	Scattered Sites	406-408 S WALNUT ST
Contributing	Scattered Sites	349 S COLLEGE AVE
Contributing	Scattered Sites	118 E SMITH AVE
Contributing	Scattered Sites	114 E 7TH ST
Contributing	Scattered Sites	415 N LINCOLN ST
Contributing	Scattered Sites	1017 N COLLEGE AVE
Contributing	Scattered Sites	915 E MAXWELL LN

Contributing	Scattered Sites	731 E UNIVERSITY ST
Contributing	Scattered Sites	1329 S HIGH ST
Contributing	Scattered Sites	106 N UNION ST
Contributing	Scattered Sites	3128 E MOORES PIKE
Contributing	Scattered Sites	302 S COLLEGE AVE
Notable	Scattered Sites	913 W 11TH ST
Notable	Scattered Sites	316-318 N GRANT ST
Notable	Scattered Sites	418 E 8TH ST
Outstanding	Scattered Sites	701 E ALLENDALE DR
Contributing	South Dunn	312 E SMITH AVE
Contributing	South Dunn	311 E SMITH AVE
Notable	South Dunn	314 E SMITH AVE
Contributing	South Dunn	314 - 314 1/2 S HENDERSON ST
Notable	South Dunn	315 E SMITH AVE
Contributing	South Dunn	318 E SMITH AVE
Outstanding	South Dunn	324 S HENDERSON ST
Contributing	South Dunn	330 S DUNN ST
Contributing	South Dunn	314-316 S DUNN ST
Contributing	South Dunn	334 S DUNN ST
Contributing	South Dunn	326 S DUNN ST
Contributing	South Dunn	350 S GRANT ST
Contributing	South Dunn	400 E SMITH AVE
Contributing	South Dunn	400 S GRANT ST
Notable	South Dunn	401 S DUNN ST
Contributing	South Dunn	402 E SMITH AVE
Notable	South Dunn	402 S DUNN ST
Notable	South Dunn	403 E SMITH AVE
Contributing	South Dunn	407 E SMITH AVE
Contributing	South Dunn	408 E SMITH AVE
Contributing	South Dunn	408 S GRANT ST
Contributing	South Dunn	409 S DUNN ST
Contributing	South Dunn	411 E SMITH AVE
Contributing	South Dunn	412 1/2 E SMITH AVE
Contributing	South Dunn	416 S DUNN ST

Outstanding	South Dunn	503 E SMITH AVE
Notable	South Dunn	514 E 3RD ST
Contributing	South Dunn	522 E 3RD ST
Contributing	South Dunn	317 E SMITH AVE
Contributing	South Dunn	312 S HENDERSON ST
Contributing	South Dunn	508 E 3RD ST
Contributing	South Dunn	320 S DUNN ST
Contributing	Steele-Dunning and South Fairview	209 S FAIRVIEW ST
Contributing	Steele-Dunning and South Jackson	210 S JACKSON ST
Notable	Steele-Dunning and South Jackson	213 S JACKSON ST
Contributing	University Courts	601 E 7TH ST
Contributing	University Courts	809 E 7TH ST
Contributing	University Courts	601 E 8TH ST
Notable	University Street Bungalow	619 E 1ST ST
Contributing	University Street Bungalow	620 E UNIVERSITY ST
Contributing	University Street Bungalow	628 E UNIVERSITY ST
Contributing	University Street Bungalow	630 E UNIVERSITY ST
Contributing	University Street Bungalow	701 S FESS AVE
Contributing	University Street Bungalow	706 E UNIVERSITY ST
Notable	University Street Bungalow	710 S FESS AVE
Contributing	University Street Bungalow	717 E UNIVERSITY ST
Notable	University Street Bungalow	718 E UNIVERSITY ST
Contributing	University Street Bungalow	719 E UNIVERSITY ST
Contributing	University Street Bungalow	720 E UNIVERSITY ST
Notable	University Street Bungalow	722 E UNIVERSITY ST
Contributing	University Street Bungalow	721 E UNIVERSITY ST
Contributing	University Street Bungalow	724 E UNIVERSITY ST
Outstanding	Vinegar Hill	715-717 S WOODLAWN AVE
Contributing	Vinegar Hill	809 S SHERIDAN DR
Contributing	Vinegar Hill	835 S SHERIDAN DR
Notable		112 E 3rd St
Contributing		1125 W Sixth St
Notable	Bloomington Courthouse Square Historic District	108-110 E 6th St
Notable	Bloomington Courthouse Square Historic District	115-119 W Kirkwood Ave

Outstanding	Bloomington Courthouse Square Historic District	121-125 W Kirkwood Ave
Notable	Bloomington West Side Historic District	1201 W Sixth St
Notable	Bloomington West Side Historic District	201 S Rogers St
Notable	Bloomington West Side Historic District	214 W Seventh St
Notable	Bloomington West Side Historic District	303 N Morton St
Notable	Bloomington West Side Historic District	401-405 N Morton St
Notable	Cottage Grove Historic District	812-814 N Washington St
Notable	Court House Square Historic District	119 E 7th St
Notable	East Second Street Historic District	416 S Lincoln St
Notable	East Second Street Historic District	425 E University St
Notable	Elm Heights Historic District	1035 E Maxwell Ln
Notable	Elm Heights Historic District	322 S Jordan Ave
Notable	Indiana University Historic District	1001 E Kirkwood Ave
Notable	Indiana University Historic District	1011 E 3rd St
Notable	Indiana University Historic District	1025 E 7th St
Notable	Indiana University Historic District	1033 E 3rd St
Notable	Indiana University Historic District	107 S Indiana Ave
Notable	Indiana University Historic District	1100 E 7th St
Notable	Indiana University Historic District	1165 E 3rd St
Notable	Indiana University Historic District	1199 E 7th St
Notable	Indiana University Historic District	1201 E 3rd St
Notable	Indiana University Historic District	1211 E 7th St
Notable	Indiana University Historic District	1320 E 10th St
Notable	Indiana University Historic District	900 E 7th St
Notable	Indiana University Historic District	915 E 3rd St
Notable	Indiana University Historic District	1022 E 3rd St
Notable	Indiana University Historic District	720 E 3rd St
Outstanding	Indiana University Historic District	1021 E 3rd St
Outstanding	Indiana University Historic District	114 S Indiana Ave
Outstanding	Indiana University Historic District	818 E 3rd St
Notable	McDoel Historic District	713 W Dodds St
Notable	Monon Historic District	1205 S Walnut St
Notable	Monon Historic District	1205 S Washington St
Notable	Monon Historic District	1211 S Walnut St

Notable	Monon Historic District	1504 S Walnut St
Notable	Monon Historic District	209 E Grimes Ln
Notable	Old Crescent Historic District	100 S Woodlawn Ave
Notable	Old Crescent Historic District	150 S Woodlawn Ave
Outstanding	Old Crescent Historic District	119 S Indiana Ave
Outstanding	Old Crescent Historic District	130 S Woodlawn Ave
Outstanding	Old Crescent Historic District	601 E Kirkwood Ave
Outstanding	Old Crescent Historic District	701 E Kirkwood Ave
Outstanding	Old Crescent Historic District	750 E Kirkwood Ave
Outstanding	Old Crescent Historic District	790 E Kirkwood Ave
Notable	Rose Hill Historic District	520 W Howe St
Notable	Rose Hill Historic District	521 W Smith Ave
Outstanding	Woolery Stone Company	2200 W Sunstone Dr
Notable		1101 N Union St
Notable		1130 N Union Ct
Notable		1203 E Matlock Rd
Notable		1400 N Lincoln St
Notable		1709 N Fee Ln
Notable		201 E Glendora Dr
Notable		205 E Kirkwood Ave
Notable		214 E 7th St
Notable		219 E 4th St
Notable		2201 E 3rd St
Notable		2412 E 4th St
Notable		2720 N Browncliff Ln
Notable		3000 N Browncliff Ln
Notable		316 N Hillsdale Dr
Notable		609 N Walnut St
Notable		765 Gourley Pike
Notable		800 N Indiana Ave
Notable		821 E 10th St
Notable		829 E Cottage Grove Ave
Notable		900 N Woodlawn Ave
Notable		915 E 13th St

Notable	1010 S Greenwood Ave
Notable	1026 E Mitchell St
Notable	1026 S Greenwood Ave
Notable	1104 S Covenanter Dr
Notable	1115 S Brooks Dr
Notable	115 E Southern Dr
Notable	1206 S Nancy St
Notable	1302 S Longwood Dr
Notable	1304 S Henderson St
Notable	1315 S Nancy St
Notable	1325 E Davis St
Notable	1407 E Elliston Dr
Notable	1412 S Grant St
Notable	1412 S Henderson St
Notable	1415 S Nancy St
Notable	1607 S Woodruff Ln
Notable	180 E Sunny Slopes Dr
Notable	1819 S Wexley Rd
Notable	1852 E 1st St
Notable	1900 E Maxwell Ln
Notable	1901 E Maxwell Ln
Notable	1910 E 1st St
Notable	1916 E Ruby Ln
Notable	1920 E 3rd St
Notable	1946 E 2nd St
Notable	2001 East Hillside Dr #8
Notable	2007 E 2nd St
Notable	2017 E Southdowns Dr
Notable	2200 E 2nd St
Notable	2215 E Covenanter Dr
Notable	2233 E Moores Pike
Notable	2301 E Moores Pike
Notable	2302 S Sussex Dr
Notable	2428 S Rogers St

Notable	2503 E Covenanter Dr
Notable	2621 E Round Hill Ln
Notable	2820 S Hunters Glen
Notable	310 S Eastside Dr
Notable	3116 S Rogers St
Notable	315 S Mitchell St
Notable	3234 Kensington Park
Notable	3420 E Adair Ln
Notable	345 S Muller Pkwy, Lot 67
Notable	350 S Walnut St
Notable	418 S Walnut St
Notable	441 S College Ave
Notable	500 S Arbutus Dr
Notable	511 S Pleasant Ridge Rd
Notable	710 S Rose Ave
Notable	711 S Clifton Ave
Notable	720 S Pleasant Ridge Rd
Notable	727 W 2nd St
Notable	900 S Walnut St
Notable	900 W Gordon Pike
Notable	910 S Highland Ave
Outstanding	1800 N Fee Ln
Outstanding	2102 Vernal Pike
Outstanding	2401 N Milo B Sampson Ln
Outstanding	1016 S Highland Ave
Outstanding	1317 E Davis St
Outstanding	1412 S Nancy St
Outstanding	1701 S Clifton Ave
Outstanding	2201 E Moores Pike
Outstanding	2420 E 3rd St
Outstanding	3020 S Rockport Rd
Outstanding	309 S Lincon St
Outstanding	309 S Mitchell St
Outstanding	N Shuffle Creek Rd

Outstanding

800 S Pleasant Ridge Rd

Rating Change from 2001 to 2015**Outstanding & Notable on 2015 SHARRD**

2001 Rating	Survey District	Address	2015 Rating
Notable	Andrews Park	611 N PARK AVE	Notable
Notable	Andrews Park	611 N WOODLAWN AVE	Notable
Contributing	Andrews Park	615 E 11TH ST	Contributing
Contributing	Andrews Park	621 E 11TH ST	Contributing
Contributing	Andrews Park	701 E 10TH ST	Contributing
Contributing	Andrews Park	701 N INDIANA AVE	Contributing
Contributing	Andrews Park	702 E COTTAGE GROVE AVE	Contributing
Contributing	Andrews Park	705 N INDIANA AVE	Contributing
Contributing	Andrews Park	707 E 11TH ST	Contributing
Non-Contributing	Andrews Park	708 E 11TH ST	Contributing
Contributing	Andrews Park	710 N FESS AVE	Contributing
Contributing	Andrews Park	711 E 10TH ST	Contributing
Contributing	Andrews Park	712 E COTTAGE GROVE AVE	Contributing
Contributing	Andrews Park	711 E COTTAGE GROVE AVE	Contributing
Contributing	Andrews Park	711 N INDIANA AVE	Contributing
Contributing	Andrews Park	711 N PARK AVE	Contributing
Contributing	Andrews Park	710 E COTTAGE GROVE AVE	Contributing
Contributing	Andrews Park	713 N PARK AVE	Contributing
Contributing	Andrews Park	713 E COTTAGE GROVE AVE	Contributing
Contributing	Andrews Park	714 E COTTAGE GROVE AVE	Contributing
Contributing	Andrews Park	714 N PARK AVE	Contributing
Notable	Andrews Park	715 E 10TH ST	Contributing
Contributing	Andrews Park	715 E 11TH ST	Contributing
Contributing	Andrews Park	715 N PARK AVE	Contributing
Contributing	Andrews Park	718-718 1/2 N INDIANA AVE	Contributing
Notable	Andrews Park	716 N INDIANA AVE	Contributing
Contributing	Andrews Park	717 N INDIANA AVE	Contributing
Contributing	Andrews Park	718 E 11TH ST	Notable
Contributing	Andrews Park	721 N INDIANA AVE	Contributing
Contributing	Andrews Park	721 N PARK AVE	Contributing
Contributing	Andrews Park	722 N INDIANA AVE	Contributing

Contributing	Andrews Park	723 E 11TH ST	Contributing
Contributing	Andrews Park	801 E 10TH ST	Contributing
Contributing	Andrews Park	802 E 11TH ST	Contributing
Contributing	Andrews Park	802 E COTTAGE GROVE AVE	Contributing
Non-Contributing	Andrews Park	822 E COTTAGE GROVE AVE	Contributing
Non-Contributing	Andrews Park	805 E COTTAGE GROVE AVE	Contributing
Notable	Andrews Park	807 E 10TH ST	Contributing
Contributing	Andrews Park	809 E 10TH ST	Contributing
Contributing	Andrews Park	813 N PARK AVE	Contributing
Contributing	Andrews Park	815 E 10TH ST	Contributing
Contributing	Andrews Park	824 E COTTAGE GROVE AVE	Notable
Notable	Andrews Park	815 E COTTAGE GROVE AVE	Notable
Contributing	Andrews Park	815 N PARK AVE	Contributing
Notable	Andrews Park	817 N PARK AVE	Contributing
Contributing	Andrews Park	821 E 10TH ST	Notable
Contributing	Andrews Park	822 E 11TH ST	Contributing
Contributing	Andrews Park	824 1/2 E COTTAGE GROVE AVE	Contributing
Non-Contributing	Andrews Park	615 N WOODLAWN AVE	Contributing
Notable	Andrews Park	701-705 N WOODLAWN AVE	Notable
Contributing	Andrews Park	719 N INDIANA AVE	
Contributing	Andrews Park	723 E 10TH ST	
Contributing	Andrews Park	803 E COTTAGE GROVE AVE	
Contributing	Andrews Park	703 E 11TH ST	
Contributing	Andrews Park	804 E 11TH ST	
Contributing	Bryan Park	1000 S WASHINGTON ST	Contributing
Notable	Bryan Park	1001 S WASHINGTON ST	Contributing
Contributing	Bryan Park	111-111 1/2 E WYLIE ST	Contributing
Contributing	Bryan Park	205 E WYLIE ST	Contributing
Contributing	Bryan Park	206 E WYLIE ST	Contributing
Contributing	Bryan Park	209 E WYLIE ST	Contributing
Contributing	Bryan Park	212 E 1ST ST	Contributing
Notable	Bryan Park	217 E 1ST ST	Notable
Contributing	Bryan Park	222 E 1ST ST	Contributing
Contributing	Bryan Park	223 E 1ST ST	Contributing

Notable	Bryan Park	302 E 1ST ST	Notable
Contributing	Bryan Park	547 S LINCOLN ST	Contributing
Contributing	Bryan Park	548 S LINCOLN ST	Notable
Contributing	Bryan Park	549 S LINCOLN ST	Contributing
Non-Contributing	Bryan Park	559 S LINCOLN ST	Contributing
Contributing	Bryan Park	603 S WASHINGTON ST	Contributing
Contributing	Bryan Park	604 S WASHINGTON ST	Contributing
Contributing	Bryan Park	606 S WASHINGTON ST	Contributing
Contributing	Bryan Park	607 S WASHINGTON ST	Contributing
Non-Contributing	Bryan Park	608 S WASHINGTON ST	Contributing
Contributing	Bryan Park	611 S WASHINGTON ST	Contributing
Contributing	Bryan Park	610 S LINCOLN ST	Contributing
Contributing	Bryan Park	610 S WASHINGTON ST	Contributing
Contributing	Bryan Park	614 S LINCOLN ST	Contributing
Contributing	Bryan Park	618 S LINCOLN ST	Contributing
Contributing	Bryan Park	619 S LINCOLN ST	Contributing
Contributing	Bryan Park	621 S LINCOLN ST	Contributing
Contributing	Bryan Park	624 S WASHINGTON ST	Contributing
Contributing	Bryan Park	628 S WASHINGTON ST	Contributing
Contributing	Bryan Park	700 S LINCOLN ST	Contributing
Notable	Bryan Park	701 S LINCOLN ST	Contributing
Contributing	Bryan Park	702 S LINCOLN ST	Contributing
Contributing	Bryan Park	702 S WASHINGTON ST	Contributing
Notable	Bryan Park	703 S LINCOLN ST	Contributing
Contributing	Bryan Park	705 S WASHINGTON ST	Contributing
Contributing	Bryan Park	707 S WASHINGTON ST	Contributing
Contributing	Bryan Park	708 S WASHINGTON ST	Contributing
Contributing	Bryan Park	715 S WASHINGTON ST	Contributing
Contributing	Bryan Park	717 S LINCOLN ST	Contributing
Notable	Bryan Park	718 S LINCOLN ST	Contributing
Contributing	Bryan Park	718 S WASHINGTON ST	Contributing
Contributing	Bryan Park	719 S LINCOLN ST	Contributing
Contributing	Bryan Park	720 S WASHINGTON ST	Contributing
Notable	Bryan Park	721 S LINCOLN ST	Contributing

Contributing	Bryan Park	724 S LINCOLN ST	Contributing
Contributing	Bryan Park	724 S WASHINGTON ST	Contributing
Contributing	Bryan Park	729 S WASHINGTON ST	Contributing
Notable	Bryan Park	756 S LINCOLN ST	Notable
Contributing	Bryan Park	757 S LINCOLN ST	Notable
Non-Contributing	Bryan Park	800 S LINCOLN ST	Contributing
Non-Contributing	Bryan Park	801-802 S LINCOLN ST	Contributing
Notable	Bryan Park	802 S WASHINGTON ST	Contributing
Notable	Bryan Park	804 S LINCOLN ST	Contributing
Contributing	Bryan Park	808 S WASHINGTON ST	Contributing
Contributing	Bryan Park	809 S LINCOLN ST	Contributing
Notable	Bryan Park	812 S LINCOLN ST	Contributing
Contributing	Bryan Park	820 S WASHINGTON ST	Contributing
Notable	Bryan Park	821 S WASHINGTON ST	Contributing
Notable	Bryan Park	900 S WASHINGTON ST	Notable
Contributing	Bryan Park	907-909 S WASHINGTON ST	Contributing
Contributing	Bryan Park	921 S WASHINGTON ST	Contributing
Contributing	Bryan Park	922 S WASHINGTON ST	Contributing
Contributing	Bryan Park	901 S WASHINGTON ST	
Contributing	Bryan Park	910 S WASHINGTON ST	
Contributing	Bryan Park	907-909 S WASHINGTON ST	
Contributing	Bryan Park	809 S WASHINGTON ST	
Contributing	Bryan Park	803 S WASHINGTON ST	
Contributing	Bryan Park	812 S WASHINGTON ST	
Contributing	Bryan Park	109 E WYLIE ST	
Contributing	Bryan Park	703 S WASHINGTON ST	
Contributing	Bryan Park	615 S WASHINGTON ST	
Contributing	Bryan Park	623 S WASHINGTON ST	
Contributing	Cottage Grove	108 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	109 E 12TH ST	Contributing
Contributing	Cottage Grove	110 E 12TH ST	Contributing
Contributing	Cottage Grove	111 E 10TH ST	Contributing
Contributing	Cottage Grove	111 E 12TH ST	Contributing
Contributing	Cottage Grove	112 E 12TH ST	Contributing

Contributing	Cottage Grove	112 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	113 E 10TH ST	Contributing
Contributing	Cottage Grove	115 E 12TH ST	Contributing
Contributing	Cottage Grove	125-125 1/2 E 10TH ST	Contributing
Contributing	Cottage Grove	127 E 12TH ST	Contributing
Notable	Cottage Grove	201 E 12TH ST	Notable
Contributing	Cottage Grove	207 E 12TH ST	Contributing
Contributing	Cottage Grove	209 E 10TH ST	Contributing
Contributing	Cottage Grove	209 E 12TH ST	Contributing
Non-Contributing	Cottage Grove	210 E 11TH ST	Contributing
Contributing	Cottage Grove	211 E 10TH ST	Contributing
Contributing	Cottage Grove	211 E COTTAGE GROVE AVE	Non-Contributing
Contributing	Cottage Grove	212 E COTTAGE GROVE AVE	Contributing
Non-Contributing	Cottage Grove	213 E 12TH ST	Contributing
Contributing	Cottage Grove	213 E COTTAGE GROVE AVE	Notable
Contributing	Cottage Grove	215 E 12TH ST	Contributing
Notable	Cottage Grove	217 E 10TH ST	Contributing
Contributing	Cottage Grove	221 E 10TH ST	Contributing
Contributing	Cottage Grove	221 E 12TH ST	Notable
Contributing	Cottage Grove	300 E COTTAGE GROVE AVE	Notable
Contributing	Cottage Grove	300 E 11TH ST	Contributing
Contributing	Cottage Grove	301 E 10TH ST	Contributing
Contributing	Cottage Grove	802 N LINCOLN ST	Contributing
Contributing	Cottage Grove	301 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	303 E 10TH ST	Contributing
Contributing	Cottage Grove	305 E 11TH ST	Contributing
Non-Contributing	Cottage Grove	306 E 11TH ST	Contributing
Contributing	Cottage Grove	307 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	310 E 11TH ST	Contributing
Contributing	Cottage Grove	310 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	311 E 10TH ST	Contributing
Contributing	Cottage Grove	311 E 11TH ST	Contributing
Contributing	Cottage Grove	311 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	314 E 11TH ST	Contributing

Contributing	Cottage Grove	315 E 11TH ST	Contributing
Contributing	Cottage Grove	315 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	316 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	317 E 10TH ST	Contributing
Contributing	Cottage Grove	320 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	321 E 10TH ST	Contributing
Contributing	Cottage Grove	322 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	323 E 11TH ST	Contributing
Contributing	Cottage Grove	408 E COTTAGE GROVE AVE	Notable
Contributing	Cottage Grove	416 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	422 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	426 E COTTAGE GROVE AVE	Contributing
Contributing	Cottage Grove	609 N Dunn	Contributing
Contributing	Cottage Grove	609 N LINCOLN ST	Contributing
Contributing	Cottage Grove	610 N LINCOLN ST	Notable
Contributing	Cottage Grove	611 N WASHINGTON ST	Notable
Contributing	Cottage Grove	612-612 1/2 N LINCOLN ST	Contributing
Notable	Cottage Grove	612 N WALNUT ST	Outstanding
Contributing	Cottage Grove	612 N WASHINGTON ST	Contributing
Contributing	Cottage Grove	613 N LINCOLN ST	Contributing
Contributing	Cottage Grove	614 N GRANT ST	Contributing
Non-Contributing	Cottage Grove	615 N LINCOLN ST	Contributing
Contributing	Cottage Grove	615 N WASHINGTON ST	Notable
Contributing	Cottage Grove	616 N WASHINGTON ST	Contributing
Non-Contributing	Cottage Grove	619 N WASHINGTON ST	Contributing
Contributing	Cottage Grove	620 N Walnut	Contributing
Non-Contributing	Cottage Grove	621 N LINCOLN ST	Contributing
Contributing	Cottage Grove	622 N WASHINGTON ST	Contributing
Contributing	Cottage Grove	700 N WASHINGTON ST	Contributing
Contributing	Cottage Grove	701-701-1/2 N LINCOLN ST	Contributing
Contributing	Cottage Grove	705-705 1/2 N LINCOLN ST	Contributing
Contributing	Cottage Grove	706 N WASHINGTON ST	Contributing
Non-Contributing	Cottage Grove	707-707 1/2 N LINCOLN ST	Contributing
Non-Contributing	Cottage Grove	708 N WASHINGTON ST	Contributing

Contributing	Cottage Grove	710 N LINCOLN ST	Contributing
Contributing	Cottage Grove	711 N LINCOLN ST	Contributing
Contributing	Cottage Grove	712 N WASHINGTON ST	Notable
Contributing	Cottage Grove	713-713 1/2 N LINCOLN ST	Contributing
Contributing	Cottage Grove	714 N WASHINGTON ST	Notable
Contributing	Cottage Grove	800 N WASHINGTON ST	Contributing
Contributing	Cottage Grove	801 N LINCOLN ST	Contributing
Contributing	Cottage Grove	803 N LINCOLN ST	Contributing
Contributing	Cottage Grove	804 N WALNUT ST	Notable
Contributing	Cottage Grove	805 N LINCOLN ST	Contributing
Contributing	Cottage Grove	807 N LINCOLN ST	Notable
Contributing	Cottage Grove	808 N WASHINGTON ST	Notable
Contributing	Cottage Grove	810 N WALNUT ST	Contributing
Contributing	Cottage Grove	810 N WASHINGTON ST	Contributing
Contributing	Cottage Grove	811 N WASHINGTON ST	Notable
Contributing	Cottage Grove	814 N WASHINGTON ST	Notable
Non-Contributing	Cottage Grove	815 N WASHINGTON ST	Contributing
Contributing	Cottage Grove	817 N WASHINGTON ST	Contributing
Contributing	Cottage Grove	820 N WASHINGTON ST	Contributing
Contributing	Cottage Grove	414 E COTTAGE GROVE AVE	
Contributing	East Second	200 E 2ND ST	Contributing
Contributing	East Second	201 E 1ST ST	Contributing
Contributing	East Second	201 E 2ND ST	Notable
Contributing	East Second	207 E 2ND ST	Contributing
Contributing	East Second	209 E 2ND ST	Contributing
Contributing	East Second	211 E 2ND ST	Contributing
Notable	East Second	212 E 2ND ST	Contributing
Contributing	East Second	215 E 2ND ST	Contributing
Contributing	East Second	300-304 E SMITH AVE	Contributing
Contributing	East Second	310 E 2ND ST	Contributing
Contributing	East Second	311 E 1ST ST	Notable
Contributing	East Second	315 E UNIVERSITY ST	Contributing
Contributing	East Second	316 E 1ST ST	Contributing
Contributing	East Second	317 E 2ND ST	Contributing

Outstanding	East Second	307 E 2ND ST	Contributing
Contributing	East Second	317 E UNIVERSITY ST	Contributing
Contributing	East Second	321 E 1ST ST	Contributing
Contributing	East Second	321 E 2ND ST	Notable
Contributing	East Second	320 E 1ST ST	Contributing
Contributing	East Second	322 E 1ST ST	Contributing
Notable	East Second	324 E 2ND ST	Contributing
Contributing	East Second	325-327 E UNIVERSITY ST	Contributing
Contributing	East Second	327 E 2ND ST	Contributing
Contributing	East Second	328 E UNIVERSITY ST	Contributing
Contributing	East Second	400 E 1ST ST	Notable
Contributing	East Second	400 S LINCOLN ST	Contributing
Contributing	East Second	401 E 1ST ST	Contributing
Contributing	East Second	401 E 2ND ST	Contributing
Contributing	East Second	402 E 1ST ST	Contributing
Non-Contributing	East Second	402 S LINCOLN ST	Contributing
Contributing	East Second	404 E 1ST ST	Contributing
Contributing	East Second	404 S LINCOLN ST	Contributing
Contributing	East Second	405 E 1ST ST	Contributing
Contributing	East Second	405 E 2ND ST	Outstanding
Contributing	East Second	405 S LINCOLN ST	Contributing
Contributing	East Second	406 E 2ND ST	Contributing
Contributing	East Second	406 S LINCOLN ST	Contributing
Non-Contributing	East Second	407 E 1ST ST	Contributing
Contributing	East Second	407 S LINCOLN ST	Contributing
Contributing	East Second	409 E 1ST ST	Contributing
Contributing	East Second	409 E UNIVERSITY ST	Contributing
Contributing	East Second	411 E 1ST ST	Contributing
Contributing	East Second	416 E UNIVERSITY ST	Contributing
Contributing	East Second	411 S LINCOLN ST	Contributing
Contributing	East Second	412 E 1ST ST	Contributing
Contributing	East Second	412 E 2ND ST	Contributing
Contributing	East Second	412 E UNIVERSITY ST	Contributing
Contributing	East Second	412 S LINCOLN ST	Contributing

Contributing	East Second	414 E 1ST ST	Contributing
Contributing	East Second	414 S LINCOLN ST	Contributing
Contributing	East Second	415 E 1ST ST	Notable
Contributing	East Second	411 E UNIVERSITY ST	Contributing
Contributing	East Second	416 S LINCOLN ST	Notable
Notable	East Second	417 E 2ND ST	Contributing
Contributing	East Second	417 E UNIVERSITY ST	Contributing
Contributing	East Second	419 E 1ST ST	Contributing
Contributing	East Second	416 E 1ST ST	Contributing
Contributing	East Second	418 E UNIVERSITY ST	Contributing
Non-Contributing	East Second	420 E 1ST ST	Contributing
Contributing	East Second	607 S GRANT ST	Contributing
Contributing	East Second	421 E 1ST ST	Contributing
Contributing	East Second	422 E UNIVERSITY ST	Contributing
Contributing	East Second	422 S GRANT ST	Notable
Contributing	East Second	423 E UNIVERSITY ST	Contributing
Contributing	East Second	425 E UNIVERSITY ST	Notable
Contributing	East Second	425 S WASHINGTON ST	Contributing
Contributing	East Second	426 E 2ND ST	Contributing
Notable	East Second	428 E 2ND ST	Notable
Contributing	East Second	429 S HENDERSON ST	Non-Contributing
Notable	East Second	430 E 2ND ST	Outstanding
Contributing	East Second	434 E 2ND ST	Notable
Contributing	East Second	440 E 2ND ST	Non-Contributing
Contributing	East Second	446-448 E 2ND ST	Notable
Contributing	East Second	447 S HENDERSON ST	Contributing
Notable	East Second	449 S HENDERSON ST	Notable
Contributing	East Second	500 E UNIVERSITY ST	Contributing
Contributing	East Second	500 S LINCOLN ST	Notable
Contributing	East Second	501 E 1ST ST	Contributing
Contributing	East Second	501 E UNIVERSITY ST	Notable
Contributing	East Second	502 S WASHINGTON ST	Contributing
Contributing	East Second	503 E UNIVERSITY ST	Notable
Contributing	East Second	504 S WASHINGTON ST	Contributing

Contributing	East Second	505 S WASHINGTON ST	Contributing
Contributing	East Second	506 E UNIVERSITY ST	Notable
Notable	East Second	508 S LINCOLN ST	Contributing
Contributing	East Second	509 E 1ST ST	Contributing
Contributing	East Second	509 E UNIVERSITY ST	Notable
Contributing	East Second	510 E 1ST ST	Contributing
Contributing	East Second	510 E UNIVERSITY ST	Contributing
Contributing	East Second	512 E UNIVERSITY ST	Notable
Contributing	East Second	512 S WASHINGTON ST	Contributing
Contributing	East Second	512-514 S FESS AVE	Contributing
Contributing	East Second	514 E 2ND ST	Contributing
Contributing	East Second	514 E UNIVERSITY ST	Contributing
Contributing	East Second	514 S GRANT ST	Contributing
Contributing	East Second	514 S WASHINGTON ST	Contributing
Contributing	East Second	515 E 1ST ST	Notable
Contributing	East Second	515 S FESS AVE	Contributing
Non-Contributing	East Second	208 E 2ND ST	Contributing
Contributing	East Second	516 E UNIVERSITY ST	Notable
Notable	East Second	516 S FESS AVE	Notable
Contributing	East Second	516-518 E 1ST ST	Contributing
Contributing	East Second	517 E UNIVERSITY ST	Contributing
Contributing	East Second	518 E 2ND ST	Notable
Contributing	East Second	529 S WASHINGTON ST	Contributing
Contributing	East Second	519 S FESS AVE	Contributing
Contributing	East Second	520 E 2ND ST	Contributing
Notable	East Second	520 S FESS AVE	Notable
Contributing	East Second	520 S WASHINGTON ST	Contributing
Notable	East Second	521 E 2ND ST	Notable
Contributing	East Second	521 S FESS AVE	Contributing
Contributing	East Second	521-521 1/2 S GRANT ST	Contributing
Contributing	East Second	524 E 1ST ST	Contributing
Contributing	East Second	524 S LINCOLN ST	Contributing
Contributing	East Second	524 S WASHINGTON ST	Contributing
Contributing	East Second	519 S WASHINGTON ST	Contributing

Contributing	East Second	528 E 1ST ST	Contributing
Contributing	East Second	528 S WASHINGTON ST	Contributing
Contributing	East Second	529 E 1ST ST	Contributing
Contributing	East Second	527 S WASHINGTON ST	Contributing
Contributing	East Second	530 S WASHINGTON ST	Contributing
Contributing	East Second	534 S WASHINGTON ST	Contributing
Contributing	East Second	536 S WASHINGTON ST	Non-Contributing
Notable	East Second	538-540 S LINCOLN ST	Non-Contributing
Contributing	East Second	541 S WASHINGTON ST	Contributing
Contributing	East Second	549 S WASHINGTON ST	Contributing
Contributing	East Second	551 S WASHINGTON ST	Contributing
Contributing	East Second	553 S WASHINGTON ST	Contributing
Contributing	East Second	600 E 2ND ST	Contributing
Contributing	East Second	601 E UNIVERSITY ST	Contributing
Contributing	East Second	601 S GRANT ST	Non-Contributing
Contributing	East Second	604 E 2ND ST	Contributing
Contributing	East Second	605 E UNIVERSITY ST	Contributing
Notable	East Second	605 S FESS AVE	Notable
Contributing	East Second	606 E UNIVERSITY ST	Contributing
Contributing	East Second	608 S FESS AVE	Contributing
Contributing	East Second	607 E 2ND ST	Non-Contributing
Contributing	East Second	609 S GRANT ST	Contributing
Contributing	East Second	608 E 2ND ST	Contributing
Contributing	East Second	609 E UNIVERSITY ST	Contributing
Notable	East Second	609 S FESS AVE	Outstanding
Contributing	East Second	610 S HENDERSON ST	Contributing
Contributing	East Second	611 E 2ND ST	Contributing
Contributing	East Second	611 E UNIVERSITY ST	Contributing
Contributing	East Second	612 E UNIVERSITY ST	Contributing
Contributing	East Second	612 S FESS AVE	Contributing
Contributing	East Second	612 S GRANT ST	Contributing
Contributing	East Second	613 S HENDERSON ST	Contributing
Contributing	East Second	613-615 E 2ND ST	Contributing
Notable	East Second	617 S FESS AVE	Notable

Contributing	East Second	618 S FESS AVE	Contributing
Contributing	East Second	620 S FESS AVE	Contributing
Non-Contributing	East Second	624 S FESS AVE	Contributing
Contributing	East Second	619 S FESS AVE	Contributing
Contributing	East Second	707 E UNIVERSITY ST	Notable
Contributing	East Second	710 E 2ND ST	Contributing
Contributing	East Second	710 S HENDERSON ST	Contributing
Contributing	East Second	600 E UNIVERSITY ST	Contributing
Contributing	East Second	712 E 2ND ST	Contributing
Non-Contributing	East Second	712 S HENDERSON ST	Contributing
Non-Contributing	East Second	714 E 2ND ST	Contributing
Contributing	East Second	715 E 2ND ST	Notable
Contributing	East Second	716 E 2ND ST	Contributing
Notable	East Second	717 E 2ND ST	Notable
Contributing	East Second	719-719 1/2 E 2ND ST	Contributing
Contributing	East Second	723 E 2ND ST	Contributing
Contributing	East Second	725 E 2ND ST	Contributing
Contributing	East Second	808 S HENDERSON ST	Contributing
Contributing	East Second	806 S HENDERSON ST	Contributing
Contributing	East Second	810 S HENDERSON ST	Contributing
Contributing	East Second	812 S HENDERSON ST	Contributing
Contributing	East Second	614 S HENDERSON ST	Contributing
Contributing	East Second	324 E 1ST ST	Non-Contributing
Contributing	East Second	534 S LINCOLN ST	Non-Contributing
Contributing	East Second	301 E UNIVERSITY ST	Non-Contributing
Contributing	East Second	514 S LINCOLN ST	Non-Contributing
Contributing	East Second	515 S WASHINGTON ST	Non-Contributing
Contributing	East Second	518-518 1/2 S WASHINGTON ST	
Notable	Elm Heights	1035 E MAXWELL LN	Notable
Contributing	Elm Heights	1037 E MAXWELL LN	Contributing
Contributing	Elm Heights	1209 E MAXWELL LN	Contributing
Contributing	Elm Heights	1211 E MAXWELL LN	Contributing
Contributing	Elm Heights	1217 E MAXWELL LN	Contributing
Contributing	Elm Heights	1331 E ATWATER AVE	Contributing

Contributing	Elm Heights	1400 E ATWATER AVE	Contributing
Contributing	Elm Heights	321 S JORDAN AVE	Notable
Notable	Elm Heights	322-322 1/2 S HIGHLAND AVE	Notable
Contributing	Elm Heights	323 S JORDAN AVE	Contributing
Contributing	Elm Heights	326 S HIGHLAND AVE	Contributing
Contributing	Elm Heights	333 S JORDAN AVE	Contributing
Contributing	Elm Heights	335 S JORDAN AVE	Contributing
Contributing	Elm Heights	403 S JORDAN AVE	Contributing
Non-Contributing	Elm Heights	404 S FESS AVE	Contributing
Contributing	Elm Heights	405 S JORDAN AVE	Contributing
Contributing	Elm Heights	409 S JORDAN AVE	Contributing
Notable	Elm Heights	410 S PARK AVE	Contributing
Contributing	Elm Heights	413 S JORDAN AVE	Contributing
Contributing	Elm Heights	415 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	417 S HENDERSON ST	Notable
Contributing	Elm Heights	417 S JORDAN AVE	Contributing
Notable	Elm Heights	420 S FESS AVE	Contributing
Non-Contributing	Elm Heights	420 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	421 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	423 S FESS AVE	Contributing
Contributing	Elm Heights	423 S JORDAN AVE	Contributing
Contributing	Elm Heights	424 S FESS AVE	Contributing
Contributing	Elm Heights	500 S FESS AVE	Outstanding
Contributing	Elm Heights	501 S FESS AVE	Contributing
Contributing	Elm Heights	501 S WOODLAWN AVE	Non-Contributing
Contributing	Elm Heights	502 S WOODLAWN AVE	Non-Contributing
Contributing	Elm Heights	504 S HIGHLAND AVE	Contributing
Contributing	Elm Heights	510 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	513 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	514 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	515 S PARK AVE	Contributing
Contributing	Elm Heights	515 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	516-518 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	517 S WOODLAWN AVE	Contributing

Contributing	Elm Heights	518 S PARK AVE	Contributing
Contributing	Elm Heights	519 S PARK AVE	Contributing
Contributing	Elm Heights	520 S PARK AVE	Contributing
Contributing	Elm Heights	521 S PARK AVE	Contributing
Notable	Elm Heights	522 S PARK AVE	Notable
Contributing	Elm Heights	523 S PARK AVE	Contributing
Contributing	Elm Heights	525 S JORDAN AVE	Non-Contributing
Contributing	Elm Heights	525 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	526 S WOODLAWN AVE	Non-Contributing
Contributing	Elm Heights	528 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	529 S JORDAN AVE	Contributing
Contributing	Elm Heights	600 E 1ST ST	Contributing
Non-Contributing	Elm Heights	600 S WOODLAWN AVE	Contributing
Contributing	Elm Heights	610 E ATWATER AVE	Contributing
Contributing	Elm Heights	611 E 1ST ST	Contributing
Contributing	Elm Heights	611 S PARK AVE	Contributing
Contributing	Elm Heights	612 E 1ST ST	Contributing
Contributing	Elm Heights	612 E ATWATER AVE	Contributing
Contributing	Elm Heights	613 S PARK AVE	Contributing
Non-Contributing	Elm Heights	615 S PARK AVE	Contributing
Contributing	Elm Heights	616 E 1ST ST	Contributing
Contributing	Elm Heights	618 E ATWATER AVE	Contributing
Contributing	Elm Heights	620 E 1ST ST	Contributing
Contributing	Elm Heights	630 E ATWATER AVE	Non-Contributing
Contributing	Elm Heights	700 S PARK AVE	Contributing
Non-Contributing	Elm Heights	701 E MAXWELL LN	Contributing
Contributing	Elm Heights	701 S PARK AVE	Contributing
Contributing	Elm Heights	702 E 1ST ST	Contributing
Contributing	Elm Heights	703 S FESS AVE	Contributing
Contributing	Elm Heights	703 S PARK AVE	Contributing
Contributing	Elm Heights	704 E 1ST ST	Contributing
Contributing	Elm Heights	705 S FESS AVE	Notable
Contributing	Elm Heights	705 S PARK AVE	Contributing
Contributing	Elm Heights	708 S PARK AVE	Contributing

Contributing	Elm Heights	710 E 1ST ST	Contributing
Contributing	Elm Heights	711 E 1ST ST	Contributing
Contributing	Elm Heights	711 S FESS AVE	Contributing
Contributing	Elm Heights	712 E HUNTER AVE	Notable
Contributing	Elm Heights	712 S PARK AVE	Contributing
Contributing	Elm Heights	714 E 1ST ST	Contributing
Contributing	Elm Heights	714 E ATWATER AVE	Contributing
Contributing	Elm Heights	714 S PARK AVE	Contributing
Contributing	Elm Heights	715 E HUNTER AVE	Contributing
Notable	Elm Heights	715 S FESS AVE	Notable
Contributing	Elm Heights	715 S PARK AVE	Notable
Contributing	Elm Heights	716-716 1/2 S PARK AVE	Non-Contributing
Notable	Elm Heights	717 E 1ST ST	Notable
Contributing	Elm Heights	717 E HUNTER AVE	Non-Contributing
Contributing	Elm Heights	717 S PARK AVE	Non-Contributing
Contributing	Elm Heights	718 E HUNTER AVE	Notable
Contributing	Elm Heights	719 E HUNTER AVE	Contributing
Contributing	Elm Heights	720 E HUNTER AVE	Contributing
Contributing	Elm Heights	720 S PARK AVE	Contributing
Contributing	Elm Heights	720-722 E ATWATER AVE	Notable
Contributing	Elm Heights	721 E 1ST ST	Contributing
Contributing	Elm Heights	721-723 E HUNTER AVE	Contributing
Contributing	Elm Heights	721 S FESS AVE	Contributing
Non-Contributing	Elm Heights	722 E HUNTER AVE	Contributing
Contributing	Elm Heights	723 S PARK AVE	Contributing
Contributing	Elm Heights	724 S PARK AVE	Contributing
Contributing	Elm Heights	725 E HUNTER AVE	Contributing
Contributing	Elm Heights	726 E HUNTER AVE	Contributing
Contributing	Elm Heights	726 E UNIVERSITY ST	Contributing
Contributing	Elm Heights	727 E HUNTER AVE	Contributing
Contributing	Elm Heights	728 E ATWATER AVE	Contributing
Contributing	Elm Heights	728 E HUNTER AVE	Contributing
Contributing	Elm Heights	730 E ATWATER AVE	Contributing
Contributing	Elm Heights	730 E HUNTER AVE	Contributing

Contributing	Elm Heights	732 E ATWATER AVE	Contributing
Contributing	Elm Heights	803 E 1ST ST	Contributing
Contributing	Elm Heights	800 E 1ST ST	Contributing
Contributing	Elm Heights	804 S PARK AVE	Contributing
Contributing	Elm Heights	806 S PARK AVE	Contributing
Contributing	Elm Heights	807 E 1ST ST	Contributing
Contributing	Elm Heights	808 S FESS AVE	Non-Contributing
Non-Contributing	Elm Heights	809 S FESS AVE	Contributing
Contributing	Elm Heights	810 E 1ST ST	Contributing
Contributing	Elm Heights	810 S FESS AVE	Contributing
Non-Contributing	Elm Heights	811 S FESS AVE	Contributing
Contributing	Elm Heights	812 S PARK AVE	Contributing
Contributing	Elm Heights	812 S FESS AVE	Contributing
Contributing	Elm Heights	813 E UNIVERSITY ST	Contributing
Notable	Elm Heights	816 E 1ST ST	Notable
Contributing	Elm Heights	816 E 2ND ST	Contributing
Contributing	Elm Heights	816 S PARK AVE	Contributing
Contributing	Elm Heights	816 E UNIVERSITY ST	Contributing
Contributing	Elm Heights	816 S FESS AVE	Contributing
Contributing	Elm Heights	817 E HUNTER AVE	Non-Contributing
Contributing	Elm Heights	817 S FESS AVE	Contributing
Contributing	Elm Heights	818 S PARK AVE	Contributing
Contributing	Elm Heights	820 E 1ST ST	Contributing
Contributing	Elm Heights	820 S PARK AVE	Contributing
Contributing	Elm Heights	822 S FESS AVE	Contributing
Contributing	Elm Heights	822 S HAWTHORNE DR	Non-Contributing
Contributing	Elm Heights	823 S FESS AVE	Contributing
Contributing	Elm Heights	824 S PARK AVE	Contributing
Contributing	Elm Heights	825 E HUNTER AVE	Notable
Non-Contributing	Elm Heights	828 S FESS AVE	Contributing
Contributing	Elm Heights	830 S FESS AVE	Contributing
Contributing	Elm Heights	837 S HAWTHORNE DR	Contributing
Contributing	Elm Heights	900 E 1ST ST	Non-Contributing
Contributing	Elm Heights	904 E 1ST ST	Non-Contributing

Contributing	Elm Heights	905 E 1ST ST	Contributing
Notable	Elm Heights	909 E 2ND ST	Notable
Contributing	Elm Heights	914 E ATWATER AVE	Contributing
Contributing	Elm Heights	920 E ATWATER AVE	Contributing
Notable	Elm Heights	923 E UNIVERSITY ST	Outstanding
Contributing	Elm Heights	924 E ATWATER AVE	Contributing
Contributing	Elm Heights	1310 E 2ND ST	
Contributing	Illinois Central Railroad and North College	608 N COLLEGE AVE	Contributing
Contributing	Illinois Central Railroad and North College	614 N COLLEGE AVE	Contributing
Notable	Illinois Central Railroad and North College	620 N COLLEGE AVE	Outstanding
Contributing	Illinois Central Railroad and North College	626 N COLLEGE AVE	Contributing
Notable	Illinois Central Railroad and North College	629-629 1/2 N COLLEGE AVE	Outstanding
Contributing	Illinois Central Railroad and North College	632 N COLLEGE AVE	Contributing
Contributing	Illinois Central Railroad and North College	639 N COLLEGE AVE	Notable
Notable	Illinois Central Railroad and North College	645 N COLLEGE AVE	Notable
Notable	Illinois Central Railroad and North College	801 N COLLEGE AVE	Contributing
Contributing	Illinois Central Railroad and North College	802 N COLLEGE AVE	Contributing
Notable	Illinois Central Railroad and North College	812 N COLLEGE AVE	Notable
Outstanding	Illinois Central Railroad and North College	820-821/2 N COLLEGE AVE	Outstanding
Contributing	Illinois Central Railroad and North Walnut	609 N WALNUT ST	Notable
Contributing	Illinois Central Railroad and North Walnut	621 N WALNUT ST	Contributing
Notable	Illinois Central Railroad and North Walnut	625 N WALNUT ST	Notable
Contributing	Illinois Central Railroad and North Walnut	631 N WALNUT ST	Contributing
Contributing	Illinois Central Railroad and North Walnut	811 N WALNUT ST	Contributing
Contributing	Illinois Central Railroad and North Walnut	813 N WALNUT ST	Contributing
Notable	Illinois Central Railroad and North Walnut	825 N WALNUT ST	Contributing
Contributing	McDoel	819 W 1ST ST	Contributing
Contributing	McDoel	827 W 1ST ST	
Contributing	McDoel	825 W 1ST ST	
Contributing	McDoel	821 W 1ST ST	
Contributing	McDoel	817 W 1ST ST	
Contributing	Monon	103 E DRISCOLL DR	Non-Contributing
Notable	Monon	1401 (A) S WALNUT ST	Non-Contributing
Contributing	Monon	106 E HILLSIDE DR	Contributing

Contributing	Monon	109 E HILLSIDE DR	Contributing
Contributing	Monon	112 E WILSON ST	Contributing
Notable	Monon	117 E HILLSIDE DR	Non-Contributing
Notable	Monon	1300 S WALNUT ST	Notable
Contributing	Monon	1300 S WASHINGTON ST	Contributing
Contributing	Monon	1301-1301 1/2 S WALNUT ST	Non-Contributing
Non-Contributing	Monon	1301 S WASHINGTON ST	Contributing
Contributing	Monon	1302 S WASHINGTON ST	Contributing
Contributing	Monon	1303 S WALNUT ST	Contributing
Contributing	Monon	1303 S WASHINGTON ST	Contributing
Contributing	Monon	1306 S WASHINGTON ST	Contributing
Contributing	Monon	1305 S WALNUT ST	Non-Contributing
Contributing	Monon	1305 S WASHINGTON ST	Contributing
Contributing	Monon	1307 S WASHINGTON ST	Contributing
Contributing	Monon	1308 S WALNUT ST	Contributing
Contributing	Monon	1309 S WALNUT ST	Contributing
Notable	Monon	1311 S WALNUT ST	Notable
Contributing	Monon	1312 S WASHINGTON ST	Contributing
Contributing	Monon	1313 S WALNUT ST	Non-Contributing
Contributing	Monon	1315 S WALNUT ST	Non-Contributing
Contributing	Monon	1315 S WASHINGTON ST	Contributing
Contributing	Monon	1316 S WALNUT ST	Contributing
Contributing	Monon	1316 S WASHINGTON ST	Contributing
Contributing	Monon	1318 S WASHINGTON ST	Contributing
Non-Contributing	Monon	1319 S WASHINGTON ST	Contributing
Contributing	Monon	1320 S WALNUT ST	Contributing
Contributing	Monon	1323 S WASHINGTON ST	Contributing
Contributing	Monon	1322 S WASHINGTON ST	Contributing
Contributing	Monon	NA	Contributing
Contributing	Monon	1324 S WALNUT ST	Contributing
Contributing	Monon	1400 S WALNUT ST	Contributing
Notable	Monon	1403 S WASHINGTON ST	Notable
Non-Contributing	Monon	1402 S WASHINGTON ST	Contributing
Notable	Monon	1403 S WALNUT ST	Notable

Contributing	Monon	1404 S WALNUT ST	Contributing
Contributing	Monon	1405 S WALNUT ST	Contributing
Non-Contributing	Monon	1406 S WASHINGTON ST	Contributing
Contributing	Monon	1407 S WASHINGTON ST	Notable
Contributing	Monon	1408 S WALNUT ST	Contributing
Contributing	Monon	1409 S WALNUT ST	Contributing
Contributing	Monon	1410 S WASHINGTON ST	Contributing
Contributing	Monon	1411 S LINCOLN ST	Contributing
Contributing	Monon	1411 S WASHINGTON ST	Contributing
Contributing	Monon	1412 S WALNUT ST	Contributing
Contributing	Monon	1413 S WALNUT ST	Contributing
Contributing	Monon	1414 S MONON DR	Contributing
Contributing	Monon	1414 S WASHINGTON ST	Contributing
Notable	Monon	1415 S WASHINGTON ST	Contributing
Contributing	Monon	1416 S MONON DR	Contributing
Contributing	Monon	1416 S WALNUT ST	Contributing
Contributing	Monon	1417 S MONON DR	Contributing
Contributing	Monon	1417 S WALNUT ST	Non-Contributing
Contributing	Monon	1418 S MONON DR	Contributing
Contributing	Monon	1418 S WASHINGTON ST	Contributing
Contributing	Monon	1419 S MONON DR	Contributing
Contributing	Monon	1419 S WASHINGTON ST	Contributing
Contributing	Monon	1420 S MONON DR	Contributing
Contributing	Monon	1420 S WALNUT ST	Contributing
Contributing	Monon	1420 S WASHINGTON ST	Contributing
Contributing	Monon	1421 S MONON DR	Contributing
Contributing	Monon	1422 S MONON DR	Contributing
Contributing	Monon	1423 S LINCOLN ST	Contributing
Contributing	Monon	1423 S MONON DR	Contributing
Contributing	Monon	1423 S WASHINGTON ST	Contributing
Contributing	Monon	1424 S LINCOLN ST	Contributing
Contributing	Monon	1424 S MONON DR	Contributing
Contributing	Monon	1424 S WALNUT ST	Non-Contributing
Contributing	Monon	1424 S WASHINGTON ST	Contributing

Notable	Monon	1425 S LINCOLN ST	Non-Contributing
Contributing	Monon	1427 S WASHINGTON ST	Contributing
Contributing	Monon	1428 S WASHINGTON ST	Contributing
Contributing	Monon	1429 S WASHINGTON ST	Contributing
Notable	Monon	1501 S WALNUT ST	Contributing
Notable	Monon	1502 S MONON DR	Contributing
Contributing	Monon	1503 S WALNUT ST	Notable
Contributing	Monon	1502 S WALNUT ST	Notable
Contributing	Monon	1513 S WALNUT ST	Notable
Contributing	Monon	1517 S WALNUT ST	Notable
Contributing	Monon	1601 S WALNUT ST	Notable
Contributing	Monon	1605 S WALNUT ST	Contributing
Contributing	Monon	1613 S WALNUT ST	Contributing
Contributing	Monon	1615 S WALNUT ST	Contributing
Contributing	Monon	1621 S WALNUT ST	Contributing
Contributing	Monon	1312 S WALNUT ST	
Contributing	Monon	105 E DRISCOLL DR	
Contributing	Monon	1417 S WALNUT ST	
Contributing	Near West Side	1000 W 8TH ST	Contributing
Contributing	Near West Side	1000 W 7TH ST	Contributing
Contributing	Near West Side	1001 W 8TH ST	Non-Contributing
Non-Contributing	Near West Side	1001 W 6TH ST	Contributing
Contributing	Near West Side	1002 W 6TH ST	Contributing
Contributing	Near West Side	1003 W 9TH ST	Non-Contributing
Contributing	Near West Side	1004 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1004 W 7TH ST	Contributing
Contributing	Near West Side	1004-1004 1/2 W 6TH ST	Contributing
Non-Contributing	Near West Side	1005 W 7TH ST	Contributing
Contributing	Near West Side	1005 W 6TH ST	Contributing
Non-Contributing	Near West Side	1007 W 8TH ST	Contributing
Contributing	Near West Side	1008 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1009 W 9TH ST	Contributing
Contributing	Near West Side	1009 W 6TH ST	Contributing
Contributing	Near West Side	1011 W 7TH ST	Contributing

Contributing	Near West Side	1012 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1012 W 6TH ST	Contributing
Contributing	Near West Side	1013 W 6TH ST	Contributing
Contributing	Near West Side	1016 W KIRKWOOD AVE	Non-Contributing
Contributing	Near West Side	1016 W 6TH ST	Contributing
Contributing	Near West Side	1017 W 9TH ST	Non-Contributing
Contributing	Near West Side	1017 W 7TH ST	Contributing
Contributing	Near West Side	1017 W 6TH ST	Non-Contributing
Contributing	Near West Side	1019 W 7TH ST	Contributing
Contributing	Near West Side	1020 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1020 W 7TH ST	Contributing
Contributing	Near West Side	1021 W 7TH ST	Contributing
Contributing	Near West Side	1021 W 6TH ST	Contributing
Contributing	Near West Side	1022 W 8TH ST	Contributing
Contributing	Near West Side	1022 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1022-1022 1/2 W 7TH ST	Contributing
Contributing	Near West Side	1023 W 7TH ST	Contributing
Contributing	Near West Side	1025 W 7TH ST	Contributing
Contributing	Near West Side	1025 W 6TH ST	Contributing
Contributing	Near West Side	1026 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1026 W 7TH ST	Contributing
Contributing	Near West Side	1026 W 6TH ST	Contributing
Contributing	Near West Side	1029 W 6TH ST	Contributing
Contributing	Near West Side	1030 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1030 W 6TH ST	Contributing
Contributing	Near West Side	1031 W 6TH ST	Non-Contributing
Contributing	Near West Side	1035 W 6TH ST	Contributing
Contributing	Near West Side	1036 W 6TH ST	Contributing
Contributing	Near West Side	110 N MAPLE ST	Contributing
Non-Contributing	Near West Side	1100 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1100 W 6TH ST	Contributing
Contributing	Near West Side	1101 W 8TH ST	Contributing
Contributing	Near West Side	1101 W 7TH ST	Contributing
Notable	Near West Side	1101 W 6TH ST	Notable

Contributing	Near West Side	1102 W 6TH ST	Contributing
Contributing	Near West Side	1105 W 6TH ST	Contributing
Contributing	Near West Side	1107 W 6TH ST	Contributing
Contributing	Near West Side	1109 W 8TH ST	Contributing
Contributing	Near West Side	111 N ELM ST	Contributing
Contributing	Near West Side	1110 W 6TH ST	Contributing
Non-Contributing	Near West Side	1112 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1114 W KIRKWOOD AVE	Contributing
Non-Contributing	Near West Side	1114 W 6TH ST	Contributing
Contributing	Near West Side	1115 W 6TH ST	Notable
Contributing	Near West Side	1116 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1119 W 7TH ST	Contributing
Contributing	Near West Side	1119 W 6TH ST	Notable
Contributing	Near West Side	112 N MAPLE ST	Contributing
Non-Contributing	Near West Side	106 N ROGERS ST	Contributing
Contributing	Near West Side	112 N WALDRON ST	Contributing
Contributing	Near West Side	1120 W 8TH ST	Contributing
Contributing	Near West Side	1123 W 7TH ST	Contributing
Contributing	Near West Side	1124 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1124 W 6TH ST	Contributing
Contributing	Near West Side	1125 W 7TH ST	Contributing
Contributing	Near West Side	1127 W 6TH ST	Contributing
Contributing	Near West Side	1128 W 6TH ST	Contributing
Contributing	Near West Side	1130 W 6TH ST	Contributing
Contributing	Near West Side	1131 W 8TH ST	Contributing
Contributing	Near West Side	1131 W 6TH ST	Notable
Non-Contributing	Near West Side	116 N JACKSON ST	Contributing
Non-Contributing	Near West Side	116 N MADISON ST	Contributing
Contributing	Near West Side	117 N FAIRVIEW ST	Contributing
Contributing	Near West Side	118 N JACKSON ST	Contributing
Non-Contributing	Near West Side	1200 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1201 W 8TH ST	Contributing
Contributing	Near West Side	1201 W 7TH ST	Contributing
Contributing	Near West Side	1201 W 6TH ST	Notable

Contributing	Near West Side	1203 W 7TH ST	Contributing
Contributing	Near West Side	1203 W 6TH ST	Non-Contributing
Non-Contributing	Near West Side	1205 W 8TH ST	Contributing
Contributing	Near West Side	1205 W 7TH ST	Contributing
Contributing	Near West Side	1206 W 6TH ST	Contributing
Contributing	Near West Side	1207 W 7TH ST	Contributing
Contributing	Near West Side	1208 W KIRKWOOD AVE	Contributing
Non-Contributing	Near West Side	1208 W 7TH ST	Non-Contributing
Contributing	Near West Side	1212 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1217 W 6TH ST	Contributing
Contributing	Near West Side	1218 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	1218 W 6TH ST	Contributing
Contributing	Near West Side	1220 W 6TH ST	Contributing
Contributing	Near West Side	1221 W 6TH ST	Contributing
Contributing	Near West Side	1223 W 7TH ST	Contributing
Contributing	Near West Side	1224 W 6TH ST	Contributing
Non-Contributing	Near West Side	1230 W 7TH ST	Non-Contributing
Notable	Near West Side	419 W 4TH ST	Notable
Contributing	Near West Side	206 N ELM ST	Contributing
Contributing	Near West Side	206 N MAPLE ST	Contributing
Contributing	Near West Side	206 N FAIRVIEW ST	Contributing
Contributing	Near West Side	209 N MAPLE ST	Contributing
Contributing	Near West Side	210 N ELM ST	Contributing
Contributing	Near West Side	210 N MAPLE ST	Contributing
Contributing	Near West Side	212 N MAPLE ST	Contributing
Contributing	Near West Side	213 S ROGERS ST	Notable
Contributing	Near West Side	214 N ROGERS ST	Contributing
Contributing	Near West Side	214,78 W 7TH	Notable
Contributing	Near West Side	215 N PINE ST	Contributing
Contributing	Near West Side	215 N ROGERS ST	Non-Contributing
Non-Contributing	Near West Side	215 N WALDRON ST	Contributing
Non-Contributing	Near West Side	217 N PINE ST	Contributing
Non-Contributing	Near West Side	220 N ROGERS ST	Non-Contributing
Non-Contributing	Near West Side	220 N ADAMS ST	Contributing

Notable	Near West Side	221 N ROGERS ST	Notable
Contributing	Near West Side	223 W 6TH ST	Contributing
Contributing	Near West Side	300 W 6TH ST	Contributing
Outstanding	Near West Side	302 N ROGERS ST	Outstanding
Outstanding	Near West Side	303 N MORTON ST	Notable
Contributing	Near West Side	308 N ROGERS ST	Contributing
Non-Contributing	Near West Side	309 N FAIRVIEW ST	Contributing
Contributing	Near West Side	311 W 7TH ST	Notable
Contributing	Near West Side	312-314 N ROGERS ST	Non-Contributing
Contributing	Near West Side	316 W 6TH ST	Contributing
Outstanding	Near West Side	317 N FAIRVIEW ST	Outstanding
Contributing	Near West Side	321 N MAPLE ST	Contributing
Contributing	Near West Side	319 N MAPLE ST	Contributing
Outstanding	Near West Side	321 N ROGERS ST	Notable
Contributing	Near West Side	400 N ADAMS ST	Contributing
Notable	Near West Side	400 W 7TH ST	Notable
Contributing	Near West Side	402 N ADAMS ST	Contributing
Outstanding	Near West Side	403 W KIRKWOOD AVE	Outstanding
Outstanding	Near West Side	405 N ROGERS ST	Outstanding
Non-Contributing	Near West Side	406 W KIRKWOOD AVE	Non-Contributing
Contributing	Near West Side	406 N ADAMS ST	Contributing
Non-Contributing	Near West Side	408 W 6TH ST	Contributing
Contributing	Near West Side	411 W KIRKWOOD AVE	Non-Contributing
Notable	Near West Side	414 W 6TH ST	Contributing
Outstanding	Near West Side	417 W 6TH ST	Outstanding
Contributing	Near West Side	418 N MAPLE ST	Contributing
Contributing	Near West Side	419 N JACKSON ST	Contributing
Notable	Near West Side	420 W 6TH ST	Notable
Contributing	Near West Side	421 N JACKSON ST	Contributing
Contributing	Near West Side	502 W 6TH ST	Notable
Non-Contributing	Near West Side	503 N ROGERS ST	Contributing
Non-Contributing	Near West Side	501 N ROGERS ST	Contributing
Contributing	Near West Side	504 W KIRKWOOD AVE	Non-Contributing
Non-Contributing	Near West Side	508 W KIRKWOOD AVE	Contributing

Contributing	Near West Side	508 W 6TH ST	Contributing
Contributing	Near West Side	513 W 7TH ST	Contributing
Outstanding	Near West Side	514 W KIRKWOOD AVE	Outstanding
Contributing	Near West Side	514 W 6TH ST	Contributing
Contributing	Near West Side	515 W 6TH ST	Contributing
Contributing	Near West Side	520 W 8TH ST	Contributing
Contributing	Near West Side	520 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	520 W 6TH ST	Contributing
Contributing	Near West Side	521 W 6TH ST	Contributing
Contributing	Near West Side	524 N FAIRVIEW ST	Contributing
Outstanding	Near West Side	555 N MORTON ST	Notable
Contributing	Near West Side	600 W 6TH ST	Contributing
Outstanding	Near West Side	601 N MORTON ST	Outstanding
Contributing	Near West Side	601-601 1/2 W 6TH ST	Contributing
Contributing	Near West Side	602 W 8TH ST	Contributing
Contributing	Near West Side	605 N FAIRVIEW ST	Notable
Contributing	Near West Side	608 W 8TH ST	Contributing
Outstanding	Near West Side	608 W KIRKWOOD AVE	Outstanding
Contributing	Near West Side	609 W 9TH ST	Non-Contributing
Contributing	Near West Side	609 W 6TH ST	Contributing
Notable	Near West Side	613 N MORTON ST	Contributing
Contributing	Near West Side	614 W 8TH ST	Contributing
Non-Contributing	Near West Side	615 N FAIRVIEW ST	Contributing
Notable	Near West Side	615 W 6TH ST	Notable
Notable	Near West Side	621 W 6TH ST	Notable
Contributing	Near West Side	622 W 6TH ST	Contributing
Contributing	Near West Side	624 W 8TH ST	Contributing
Contributing	Near West Side	626 W 6TH ST	Contributing
Contributing	Near West Side	702 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	702 W 6TH ST	Contributing
Contributing	Near West Side	703 W 9TH ST	Non-Contributing
Contributing	Near West Side	703 W 7TH ST	Contributing
Contributing	Near West Side	703 W 6TH ST	Contributing
Non-Contributing	Near West Side	706 W 6TH ST	Contributing

Contributing	Near West Side	707 W 7TH ST	Contributing
Contributing	Near West Side	708 W 10TH ST	Non-Contributing
Contributing	Near West Side	709 W 9TH ST	Contributing
Contributing	Near West Side	709 W 6TH ST	Contributing
Contributing	Near West Side	710 W 8TH ST	Contributing
Notable	Near West Side	706 W KIRKWOOD AVE	Notable
Contributing	Near West Side	711 W 9TH ST	Contributing
Contributing	Near West Side	712 W 8TH ST	Contributing
Non-Contributing	Near West Side	712 W 6TH ST	Contributing
Contributing	Near West Side	713 W 7TH ST	Contributing
Contributing	Near West Side	713 W 6TH ST	Non-Contributing
Contributing	Near West Side	714 W 8TH ST	Contributing
Contributing	Near West Side	714 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	715 W 8TH ST	Outstanding
Contributing	Near West Side	722 W 6TH ST	Non-Contributing
Contributing	Near West Side	720 W 7TH ST	Contributing
Contributing	Near West Side	722 W 8TH ST	Contributing
Contributing	Near West Side	722 W 6TH ST	Contributing
Contributing	Near West Side	723 W 8TH ST	Contributing
Contributing	Near West Side	723 W 9TH ST	Non-Contributing
Contributing	Near West Side	726 W KIRKWOOD AVE	Contributing
Notable	Near West Side	726 W 6TH ST	Contributing
Contributing	Near West Side	727 W 6TH ST	Notable
Contributing	Near West Side	800 W 6TH ST	Contributing
Contributing	Near West Side	801 W 9TH ST	Contributing
Contributing	Near West Side	801 W 7TH ST	Contributing
Contributing	Near West Side	802 W 8TH ST	Contributing
Contributing	Near West Side	802 W 7TH ST	Contributing
Contributing	Near West Side	807 W 8TH ST	Contributing
Non-Contributing	Near West Side	807 W 6TH ST	Contributing
Contributing	Near West Side	808 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	808 W 6TH ST	Contributing
Contributing	Near West Side	809 W 9TH ST	Contributing
Contributing	Near West Side	809 W 7TH ST	Contributing

Contributing	Near West Side	810 W 7TH ST	Contributing
Contributing	Near West Side	811 W 6TH ST	Contributing
Contributing	Near West Side	812 W 8TH ST	Contributing
	Near West Side		Contributing
Contributing	Near West Side	813 W 7TH ST	Contributing
Contributing	Near West Side	814 W 7TH ST	Contributing
Contributing	Near West Side	814 W 6TH ST	Contributing
Contributing	Near West Side	815 W 9TH ST	Contributing
Contributing	Near West Side	816 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	817 W 7TH ST	Contributing
Contributing	Near West Side	817 W 6TH ST	Contributing
Contributing	Near West Side	818 W 6TH ST	Contributing
Contributing	Near West Side	820 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	821 W 9TH ST	Non-Contributing
Contributing	Near West Side	821 W 6TH ST	Notable
Contributing	Near West Side	822 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	822 W 7TH ST	Contributing
Contributing	Near West Side	822 W 6TH ST	Contributing
Contributing	Near West Side	823 W 8TH ST	Contributing
Contributing	Near West Side	823 W 7TH ST	Contributing
Contributing	Near West Side	823-823 1/2 W 6TH ST	Contributing
Non-Contributing	Near West Side	824 W 8TH ST	Contributing
Contributing	Near West Side	825 W 8TH ST	Contributing
Contributing	Near West Side	826 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	826 W 7TH ST	Contributing
Contributing	Near West Side	827 W 7TH ST	Contributing
Contributing	Near West Side	828 W 7TH ST	Contributing
Contributing	Near West Side	830 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	830 W 7TH ST	Contributing
Contributing	Near West Side	830-830 1/2 W 6TH ST	Contributing
Contributing	Near West Side	831 W 7TH ST	Contributing
Contributing	Near West Side	831 W 6TH ST	Contributing
Contributing	Near West Side	834 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	835 W 7TH ST	Contributing

Notable	Near West Side	836 W 6TH ST	Contributing
Non-Contributing	Near West Side	837 W 6TH ST	Contributing
Contributing	Near West Side	900 W 8TH ST	Contributing
Contributing	Near West Side	900 W 6TH ST	Contributing
Contributing	Near West Side	901 W 9TH ST	Contributing
Contributing	Near West Side	901 W 7TH ST	Contributing
Non-Contributing	Near West Side	900 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	902 W 7TH ST	Contributing
Contributing	Near West Side	903 W 6TH ST	Contributing
Contributing	Near West Side	904 W 7TH ST	Notable
Contributing	Near West Side	906 W 6TH ST	Contributing
Contributing	Near West Side	907 W 7TH ST	Contributing
Contributing	Near West Side	909 W 9TH ST	Contributing
Contributing	Near West Side	910 W 7TH ST	Non-Contributing
Contributing	Near West Side	911 W 6TH ST	Contributing
Contributing	Near West Side	912 W 6TH ST	Contributing
Contributing	Near West Side	914 W 8TH ST	Non-Contributing
Contributing	Near West Side	914 W 7TH ST	Contributing
Contributing	Near West Side	915 W 8TH ST	Contributing
Contributing	Near West Side	915 W 7TH ST	Contributing
Contributing	Near West Side	916 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	916 W 6TH ST	Contributing
Contributing	Near West Side	917 W 6TH ST	Notable
Contributing	Near West Side	919 W 8TH ST	Non-Contributing
Contributing	Near West Side	920 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	920 W 6TH ST	Contributing
Contributing	Near West Side	922 W 8TH ST	Non-Contributing
Contributing	Near West Side	922 W 7TH ST	Contributing
Contributing	Near West Side	923 W 6TH ST	Contributing
Contributing	Near West Side	924 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	924 W 6TH ST	Contributing
Contributing	Near West Side	925 W 7TH ST	Contributing
Contributing	Near West Side	927 W 6TH ST	Contributing
Contributing	Near West Side	930 W KIRKWOOD AVE	Contributing

Outstanding	Near West Side	930 W 7TH ST	Outstanding
Contributing	Near West Side	930 W 6TH ST	Contributing
Contributing	Near West Side	931 W 7TH ST	Contributing
Contributing	Near West Side	931 W 6TH ST	Contributing
Contributing	Near West Side	934 W KIRKWOOD AVE	Contributing
Contributing	Near West Side	934 W 6TH ST	Contributing
Contributing	Near West Side	935 W 6TH ST	Notable
Contributing	Near West Side	1122 W 6TH ST	
Contributing	Near West Side	804 W 7TH ST	
Notable	Near West Side	523 W 7TH ST	
Contributing	North Indiana Avenue	201 N INDIANA AVE	Notable
Contributing	North Indiana Avenue	214 N DUNN ST	Contributing
Contributing	North Indiana Avenue	215 N INDIANA AVE	Contributing
Contributing	North Indiana Avenue	222 N DUNN ST	Contributing
Contributing	North Indiana Avenue	309 N INDIANA AVE	Contributing
Contributing	North Indiana Avenue	310 N DUNN ST	Contributing
Contributing	North Indiana Avenue	317 N DUNN ST	Contributing
Contributing	North Indiana Avenue	314 N DUNN ST	Contributing
Notable	North Indiana Avenue	317 N INDIANA AVE	Notable
Contributing	North Indiana Avenue	318 N DUNN ST	Contributing
Contributing	North Indiana Avenue	319-319 1/2 N DUNN ST	Contributing
Notable	North Indiana Avenue	321 N INDIANA AVE	Notable
Contributing	North Indiana Avenue	401 N DUNN ST	Contributing
Notable	North Indiana Avenue	519 E 8TH ST	Contributing
Contributing	North Indiana Avenue	403 N DUNN ST	Contributing
Contributing	North Indiana Avenue	405 N INDIANA AVE	Contributing
Contributing	North Indiana Avenue	407-407 1/2 N DUNN ST	Contributing
Contributing	North Indiana Avenue	409 N INDIANA AVE	Contributing
Contributing	North Indiana Avenue	417 N INDIANA AVE	Contributing
Contributing	North Indiana Avenue	414 N DUNN ST	Contributing
Notable	North Indiana Avenue	419 N INDIANA AVE	Notable
Contributing	North Indiana Avenue	501 E 7TH ST	Contributing
Contributing	North Indiana Avenue	505 E 8TH ST	Contributing
Contributing	North Indiana Avenue	507-509 E 7TH ST	Contributing

Contributing	North Indiana Avenue	508 E 8TH ST	Notable
Contributing	North Indiana Avenue	512 E 8TH ST	Contributing
Contributing	North Indiana Avenue	509 E 8TH ST	Contributing
Contributing	North Indiana Avenue	515 E 7TH ST	Non-Contributing
Contributing	North Indiana Avenue	515 E 8TH ST	Contributing
Contributing	North Indiana Avenue	518 E 7TH ST	Contributing
Notable	North Indiana Avenue	525 E 9TH ST	Notable
Notable	North Indiana Avenue	527 E 7TH ST	Notable
Contributing	North Indiana Avenue	528 E 7TH ST	Contributing
Contributing	North Washington	111 E 9TH ST	Contributing
Contributing	North Washington	115 E 8TH ST	Contributing
Contributing	North Washington	123 E 8TH ST	Contributing
Contributing	North Washington	203 E 8TH ST	Notable
Contributing	North Washington	208 E 10TH ST	Contributing
Notable	North Washington	316 N WASHINGTON ST	Contributing
Notable	North Washington	321 N WASHINGTON ST	Notable
Contributing	North Washington	411 N WASHINGTON ST	Contributing
Notable	North Washington	418 N WASHINGTON ST	Notable
Notable	North Washington	419 N WASHINGTON ST	Notable
Notable	North Washington	420 N WASHINGTON ST	Notable
Contributing	North Washington	424 N WASHINGTON ST	Contributing
Contributing	North Washington	427 N WASHINGTON ST	Notable
Outstanding	North Washington	430 N WASHINGTON ST	Outstanding
Contributing	North Washington	501 N WASHINGTON ST	Contributing
Contributing	North Washington	502 N WASHINGTON ST	Contributing
Outstanding	North Washington	508 N WASHINGTON ST	Outstanding
Contributing	North Washington	509 N WASHINGTON ST	Contributing
Outstanding	North Washington	514 N WASHINGTON ST	Outstanding
Notable	North Washington	515 N WASHINGTON ST	Contributing
Notable	North Washington	520 N WALNUT ST	Notable
Contributing	North Washington	521 N WASHINGTON ST	Contributing
Outstanding	North Washington	522 N WASHINGTON ST	Notable
Outstanding	North Washington	526 N WASHINGTON ST	Outstanding
Contributing	North Washington	527 N WASHINGTON ST	Notable

Notable	North Washington	528 N WALNUT ST	Notable
Contributing	North Washington	528 N WASHINGTON ST	Contributing
Outstanding	Old Library	200 E 6TH ST	Outstanding
Notable	Old Library	205 E KIRKWOOD AVE	Notable
Notable	Old Library	210 N WASHINGTON ST	Contributing
Contributing	Old Library	211 N GRANT ST	Notable
Contributing	Old Library	213 N GRANT ST	Notable
Notable	Old Library	213 E KIRKWOOD AVE	Contributing
Outstanding	Old Library	221 E 6TH ST	Notable
Contributing	Old Library	308 E 7TH ST	Contributing
Contributing	Old Library	303 E 6TH ST	Contributing
Non-Contributing	Old Library	309 E 6TH ST	Contributing
Contributing	Old Library	401 E 7TH ST	Contributing
Notable	Old Library	315 E 7TH ST	Contributing
Contributing	Old Library	316 E 7TH ST	Contributing
Contributing	Old Library	317 E 7TH ST	Notable
Contributing	Old Library	320 E 7TH ST	Notable
Notable	Old Library	323 E 6TH ST	Contributing
Contributing	Old Library	402 E 6TH ST	Contributing
Contributing	Old Library	406 E 6TH ST	Contributing
Contributing	Old Library	408 E 6TH ST	Contributing
Contributing	Old Library	412 E 6TH ST	Contributing
Notable	Old Library	420 E 6TH ST	Contributing
Contributing	Old Library	424-424 1/2 E 6TH ST	Contributing
Contributing	Old Library	426 E 6TH ST	Contributing
Contributing	Old Library	221 E KIRKWOOD AVE	
Contributing	Old Library	116 N GRANT ST	
Contributing	Old Library	201-215 E 6TH ST	
Contributing	Old Library	216 N LINCOLN ST	
Contributing	Old Library	302-302 1/2 E 7TH ST	
Notable	Old Showers Furniture Factory	402 E 10TH ST	Contributing
Contributing	Old Showers Furniture Factory	404 E 10TH ST	Contributing
Contributing	Old Showers Furniture Factory	414 N HAROLD ST	Contributing
Notable	Old Showers Furniture Factory	416 N GRANT ST	Contributing

Contributing	Old Showers Furniture Factory	416 E 9TH ST	Non-Contributing
Contributing	Old Showers Furniture Factory	414 E 9TH ST	Non-Contributing
Contributing	Old Showers Furniture Factory	418 N GRANT ST	Contributing
Contributing	Old Showers Furniture Factory	421 E 9TH ST	Contributing
Contributing	Old Showers Furniture Factory	421 N DUNN ST	Non-Contributing
Notable	Old Showers Furniture Factory	425 N DUNN ST	Contributing
Notable	Old Showers Furniture Factory	426 E 10TH ST	Contributing
Contributing	Old Showers Furniture Factory	430 E 10TH ST	Contributing
Contributing	Old Showers Furniture Factory	509 N DUNN ST	Non-Contributing
Contributing	Old Showers Furniture Factory	521 N DUNN ST	Contributing
Contributing	Old Showers Furniture Factory	527 N PROW AVE	Contributing
Contributing	Old Showers Furniture Factory	531 N PROW AVE	Contributing
Contributing	Old Showers Furniture Factory	414 N GRANT ST	
Contributing	Old Showers Furniture Factory	418 E 9TH ST	
Contributing	Old Showers Furniture Factory	420 E 9TH ST	
Contributing	Old Showers Furniture Factory	501 N DUNN ST	
Contributing	Old Showers Furniture Factory	513 N DUNN ST	
Contributing	Old Showers Furniture Factory	510 N PROW AVE	
Contributing	Old Showers Furniture Factory	508 N PROW AVE	
Contributing	Old Showers Furniture Factory	515 N PROW AVE	
Notable	Old Showers Furniture Factory	412 E 9TH ST	
Notable	Old Showers Furniture Factory	416 N HAROLD ST	
Notable	Old Showers Furniture Factory	506 N PROW AVE	
Notable	Old Showers Furniture Factory	417 E 9TH ST	
Notable	Old Showers Furniture Factory	412 E ALICE AVE	
Notable	Prospect Hill Historic District	218 S ROGERS ST	Notable
Contributing	Prospect Hill Historic District	222 S ROGERS ST	Contributing
Contributing	Prospect Hill Historic District	301 S ROGERS ST	Contributing
Notable	Prospect Hill Historic District	304 S ROGERS ST	Notable
Notable	Prospect Hill Historic District	310 S ROGERS ST	Outstanding
Notable	Prospect Hill Historic District	316 S ROGERS ST	Outstanding
Notable	Prospect Hill Historic District	324 S ROGERS ST	Contributing
Notable	Prospect Hill Historic District	332 S ROGERS ST	Notable
Notable	Prospect Hill Historic District	334 S ROGERS ST	Notable

Notable	Prospect Hill Historic District	344 S ROGERS ST	Notable
Notable	Prospect Hill Historic District	346 S ROGERS ST	Notable
Non-Contributing	Prospect Hill Study Area	411 W 3RD ST	Contributing
Contributing	Scattered Sites	1000 S LINCOLN ST	Contributing
Contributing	Scattered Sites	1001 S WALNUT ST	Non-Contributing
Contributing	Scattered Sites	1002 S WASHINGTON ST	Contributing
Contributing	Scattered Sites	1005 S GRANT ST	Contributing
Contributing	Scattered Sites	1005 S WALNUT ST	Contributing
Contributing	Scattered Sites	1006 S WASHINGTON ST	Contributing
Contributing	Scattered Sites	1007 S LINCOLN ST	Notable
Contributing	Scattered Sites	1008 S WASHINGTON ST	Contributing
Contributing	Scattered Sites	1009 S LINCOLN ST	Notable
Contributing	Scattered Sites	1009 S WALNUT ST	Contributing
Notable	Scattered Sites	1010 W 11TH ST	Contributing
Contributing	Scattered Sites	1011 S WASHINGTON ST	Contributing
Contributing	Scattered Sites	1012 N WOODBURN AVE	Contributing
Contributing	Scattered Sites	1013 S WALNUT ST	Contributing
Contributing	Scattered Sites	1015 E MAXWELL LN	Contributing
Contributing	Scattered Sites	1015 N MADISON ST	Contributing
Contributing	Scattered Sites	1017 S WALNUT ST	Non-Contributing
Contributing	Scattered Sites	1019 E MAXWELL LN	Contributing
Contributing	Scattered Sites	105 E 1ST ST	Contributing
Contributing	Scattered Sites	106 E 1ST ST	Contributing
Outstanding	Scattered Sites	110 S INDIANA AVE	Notable
Contributing	Scattered Sites	1101 S WALNUT ST	Contributing
Contributing	Scattered Sites	1101 N WOODBURN AVE	Contributing
Contributing	Scattered Sites	1112 S WASHINGTON ST	Contributing
Contributing	Scattered Sites	112 E 1ST ST	Contributing
Outstanding	Scattered Sites	112 N BRYAN AVE	Outstanding
Contributing	Scattered Sites	112 N UNION ST	Contributing
Outstanding	Scattered Sites	114 S INDIANA AVE	Outstanding
Contributing	Scattered Sites	114 E 1ST ST	Contributing
Contributing	Scattered Sites	1202 E MAXWELL LN	Contributing
Contributing	Scattered Sites	1204 S WASHINGTON ST	Contributing

Contributing	Scattered Sites	1205 S WASHINGTON ST	Notable
Contributing	Scattered Sites	1208 S LINCOLN ST	Contributing
Contributing	Scattered Sites	1209 W 2ND ST	Notable
Contributing	Scattered Sites	1210 S LINCOLN ST	Contributing
Contributing	Scattered Sites	1211 S GRANT ST	Notable
Contributing	Scattered Sites	1212 S GRANT ST	Contributing
Contributing	Scattered Sites	1215 S WASHINGTON ST	Contributing
Contributing	Scattered Sites	1220 E MAXWELL LN	Contributing
Contributing	Scattered Sites	1223 S WASHINGTON ST	Contributing
Contributing	Scattered Sites	1228 S WASHINGTON ST	Outstanding
Outstanding	Scattered Sites	1326 S PICKWICK PL	Notable
Notable	Scattered Sites	1327 N WALNUT ST	Contributing
Contributing	Scattered Sites	1402 S GRANT ST	Notable
Contributing	Scattered Sites	1410 S GRANT ST	Contributing
Contributing	Scattered Sites	1520 E MAXWELL LN	Contributing
Contributing	Scattered Sites	1601 W 7TH ST	Contributing
Contributing	Scattered Sites	1605 W 7TH ST	Contributing
Notable	Scattered Sites	1612 E MATLOCK RD	Contributing
Contributing	Scattered Sites	1708 E 3RD ST	Notable
Contributing	Scattered Sites	1800 E MAXWELL LN	Contributing
Contributing	Scattered Sites	1822 E 3RD ST	Contributing
Contributing	Scattered Sites	1834 E 3RD ST	Contributing
Contributing	Scattered Sites	500 S CLIFTON AVE	Contributing
Contributing	Scattered Sites	1946 E 2ND ST	Notable
Contributing	Scattered Sites	201 S BRYAN AVE	Contributing
Contributing	Scattered Sites	2015 N KINSER PIKE	Contributing
Contributing	Scattered Sites	2017 E 2ND ST	Notable
Contributing	Scattered Sites	2021 W ARLINGTON RD	Contributing
Notable	Scattered Sites	2027 E 3RD ST	Contributing
Contributing	Scattered Sites	2029 E 3RD ST	Contributing
Contributing	Scattered Sites	206 S BRYAN AVE	Contributing
Contributing	Scattered Sites	209 E 8TH ST	Contributing
Contributing	Scattered Sites	2101 E 3RD ST	Contributing
Contributing	Scattered Sites	2101 W VERNAL PIKE	Contributing

Notable	Scattered Sites	2102 W VERNAL PIKE	Outstanding
Outstanding	Scattered Sites	211 N WASHINGTON ST	Outstanding
Contributing	Scattered Sites	214 E 9TH ST	Notable
Contributing	Scattered Sites	214 S BRYAN AVE	Contributing
Notable	Scattered Sites	215 E 8TH ST	Contributing
Notable	Scattered Sites	201 E 4TH ST	Notable
Notable	Scattered Sites	219 E 8TH ST	Notable
Outstanding	Scattered Sites	S HIGH ST	Contributing
Contributing	Scattered Sites	221 E 9TH ST	Contributing
Contributing	Scattered Sites	215 E 9TH ST	Notable
Contributing	Scattered Sites	223 E 8TH ST	Contributing
Outstanding	Scattered Sites	2301 N FRITZ DR	Notable
Contributing	Scattered Sites	2335 W VERNAL PIKE	Notable
Notable	Scattered Sites	2718 E BLUFF CT	Outstanding
Outstanding	Scattered Sites	2920 E 10TH ST	Outstanding
Contributing	Scattered Sites	304 E 10TH ST	Contributing
Contributing	Scattered Sites	305 E 12TH ST	Contributing
Contributing	Scattered Sites	502 E 14TH ST	Contributing
Contributing	Scattered Sites	305 E 9TH ST	Contributing
Outstanding	Scattered Sites	300 E 3RD ST	Outstanding
Contributing	Scattered Sites	1624 E 3RD ST	Notable
Notable	Scattered Sites	311 S LINCOLN ST	Notable
Contributing	Scattered Sites	312 W 15TH ST	Contributing
Contributing	Scattered Sites	312 E 12TH ST	Contributing
Contributing	Scattered Sites	312 S ARBUTUS DR	Contributing
Contributing	Scattered Sites	313 W 14TH ST	Contributing
Contributing	Scattered Sites	314 N LINCOLN ST	Contributing
Notable	Scattered Sites	316-318 N GRANT ST	Notable
Contributing	Scattered Sites	318 N UNION ST	Contributing
Outstanding	Scattered Sites	318 S WASHINGTON ST	Outstanding
Contributing	Scattered Sites	320 N LINCOLN ST	Contributing
Notable	Scattered Sites	321 N LINCOLN ST	Notable
Notable	Scattered Sites	1503 E 3RD ST	Notable
Notable	Scattered Sites	322 W 2ND ST	Notable

Contributing	Scattered Sites	324 N COLLEGE AVE	Contributing
Notable	Scattered Sites	323 N GRANT ST	Contributing
Contributing	Scattered Sites	328 W 15TH ST	Contributing
Contributing	Scattered Sites	328 S ARBUTUS DR	Contributing
Contributing	Scattered Sites	331 E 12TH ST	Contributing
Contributing	Scattered Sites	331 S GRANT ST	Contributing
Outstanding	Scattered Sites	348 S MORTON ST	Notable
Notable	Scattered Sites	3615 E POST RD	Contributing
Notable	Scattered Sites	400 N WALNUT ST	Notable
Contributing	Scattered Sites	400 S HIGH ST	Contributing
Contributing	Scattered Sites	400 S MORTON ST	Contributing
Contributing	Scattered Sites	401 E 8TH ST	Contributing
Outstanding	Scattered Sites	401 S HIGH ST	Notable
Notable	Scattered Sites	401 E 10TH ST	Notable
Outstanding	Scattered Sites	403 N WALNUT ST	Outstanding
Contributing	Scattered Sites	404 S HIGH ST	Contributing
Contributing	Scattered Sites	2031 E 3RD ST	Notable
Contributing	Scattered Sites	410 S EASTSIDE DR	Contributing
Notable	Scattered Sites	411 N LINCOLN ST	Notable
Contributing	Scattered Sites	412 S HIGH ST	Notable
Contributing	Scattered Sites	419 E 12TH ST	Contributing
Outstanding	Scattered Sites	425 N WALNUT ST	Contributing
Outstanding	Scattered Sites	431-441 S COLLEGE AVE	Notable
Outstanding	Scattered Sites	431-441 S COLLEGE AVE	Notable
Contributing	Scattered Sites	503 N GRANT ST	Contributing
Contributing	Scattered Sites	501 N GRANT ST	Contributing
Contributing	Scattered Sites	504 N LINCOLN ST	Contributing
Notable	Scattered Sites	504 S EASTSIDE DR	Notable
Notable	Scattered Sites	505 N WALNUT ST	Notable
Notable	Scattered Sites	506 S HIGH ST	Outstanding
Contributing	Scattered Sites	509 N GRANT ST	Contributing
Notable	Scattered Sites	512 E KIRKWOOD AVE	Contributing
Contributing	Scattered Sites	515 N GRANT ST	Contributing
Notable	Scattered Sites	517 N WALNUT ST	Notable

Notable	Scattered Sites	517 E KIRKWOOD AVE	Contributing
Outstanding	Scattered Sites	519 N COLLEGE AVE	Outstanding
Outstanding	Scattered Sites	529 N COLLEGE AVE	Notable
Notable	Scattered Sites	536 N LINCOLN ST	Contributing
Contributing	Scattered Sites	609 S WALNUT ST	Contributing
Contributing	Scattered Sites	612 S PARK AVE	Contributing
Contributing	Scattered Sites	613 S WALNUT ST	Contributing
Contributing	Scattered Sites	615 W 13TH ST	Contributing
Notable	Scattered Sites	618 E 3RD ST	Contributing
Notable	Scattered Sites	624 E 3RD ST	Notable
Contributing	Scattered Sites	625 W 13TH ST	Contributing
Notable	Scattered Sites	630 E 3RD ST	Notable
Contributing	Scattered Sites	702 S WALNUT ST	Contributing
Contributing	Scattered Sites	705 W 13TH ST	Contributing
Contributing	Scattered Sites	708 W 12TH ST	Contributing
Contributing	Scattered Sites	714 E MAXWELL LN	Contributing
Contributing	Scattered Sites	720 S HIGH ST	Notable
Contributing	Scattered Sites	750 S WALNUT ST	Contributing
Contributing	Scattered Sites	752 S WALNUT ST	Contributing
Contributing	Scattered Sites	754 S WALNUT ST	Contributing
Contributing	Scattered Sites	809 S HENDERSON ST	Contributing
Contributing	Scattered Sites	812 S STULL AVE	Notable
Contributing	Scattered Sites	813 N MAPLE ST	Contributing
Contributing	Scattered Sites	820 S HIGH ST	Notable
Notable	Scattered Sites	823 N MAPLE ST	Contributing
Contributing	Scattered Sites	910 N MADISON ST	Contributing
Notable	Scattered Sites	911 N MADISON ST	Contributing
Contributing	Scattered Sites	908 S HIGH ST	Contributing
Notable	Scattered Sites	915 N MADISON ST	Contributing
Contributing	Scattered Sites	927 N FAIRVIEW ST	Contributing
Contributing	Scattered Sites	936 S HIGH ST	Notable
Contributing	Scattered Sites	939 S HIGH ST	Contributing
Contributing	Scattered Sites	920 N MADISON ST	
Contributing	Scattered Sites	1007 S GRANT ST	

Contributing	Scattered Sites	434 S WALNUT ST	
Contributing	Scattered Sites	406-408 S WALNUT ST	
Contributing	Scattered Sites	349 S COLLEGE AVE	
Contributing	Scattered Sites	118 E SMITH AVE	
Contributing	Scattered Sites	114 E 7TH ST	
Contributing	Scattered Sites	415 N LINCOLN ST	
Contributing	Scattered Sites	1017 N COLLEGE AVE	
Contributing	Scattered Sites	915 E MAXWELL LN	
Contributing	Scattered Sites	731 E UNIVERSITY ST	
Contributing	Scattered Sites	1329 S HIGH ST	
Contributing	Scattered Sites	106 N UNION ST	
Contributing	Scattered Sites	3128 E MOORES PIKE	
Contributing	Scattered Sites	302 S COLLEGE AVE	
Notable	Scattered Sites	913 W 11TH ST	
Notable	Scattered Sites	316-318 N GRANT ST	
Notable	Scattered Sites	418 E 8TH ST	
Outstanding	Scattered Sites	701 E ALLENDALE DR	
Contributing	South Dunn	312 E SMITH AVE	Contributing
Contributing	South Dunn	311 E SMITH AVE	Contributing
Notable	South Dunn	314 E SMITH AVE	Notable
Contributing	South Dunn	314 - 314 1/2 S HENDERSON ST	Contributing
Notable	South Dunn	315 E SMITH AVE	Contributing
Contributing	South Dunn	318 E SMITH AVE	Contributing
Outstanding	South Dunn	324 S HENDERSON ST	Outstanding
Contributing	South Dunn	330 S DUNN ST	Contributing
Contributing	South Dunn	314-316 S DUNN ST	Contributing
Contributing	South Dunn	334 S DUNN ST	Contributing
Contributing	South Dunn	326 S DUNN ST	Contributing
Contributing	South Dunn	350 S GRANT ST	Contributing
Contributing	South Dunn	400 E SMITH AVE	Contributing
Contributing	South Dunn	400 S GRANT ST	Contributing
Notable	South Dunn	401 S DUNN ST	Notable
Contributing	South Dunn	402 E SMITH AVE	Contributing
Contributing	South Dunn	402 S DUNN ST	Notable

Notable	South Dunn	403 E SMITH AVE	Contributing
Contributing	South Dunn	407 E SMITH AVE	Contributing
Contributing	South Dunn	408 E SMITH AVE	Non-Contributing
Contributing	South Dunn	408 S GRANT ST	Contributing
Contributing	South Dunn	409 S DUNN ST	Contributing
Contributing	South Dunn	411 E SMITH AVE	Contributing
Contributing	South Dunn	412 1/2 E SMITH AVE	Contributing
Contributing	South Dunn	416 S DUNN ST	Non-Contributing
Notable	South Dunn	503 E SMITH AVE	Outstanding
Notable	South Dunn	514 E 3RD ST	Notable
Contributing	South Dunn	522 E 3RD ST	Contributing
Contributing	South Dunn	317 E SMITH AVE	
Contributing	South Dunn	312 S HENDERSON ST	
Contributing	South Dunn	508 E 3RD ST	
Contributing	South Dunn	320 S DUNN ST	
Contributing	Steele-Dunning and South Fairview	209 S FAIRVIEW ST	Contributing
Contributing	Steele-Dunning and South Jackson	210 S JACKSON ST	Contributing
Notable	Steele-Dunning and South Jackson	213 S JACKSON ST	Notable
Contributing	University Courts	601 E 7TH ST	Contributing
Contributing	University Courts	809 E 7TH ST	Non-Contributing
Contributing	University Courts	601 E 8TH ST	
Contributing	University Street Bungalow	619 E 1ST ST	Notable
Contributing	University Street Bungalow	620 E UNIVERSITY ST	Contributing
Contributing	University Street Bungalow	628 E UNIVERSITY ST	Contributing
Contributing	University Street Bungalow	630 E UNIVERSITY ST	Contributing
Contributing	University Street Bungalow	701 S FESS AVE	Contributing
Contributing	University Street Bungalow	706 E UNIVERSITY ST	Contributing
Contributing	University Street Bungalow	710 S FESS AVE	Notable
Contributing	University Street Bungalow	717 E UNIVERSITY ST	Contributing
Notable	University Street Bungalow	718 E UNIVERSITY ST	Notable
Contributing	University Street Bungalow	719 E UNIVERSITY ST	Contributing
Contributing	University Street Bungalow	720 E UNIVERSITY ST	Contributing
Notable	University Street Bungalow	722 E UNIVERSITY ST	Contributing
Contributing	University Street Bungalow	721 E UNIVERSITY ST	Contributing

Contributing	University Street Bungalow	724 E UNIVERSITY ST	Contributing
Outstanding	Vinegar Hill	715-717 S WOODLAWN AVE	Outstanding
Non-Contributing	Vinegar Hill	809 S SHERIDAN DR	Contributing
Non-Contributing	Vinegar Hill	835 S SHERIDAN DR	Contributing
Notable		112 E 3rd St	
Contributing		1125 W Sixth St	
Notable	Bloomington Courthouse Square Historic District	108-110 E 6th St	
Notable	Bloomington Courthouse Square Historic District	115-119 W Kirkwood Ave	
Outstanding	Bloomington Courthouse Square Historic District	121-125 W Kirkwood Ave	
Notable	Bloomington West Side Historic District	1201 W Sixth St	
Notable	Bloomington West Side Historic District	201 S Rogers St	
Notable	Bloomington West Side Historic District	214 W Seventh St	
Notable	Bloomington West Side Historic District	303 N Morton St	
Notable	Bloomington West Side Historic District	401-405 N Morton St	
Notable	Cottage Grove Historic District	812-814 N Washington St	
Notable	Court House Square Historic District	119 E 7th St	
Notable	East Second Street Historic District	416 S Lincoln St	
Notable	East Second Street Historic District	425 E University St	
Notable	Elm Heights Historic District	1035 E Maxwell Ln	
Notable	Elm Heights Historic District	322 S Jordan Ave	
Notable	Indiana University Historic District	1001 E Kirkwood Ave	
Notable	Indiana University Historic District	1011 E 3rd St	
Notable	Indiana University Historic District	1025 E 7th St	
Notable	Indiana University Historic District	1033 E 3rd St	
Notable	Indiana University Historic District	107 S Indiana Ave	
Notable	Indiana University Historic District	1100 E 7th St	
Notable	Indiana University Historic District	1165 E 3rd St	
Notable	Indiana University Historic District	1199 E 7th St	
Notable	Indiana University Historic District	1201 E 3rd St	
Notable	Indiana University Historic District	1211 E 7th St	
Notable	Indiana University Historic District	1320 E 10th St	
Notable	Indiana University Historic District	900 E 7th St	
Notable	Indiana University Historic District	915 E 3rd St	
Notable	Indiana University Historic District	1022 E 3rd St	

Notable	Indiana University Historic District	720 E 3rd St
Outstanding	Indiana University Historic District	1021 E 3rd St
Outstanding	Indiana University Historic District	114 S Indiana Ave
Outstanding	Indiana University Historic District	818 E 3rd St
Notable	McDoel Historic District	713 W Dodds St
Notable	Monon Historic District	1205 S Walnut St
Notable	Monon Historic District	1205 S Washington St
Notable	Monon Historic District	1211 S Walnut St
Notable	Monon Historic District	1504 S Walnut St
Notable	Monon Historic District	209 E Grimes Ln
Notable	Old Crescent Historic District	100 S Woodlawn Ave
Notable	Old Crescent Historic District	150 S Woodlawn Ave
Outstanding	Old Crescent Historic District	119 S Indiana Ave
Outstanding	Old Crescent Historic District	130 S Woodlawn Ave
Outstanding	Old Crescent Historic District	601 E Kirkwood Ave
Outstanding	Old Crescent Historic District	701 E Kirkwood Ave
Outstanding	Old Crescent Historic District	750 E Kirkwood Ave
Outstanding	Old Crescent Historic District	790 E Kirkwood Ave
Notable	Rose Hill Historic District	520 W Howe St
Notable	Rose Hill Historic District	521 W Smith Ave
Outstanding	Woolery Stone Company	2200 W Sunstone Dr
Notable		1101 N Union St
Notable		1130 N Union Ct
Notable		1203 E Matlock Rd
Notable		1400 N Lincoln St
Notable		1709 N Fee Ln
Notable		201 E Glendora Dr
Notable		205 E Kirkwood Ave
Notable		214 E 7th St
Notable		219 E 4th St
Notable		2201 E 3rd St
Notable		2412 E 4th St
Notable		2720 N Browncliff Ln
Notable		3000 N Browncliff Ln

Notable	316 N Hillsdale Dr
Notable	609 N Walnut St
Notable	765 Gourley Pike
Notable	800 N Indiana Ave
Notable	821 E 10th St
Notable	829 E Cottage Grove Ave
Notable	900 N Woodlawn Ave
Notable	915 E 13th St
Notable	1010 S Greenwood Ave
Notable	1026 E Mitchell St
Notable	1026 S Greenwood Ave
Notable	1104 S Covenanter Dr
Notable	1115 S Brooks Dr
Notable	115 E Southern Dr
Notable	1206 S Nancy St
Notable	1302 S Longwood Dr
Notable	1304 S Henderson St
Notable	1315 S Nancy St
Notable	1325 E Davis St
Notable	1407 E Elliston Dr
Notable	1412 S Grant St
Notable	1412 S Henderson St
Notable	1415 S Nancy St
Notable	1607 S Woodruff Ln
Notable	180 E Sunny Slopes Dr
Notable	1819 S Wexley Rd
Notable	1852 E 1st St
Notable	1900 E Maxwell Ln
Notable	1901 E Maxwell Ln
Notable	1910 E 1st St
Notable	1916 E Ruby Ln
Notable	1920 E 3rd St
Notable	1946 E 2nd St
Notable	2001 East Hillside Dr #8

Notable	2007 E 2nd St
Notable	2017 E Southdowns Dr
Notable	2200 E 2nd St
Notable	2215 E Covenanter Dr
Notable	2233 E Moores Pike
Notable	2301 E Moores Pike
Notable	2302 S Sussex Dr
Notable	2428 S Rogers St
Notable	2503 E Covenanter Dr
Notable	2621 E Round Hill Ln
Notable	2820 S Hunters Glen
Notable	310 S Eastside Dr
Notable	3116 S Rogers St
Notable	315 S Mitchell St
Notable	3234 Kensington Park
Notable	3420 E Adair Ln
Notable	345 S Muller Pkwy, Lot 67
Notable	350 S Walnut St
Notable	418 S Walnut St
Notable	441 S College Ave
Notable	500 S Arbutus Dr
Notable	511 S Pleasant Ridge Rd
Notable	710 S Rose Ave
Notable	711 S Clifton Ave
Notable	720 S Pleasant Ridge Rd
Notable	727 W 2nd St
Notable	900 S Walnut St
Notable	900 W Gordon Pike
Notable	910 S Highland Ave
Outstanding	1800 N Fee Ln
Outstanding	2102 Vernal Pike
Outstanding	2401 N Milo B Sampson Ln
Outstanding	1016 S Highland Ave
Outstanding	1317 E Davis St

Outstanding	1412 S Nancy St
Outstanding	1701 S Clifton Ave
Outstanding	2201 E Moores Pike
Outstanding	2420 E 3rd St
Outstanding	3020 S Rockport Rd
Outstanding	309 S Lincon St
Outstanding	309 S Mitchell St
Outstanding	N Shuffle Creek Rd
Outstanding	800 S Pleasant Ridge Rd

ORDINANCE 16-01

**TO AMEND CHAPTER 20 (UNIFIED DEVELOPMENT ORDINANCE)
OF THE BLOOMINGTON MUNICIPAL CODE**

Re: Amending 20.05.051 (“Home occupation – General”), 20.05.064 (“Municipal services – General”), 20.05.079 (“Sign standards – General”), 20.05.080 (“Sign standards – Temporary signs”), 20.05.081 (“Sign standards – Residential”), 20.05.082 (“Sign standards – Permanent display cabinets”), 20.05.083 (“Sign standards – Nonresidential”), 20.05.084 (“Sign standards – Commercial limited”), 20.05.085 (“Sign standards – Commercial downtown”), 20.05.086 (“Sign standards – Sandwich board signs”), 20.05.097 (“Special conditions – Community garden”), 20.05.110 (“Temporary uses and structures – Generally”), 20.07.070 (“Easement standards”), 20.07.160 (“Street and right-of-way standards”), 20.07.190 (“Street sign standards – Residential, commercial and industrial”), and 20.11.020 (“Defined Words”)

to Render Provisions of the Bloomington Municipal Code Regulating Signs Compliant with the U.S. Supreme Court’s Holding in *Reed v. Town of Gilbert*

WHEREAS, On December 20, 2006, the Common Council passed Ordinance 06-24 which created the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code; and

WHEREAS, The UDO, as passed on December 20, 2006, regulates signage in a variety of ways; and

WHEREAS, On June 15, 2015, the United States Supreme Court issued a ruling in the case of *Reed v. Town of Gilbert*, 135 S. Ct. 2218 (2015) wherein the Court found the Town of Gilbert’s sign regulations unconstitutional; and

WHEREAS, The Supreme Court’s ruling in *Reed* directly impacts the City of Bloomington’s sign regulations in two key ways: (1) it prohibits the City from regulating different classifications of signs differently; and (2) if the City opens up its public right-of-way to one class of signs, it must permit all categories of signs to locate in the same right-of-way; and

WHEREAS, The City of Bloomington’s current sign standards treat different sign genres differently than other sign genres and further allows for only particular genres of signs to locate in the right-of-way;

WHEREAS, The City’s current sign regulations are unconstitutional in light of the *Reed* decision; and

WHEREAS, Upon learning of the *Reed* decision the City’s Administration immediately undertook a comprehensive review of all of its sign regulations in the UDO; and

WHEREAS, Since the decision in *Reed* was rendered, City staff members from multiple departments have participated in numerous state and national conferences and continuing education classes on how best to draft sign regulations so that they are in compliance with the Constitution and the *Reed* decision; and

WHEREAS, In putting together a comprehensive overhaul of the sign regulations in the UDO City staff met with various interest groups and businesses in order to minimize any negative impacts of the revised sign regulations; and

WHEREAS, Because the Supreme Court’s decision in *Reed* already required a comprehensive Amendment to the UDO, the Administration made other minor changes to the sign regulations which are unrelated to the ruling in *Reed* but will better serve the Bloomington community; and

WHEREAS, The Administration presented a comprehensive overhaul of the sign regulations in the UDO to the City of Bloomington’s Plan Commission via ZO-8-16 on three separate occasions: February 8, 2016, March 7, 2016, and April 11, 2016; and

WHEREAS, On April 11, 2016, the Plan Commission considered ZO-8-16 and made a positive recommendation in favor of a package of amendments to the UDO, as described herein;

WHEREAS, Pursuant to Indiana Code § 36-7-4-607(c), the Plan Commission's positive recommendation was certified on April 13, 2016, and delivered to the Common Council on April 13, 2016;

WHEREAS, The proposed ordinance amendment is intended to effectuate the goals outlined in Section 20.05.079 of the UDO and to fully comply with the rights guaranteed to all persons under the First Amendment to the United States Constitution and Article 1, Section 9 of the Indiana Constitution;

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA THAT:

SECTION 1. Section 20.05.051(e)(9) shall be deleted in its entirety and all remaining subsections shall be renumbered accordingly.

SECTION 2. A new subsection (d) shall be added to Section 20.05.064, entitled "Municipal services – General", and shall read as follows:

(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.

SECTION 3. Section 20.05.079, entitled "Sign standards – General", shall be deleted in its entirety and replaced with the following provision:

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:



- (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, 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) Miscellaneous Signs. The following signs are exempt from permit requirements, unless specifically required by another section of this title:
 - (1) Public Signs.
 - (2) Small Signs. Any sign of not more than one and one-half square (1 ½) feet in area.
 - (3) 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.
 - (5) Window Signs.
 - (A) Allotment. Window signs shall not count toward the wall signage allotment of the use.
 - (B) Area. Window signage shall not exceed twenty-five percent of the glass area of any individual window frame.

- (g) 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.
 - (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 Public Signs. Signs that purport to be, are in imitation of, or resemble a 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.
 - (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 for signs as provided in Section 20.05.079(f)(2), Section 20.05.079(f)(3), Section 20.05.082(f) and Section 20.05.083(f).
 - (5) Vehicle Signs. 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 or parking space and are not 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.
 - (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(g), Section 20.05.081(f), Section 20.05.082(d), and Section 20.05.083(e) or specifically exempted in Section 20.05.079(f)(3), including, but not limited to, pennants, streamers, balloons, inflatable signs, spinners, and banners.
 - (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 20.05.082, SI-04 (Sign standards—Commercial limited) and Section 20.05.083, SI-05 (Sign standards—Commercial downtown).
 - (10) Electronic Reader Board Signs. Any electronic reader board sign not specifically permitted in Section 20.05.079(i)(3).
- (h) Prohibited Sign Locations. Signs shall not be installed at any of the following locations:
- (1) Public Easement. In any public 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, 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 20.05.082(f); or
 - (C) The sign is authorized by Section 20.05.083(f).
 - (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 municipal code.
 - (5) Miscellaneous. On any traffic control signs, highway construction signs, fences, utility poles, street signs, trees or other natural objects.
- (i) 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, signs may incorporate areas for changeable copy, provided that the changeable copy area does not exceed forty percent of the total sign area.
 - (3) Electronic Reader Boards. Electronic reader boards may be incorporated into 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.
- (j) 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 (j)(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 (j)(1) of this section.

SECTION 4. Section 20.05.080, entitled “Sign standards – Temporary signs) shall be deleted in its entirety and the same shall be deleted from the table of contents for Chapter 20.05, and all remaining sections shall be renumbered accordingly.

SECTION 5. The presently numbered Section 20.05.081, entitled “Sign standards – Residential) shall be deleted in its entirety and replaced with the following provisions, to be numbered 20.05.080:

20.05.080 SI-02 (Sign standards—Residential).

This sign standards section applies to the following zoning districts:



- (a) Single-Family and Condominium Subdivision. Each subdivision shall be permitted one (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 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:
 - (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.
 - (2) Multifamily developments containing more than two and fewer than fifteen (15) dwelling units shall be permitted one (1) wall sign 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 20.05.082, SI-04 (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.
- (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.
 - (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.
 - (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.

SECTION 6. Section 20.05.082, entitled “Permanent display cabinets”, shall be deleted in its entirety and the same shall be deleted from the table of contents for Chapter 20.05, and all remaining sections shall be renumbered accordingly.

SECTION 7. The presently numbered Section 20.05.083, entitled “Sign standards – Nonresidential”, shall be deleted in its entirety and replaced with the following provision, to be numbered 20.05.081:

20.05.081 SI-03 (Sign standards—Nonresidential).

This sign standards section applies to the following zoning districts:



(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 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) 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) 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.
 - (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.
 - (iii) Freestanding signs on lots with at least seventy-five (75) feet of public street frontage shall not exceed forty-five (45) square feet
 - (iv) Where a lot has more than one (1) public street frontage, each street frontage shall be regulated independently.
- (B) Multi-tenant Centers.
- (i) Freestanding signs for 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.
 - (ii) Freestanding signs for 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.
 - (iii) Freestanding signs for 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.
 - (iv) Freestanding signs for centers with at least fifty thousand (50,000) square feet of gross floor area shall not exceed one hundred twenty-five (125) square feet.
 - (v) Individual tenant panels shall not exceed thirty-six (36) square feet.
 - (vi) Outlots that are not counted toward center square footages shall be permitted freestanding signage based on individual nonresidential uses in the above subsection (b)(2)(A), Individual Nonresidential Uses.
 - (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 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 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 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.
- (d) Structures with a Drive-through. 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. Signs shall not exceed thirty-six (36) square feet in area and shall be single-sided.
 - (2) Height. Signs shall not exceed six (6) feet.
- (e) Multifamily. 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.
 - (2) Freestanding Sign Height. The maximum height shall not exceed six (6) feet.
 - (3) Number. One (1) sign is permitted per street frontage.
- (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.

SECTION 8. The presently numbered Section 20.05.084, entitled “Sign Standards – Commercial limited”, shall be deleted in its entirety and replaced with the following provision, to be numbered Section 20.05.082:

20.05.082 SI-04 (Sign standards—Commercial limited).

This sign standards section applies to the following zoning districts:



(a) Wall Signs. The following standards apply to wall signs for individual uses 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 Centers. The cumulative square footage of all wall signs for any individual use shall not exceed one and one-half (1 ½) square feet per lineal foot of the 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.

SECTION 9. The presently numbered Section 20.05.085, entitled "Sign standards – Commercial downtown", shall be deleted in its entirety and replaced with the following provision, to be numbered 20.05.083:

20.05.083 SI-05 (Sign standards—Commercial downtown).

This 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 Centers.
 - (i) First Story. The cumulative square footage of all permanent wall signs for an individual use shall not exceed one and one-half (1 ½) square feet per lineal foot of the 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.
 - (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 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 center shall be located on the tenants lease space, except as regulated in the above subsection (a)(1)(B)(ii), Upper Story Retail Uses.
- (3) Maximum Projection. No part of a wall sign, other than a projecting sign or awning, shall project more than twelve (12) inches from the wall or face of the building to which it is attached.
- (b) 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.
 - (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.

(c) 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.
- (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 (e)(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.

SECTION 10. The presently numbered Section 20.05.086, entitled "Sign standards – Sandwich board signs", shall be deleted in its entirety and the same shall be deleted from the table of contents for Chapter 20.05, and all remaining sections shall be renumbered accordingly.

SECTION 11. The presently numbered Section 20.05.097(a)(7) shall be deleted in its entirety and replaced with the following provision:

- (a)(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 (15,000) square feet.

SECTION 12. The presently numbered Section 20.05.097(a)(8) shall be deleted in its entirety.

SECTION 13. The presently numbered Section 20.05.110(b)(1)(A) shall be amended by adding "(7)" after the word "seven".

SECTION 14. The presently numbered Section 20.05.110(b)(1)(B) shall be amended by adding "(3)" after the word "three".

SECTION 15. The presently numbered Section 20.05.110(b)(2) shall be amended by adding "(90)" after the word "ninety".

SECTION 16. The presently numbered Section 20.05.110(i) shall be deleted in its entirety and replaced with the following provision:

- (i) Temporary uses shall be permitted to display signs subject to applicable sign standards in this chapter.

SECTION 17. Section 20.07.070, entitled “Easement standards”, shall be amended to add the word “applies” immediately after the word “section” in the first sentence of the Section.

SECTION 18. Section 20.07.070, entitled “Easement standards”, shall be amended to delete the reference to “sign,” in subsection 20.07.070(e)(1)(C)..

SECTION 19. Section 20.07.070(e)(1) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within sanitary sewer easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) and is further authorized by the City.

SECTION 20. Section 20.07.070(e)(2) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within waterline easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 21. Section 20.07.070(e)(3) shall be amended by adding a new subsection (F) to read as follows:

- (F) Signs shall not be located within drainage easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 22. Section 20.07.070(e)(4) shall be amended by adding a new subsection (C) to read as follows:

- (C) Signs shall not be located within utility easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 23. Section 20.07.070(e)(5) shall be amended by adding a new subsection (D) to read as follows:

- (D) Signs shall not be located within pedestrian easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 24. Section 20.07.070(e)(6) shall be amended by adding a new subsection (D) to read as follows:

- (D) Signs shall not be located within transit facility easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 25. Section 20.07.070(e)(7)(D) shall be deleted in its entirety and replaced with the following:

- (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 (1) public sign is required, regardless of easement size.

SECTION 26. Section 20.07.070(e)(7) shall be amended by adding a new subsection (G) to read as follows:

- (G) Signs shall not be located within karst conservancy easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 27. Section 20.07.070(e)(8)(A) shall be amended by adding “(6)” after the word “six”.

SECTION 28. Section 20.07.070(e)(8)(C) shall be deleted in its entirety and replaced with the following provision:

- (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.

SECTION 29. Section 20.07.070(e)(8) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within tree preservation easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 30. Section 20.07.070(e)(9)(C) shall be deleted in its entirety and replaced with the following provision:

- (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 1/2) square feet in area. A minimum of one (1) public sign is required, regardless of easement size.

SECTION 31. Section 20.07.070(e)(9) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within tree conservation easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 32. Section 20.07.070(e)(10)(C) shall be deleted in its entirety and replaced with the following provision:

- (C) All conservancy easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than two hundred (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.

SECTION 33. Section 20.07.070(e)(10) shall be amended by adding a new subsection (E) to read as follows:

- (E) Signs shall not be located within conservancy easements unless the sign is a public sign authorized by Section 20.05.079(f)(1) or is further authorized by the City.

SECTION 34. Section 20.07.160(c)(5)(B) shall be amended by adding the word “public” after the word “permanent”.

SECTION 35. Section 20.07.190, entitled “Street sign standards – Residential, commercial and industrial”, shall be deleted in its entirety and replaced with the following provision:

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 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. Temporary street name public signs shall be removed when permanent street name public signs are installed.

SECTION 36. Section 20.11.020, entitled "Defined Words", shall be amended by deleting the following terms:

- "Nonprofit event";
- "Sign, Awning";
- "Sign, Directional";
- "Sign, Drive-up Menu"
- "Sign, externally illuminated"
- "Sign, internally illuminated"
- "Sign, Not-for-profit";
- "Sign, Outdoor Advertising";
- "Sign, Off Premise"; and
- "Sign, Political".

SECTION 37. Section 20.11.020, entitled "Defined Words", shall be amended by adding a new defined term, "Condominium," to appear in alphabetical order, and to read as follows:

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

SECTION 38. Section 20.11.020, entitled "Defined Words", shall be amended by adding a new defined term, "Mixed Tenant Center," to appear in alphabetical order, and to read as follows:

"Mixed tenant center" means a structure that contains more than one (1) use or more than one (1) tenant.

SECTION 39. Section 20.11.020, entitled "Defined Words", shall be amended by deleting the term "Sign, Banner," and its definition and replacing it with "Banner," to appear in alphabetical order, and whose definition shall read as follows:

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

SECTION 40. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the term “Sign, Changeable Copy”, and its definition and replacing it with “Changeable copy,” to appear in alphabetical order, and whose definition shall read as follows:

“Changeable copy 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.”

SECTION 41. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the term “Sign, Electronic Reader Board,” and its definition and replacing the term with “Electronic Reader Board,” to appear in alphabetical order, and whose definition shall be as follows:

“Electronic reader board means a sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means.”

SECTION 42. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the term “Sign, Permanent Display Cabinet,” and its definition and replacing it with the term, “Permanent Display Cabinet,” to appear in alphabetical order and whose definition shall be as follows:

“Permanent display cabinet 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.”

SECTION 43. Section 20.11.020, entitled “Defined Words”, shall be amended by adding a new defined term “Sign, Public,” to appear in alphabetical order, and to read as follows:

“Sign, Public. ‘Public sign’ 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 transit stops; memorial plaques; or signs of historic interest.”

SECTION 44. Section 20.11.020, entitled “Defined Words”, shall be amended by deleting the definition of “Sign, Temporary”, and replacing it with the following provision:

“Sign Temporary. ‘Temporary sign’ means any 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 period of time.”

SECTION 45. Section 20.11.020, entitled “Defined Words”, shall be amended by revising the definition of “Sign, Window” by deleting the word “pane” and replacing it with the word “frame.”

SECTION 46. If any section, sentence, chapter or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any other section, sentence, chapter, provision or application of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 47. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington, with approval of the Mayor, and after any required notice, waiting periods, and/or publication under Indiana law.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this _____ day of _____, 2016.

ANDY RUFF, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2016.

JOHN HAMILTON, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2016.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the sign regulations contained within Title 20 (the Unified Development Ordinance) of the Bloomington Municipal Code. The changes are a response to the U.S. Supreme Court's decision in *Reed v. Town of Gilbert*, a decision that clarified the ability of localities to regulate the content of signs. This ordinance makes two types of changes to the local code. First, the City's sign regulations will no longer provide different standards for different categories of signs. Second, the City will eliminate all but public signs from its rights-of-way. In addition, changes to specific signage allotments for properties and zoning districts have also been modified.

ORDINANCE CERTIFICATION

In accordance with IC 36-7-4-605(a) I hereby certify that the attached Ordinance Number 16-01 is a true and complete copy of Plan Commission Case Number ZO-8-16 which was given a favorable / unfavorable / no (circle one) recommendation by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on the 11th day, of April, 2016.

Date:

Christy Langley, Secretary
Plan Commission

Received by the Common Council Office this _____ day of _____, 2016.

Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes _____ No _____

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

MEMO:

To: City of Bloomington Common Council
From: Patty Mulvihill, City Attorney
James Roach, Development Services Manager
Date: April 26, 2016
Re: Amendments to Title 20, Unified Development Ordinance, Sign Regulations

In the summer of 2015 the Supreme Court issued a decision in the case of Reed v. Town of Gilbert. In essence this Supreme Court decision says the following:

- When a municipality permits or prohibits signs based on type of sign, the Court will consider the sign ordinance to be regulating the content of protected speech on its face, which subjects any such regulation to a strict scrutiny standard of review.
- A strict scrutiny standard essentially “requires the Government to prove that the restriction furthers a compelling interest and is narrowly tailored to achieve that interest”.
- Aesthetics and traffic safety are not compelling government interests when a regulation differentiates between sign types.
- Acceptable content-neutral sign regulations could include regulation of size, building materials, lighting, moving parts, and portability (but note that other Supreme Court cases have made it clear that while we can assign different size limitations to different types of signs, political signs have to be allowed to be as large as your largest permissible sign). On public property, the government may go a long way toward entirely forbidding the posting of signs, so long as it does so in an evenhanded, content-neutral manner.
- Signs which are traditional traffic signs (wrong way, speed limit, yield, etc...) would still be content-based sign restrictions but the Court seems to indicate such signs would survive strict scrutiny. In other words, it seems more likely than not that a city could prohibit signs in the public right-of-way, but carve out an exception for these traffic safety types of signs.

A significant portion of the City’s sign regulations, located in Title 20, known as the Unified Development Ordinance, are unconstitutional in light of the recent Supreme Court holding described herein. The City’s sign regulations differentiate between sign types and then permit some sign types in the public right-of-way, while prohibiting others.

Since the Supreme Court issued its decision City staff from both the Legal Department and Planning & Transportation Department worked diligently on putting forward a comprehensive proposal to amend the City’s current sign regulations. The attached amendments, in staff’s opinion, bring the City’s ordinance into compliance with the Supreme Court’s recent ruling.

While making the necessary updates to ensure compliance with federal law, City staff also made some other substantive changes in order to resolve inconsistencies with the code, make technical corrections, and/or take into account changes that have occurred in Bloomington since the last comprehensive update to the City's sign regulations.

This proposal was presented to the Plan Commission on three separate occasions. At the April Plan Commission meeting the Plan Commission gave the proposal a positive recommendation and forwarded it along to the Common Council for additional review and action.

Highlights of the proposal and a review of what was primarily discussed at the Plan Commission follow herein.

Temporary Signs:

In order to account for the largest residential real estate signs utilized in the City limits today, staff proposes that "in all zoning districts, each property is allowed to have one (1) sign which shall not exceed eight (8) square feet per side"¹. As residential properties can, and in many cases do, exist in all zoning districts staff believes it is appropriate to make this allowance across the City. Second, by increasing the size to eight (8) square feet the amendment ensures that none of the local realtors are required to dispose of existing signs and purchase new ones.

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

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

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

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

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

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

To this end, the following temporary signs will be permitted to be displayed on *all* private property in the City without a permit:

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

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

Vehicle Signs:

In order to better clarify the types of vehicle signs that are prohibited, staff has modified the vehicle sign language to read as follows: “Vehicles, vans, trailers or trucks cannot be parked continuously in one location to be used to display signs. This does not prohibit vehicle owners from having vehicles 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 or one parking space and are not being used to serve in the same manner as an additional freestanding sign or temporary sign.”

Sandwich Board Signs:

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

- Only properties immediately adjacent to a public sidewalk shall be permitted to place a sandwich board in the sidewalk.
- Each property shall only be permitted 1 sandwich board sign; however, if a property contains more than 1 tenant, that property shall be permitted a sandwich board sign per tenant provided each sign is located at least 8 linear feet away from all other such signs.
- The design criteria, minus the 10 pound black ballast requirement currently required in the Unified Development Ordinance, is restated in this amendment.
- The Placement currently required in the Unified Development Ordinance is restated in this amendment.

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

- There will be no permit requirement for these signs.

Finally, attached to this Memo you will find the Ordinance and the documents passed by the Plan Commission⁵. The Plan Commission's version of these amendments is in a more reader-friendly format and contains a synopsis per section being amended.

⁵ The Plan Commission gave staff the authority to double check section references and citations when they passed their final version. In putting the legislation together staff noted several section references that were inaccurate, all have been properly identified and fixed in the actual Ordinance before you, but staff did not go back and fix said section references in the Plan Commission amendment format.

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:



- (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:



(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:



- (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) ~~Small 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.~~
 - ~~(BA) Signage Allotment. Window signs displayed in ground floor windows shall not count toward the wall signage allotment of the use. Window signs displayed in windows on floors above the ground floor shall count toward the wall signage allotment of the use and shall not be exempt from permit requirements.~~
 - ~~(CB) Area. Window signage shall not exceed twenty-five percent of the glass area of any individual window pane frame.~~
- (6) ~~Directional Signs. Directional signs shall be subject to the following standards:~~
 - ~~(A) Area. Signs shall not exceed four square feet in area per side.~~
 - ~~(B) Height. Signs shall not exceed forty two inches in height above the ground.~~
- (7) ~~Construction Signs. Construction signs shall be subject to the following standards:~~
 - ~~(A) Nonresidential, Multifamily, and Single family Subdivision Projects. Signs shall not exceed twenty four square feet in area per side.~~
 - ~~(B) Individual Single family Lots. Signs shall not exceed five square feet in area per side.~~
 - ~~(C) Number. Individual contractors, developers, or financiers may have a maximum of one construction sign.~~
 - ~~(D) Duration. Construction signs may be displayed throughout the duration of construction and shall be removed upon completion of construction.~~
- (8) ~~Not for profit Signs. Signs advertising special events by a registered not for profit organization shall be subject to the following standards:~~
 - ~~(A) Size. Signs shall not exceed five square feet in area per side.~~
 - ~~(B) Location. Signs shall not be placed on a property unless permission is granted by the property owner.~~

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

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

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

- (1) Animated Signs. Signs that utilize any motion picture, laser, or visual projection of images or copy ~~in conjunction with any business or advertisement.~~
- (2) Bench Signs. A sign located on the seat or back of a bench placed on or adjacent to a public right-of-way.
- (3) Imitation of Official Public Signs. Signs that purport to be, are in imitation of, or resemble an 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 or parking space and are not 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

(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:



- (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:



- ~~(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:



- (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.

(E) 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:

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- (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:~~

~~RE RS RC RM RH **MB** CL CG CA CD IG BP IN MD **OU**~~

~~(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).~~