

Article

5

Development Standards

*City of Richmond
Unified Development
Ordinance*

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Development Standards Overview

5.01 How to Use this Article

This Article contains development standards that are arranged by category. There are two (2) ways to determine which development standards apply to a specific zoning district. They are:

- A. **Blue Boxes:** Refer to the two-page layouts in *Article 2: Zoning Districts* for a specific zoning district. In the “Additional Development Standards that Apply” box for that specific zoning district are listed four-digit codes that determine which development standards apply. Only the four-digit codes noted in the “Additional Development Standards that Apply” section apply to that zoning district.
- B. **District Icons:** Refer to the icons used at the top of each development standard section in this Article. Each development standard section begins with a four-digit code and introductory sentence followed by icons with zoning district abbreviations (e.g. R1 for the Low Density Single-family Residential District). These zoning district icons note that the development standards written in that section apply to that zoning district.

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District Icons

5.02 Icon Key

-  - Parks and Recreation District
-  - Agricultural District
-  - Intense Agricultural District
-  - Low Density Single-family Residential District
-  - Medium Density Single-family Residential District
-  - High Density Single-family Residential District
-  - Urban Residential District
-  - Multiple-family Residential District
-  - Intense Multiple-family Residential District
-  - Manufactured Home Park District
-  - University District
-  - Institutional District
-  - Neighborhood Commercial District
-  - Limited Commercial District
-  - General Commercial District
-  - Outdoor Commercial District
-  - Central Business District
-  - Highway Commercial District
-  - Ed-Med-Tech Park District
-  - Industrial Commercial District
-  - Low to Moderate Intensity Industrial District
-  - High Intensity Industrial District
-  - High Impact District

Accessory Dwelling Standards (AD)

5.03 AD-01: Accessory Dwelling Standards

This Accessory Dwelling Standards section applies to the following zoning district:

AG

The intent of the Accessory Dwelling Standards is to provide an opportunity for an accessory dwelling while ensuring that specific conditions are met to protect the health, safety, and welfare of the residents. The following standards apply:

- A. **Applicability:** An accessory dwelling shall meet the applicable setbacks and structure heights for accessory structures as indicated on the two-page layout.
 1. *Minimum Front Yard Setback:* The minimum front yard setback shall be as indicated on the applicable two-page layout in [Article 2: Zoning Districts](#).
 2. *Minimum Side Yard Setback:* The minimum side yard setback shall be as indicated on the applicable two-page layout in [Article 2: Zoning Districts](#).
 3. *Minimum Rear Yard Setback:* The minimum rear yard setback shall be as indicated on the applicable two-page layout in [Article 2: Zoning Districts](#).
 4. *Maximum Structure Height:* The maximum structure height shall be as indicated on the applicable two-page layout in [Article 2: Zoning Districts](#).
- B. **Permits:** An Improvement Location Permit shall be required prior to the construction of an accessory dwelling or the conversion of an accessory structure to an accessory dwelling.
- C. **Types:** An accessory dwelling may be permitted on a lot only if the primary structure (i.e. primary dwelling) is owner-occupied.
 1. *Permitted:* An accessory dwelling may include a guest house, mother-in-law suite, or any single dwelling.
 2. *Prohibited:* A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat, motor vehicle, or trailer; in part, in whole, or of the like, shall not be permitted as an accessory dwelling.
- D. **Relationship:**
 1. *Use:* An accessory dwelling shall be ancillary and complementary to the use of the primary structure (i.e. primary dwelling). An accessory dwelling shall not be permitted if the primary structure was converted to anything other than single-family residential.
 2. *Timing:* An accessory dwelling shall not be constructed on a lot prior to the construction of the primary structure (i.e. primary dwelling).
- E. **Quantity and Size:**
 1. *Maximum Number:* No more than one (1) accessory dwelling shall be permitted on a lot.
 2. *Size:* An accessory dwelling shall be a minimum of 500 square feet and shall not exceed forty percent (40%) of the square feet of the primary structure (i.e. primary dwelling). If the square feet of the primary structure is less than 1,250 square feet the accessory dwelling shall be between 400 square feet and 600 square feet in area.
- F. **Design:**
 1. *Attachment:* The accessory dwelling may be attached to or detached from the primary structure (i.e. primary dwelling).
 2. *Minimum Components:* The accessory dwelling shall contain bathroom, kitchen, and sleeping facilities.
 3. *Driveway:* An accessory dwelling shall utilize the driveway of the primary structure (i.e. primary dwelling).
 4. *Parking:* At least one (1) parking space shall be available for an accessory dwelling.
 5. *Utilities:* An accessory dwelling shall utilize the utility connections that serve the primary structure (i.e. primary dwelling).
 6. *Home Business:* A home business (type 1) or home business (type 2) may be conducted within an accessory dwelling during or after use as an accessory dwelling, and according to [Section 5.35: Type 1 Home Business Standards](#) and [Section 5.36: Type 2 Home Business Standards](#).

Accessory Dwelling Standards (AD)

7. *Exemptions:* A detached accessory dwelling shall be exempt from complying with the *Architectural Standards* and *Landscaping Standards*.
8. *Accessory Structures:*
 - a. A detached accessory dwelling shall be considered ancillary and complementary to the primary structure (i.e. primary dwelling). The accessory dwelling shall not be permitted to have its own accessory structures; all accessory structures on the lot shall be considered accessory to the primary structure (i.e. primary dwelling).
 - b. Accessory dwellings shall not count towards the maximum number and maximum size standards for accessory structures included in *Accessory Structure Standards*.
9. *Physical Appearance:* The exterior finish and facade of any accessory dwelling shall match, closely resemble, or significantly complement the materials and colors used on the primary structure (i.e. primary dwelling).

Accessory Structure Standards (AS)

5.04 AS-01: General Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The intent of the Accessory Structure Standards is to permit accessory structures that meet the needs of property owners while protecting the health, safety, and welfare of the residents. The following standards apply:

- A. **Cross Reference:** Some accessory structures are regulated independent of the Accessory Structure Standards. The following types of structures are regulated in other sections:
 1. *Accessory Dwellings:* See *Accessory Dwelling Standards*.
 2. *Fences and Walls:* See *Fence and Wall Standards*.
 3. *Outdoor Dining:* See *Outdoor Dining Standards*.
 4. *Signs:* See *Sign Standards*.
 5. *Storage Tanks:* See *Storage Tank Standards*.
 6. *Swimming Pools:* Swimming pools shall meet the regulations within these Accessory Structure Standards sections and the Indiana Administrative Code (675 IAC 20: Swimming Pool Code).
 7. *Telecommunication Facilities:* See *Telecommunication Facility Standards*.
 8. *Trash Receptacles:* See *Trash Receptacle Standards*.
- B. **Applicability:**
 1. *Minimum Front Yard Setback:* The minimum front yard setback shall be as indicated on the applicable two-page layout in [Article 2: Zoning Districts](#).
 2. *Minimum Side Yard Setback:* The minimum side yard setback shall be as indicated on the applicable two-page layout in [Article 2: Zoning Districts](#).
 3. *Minimum Rear Yard Setback:* The minimum rear yard setback shall be as indicated on the applicable two-page layout in [Article 2: Zoning Districts](#).
 4. *Maximum Structure Height:* The maximum structure height shall be as indicated on the applicable two-page layout in [Article 2: Zoning Districts](#).
- C. **Permits:** An Improvement Location Permit shall be required prior to the installation or construction of an accessory structure greater than 200 square feet unless specifically noted otherwise. In circumstances where a permit is not required, the accessory structure shall still meet all applicable Accessory Structure Standards.
- D. **Types:**
 1. *Permitted Accessory Structures:*
 - a. *Construction Trailer:* A construction trailer shall be permitted on any lot for the duration of a construction project; from the date a building permit or Improvement Location Permit has been issued until thirty (30) days after the certificate of occupancy has been issued. A construction trailer may be located within ten (10) feet of a property line regardless of the setback requirements for the applicable zoning district. However, a construction trailer shall still be applicable to [Section 5.95: Vision Clearance Triangle Standards](#).
 2. *Prohibited Accessory Structures:*
 - a. A mobile home, manufactured home, recreational vehicle, semi-tractor trailer, boat, motor vehicle, or trailer; in part, in whole, or of the like, shall not be permitted as an accessory structure.
 - b. Temporary and portable storage units (e.g. PODS) shall not be permitted as a permanent accessory structure. See *Temporary Use and Structure Standards*.
- E. **Maintenance:** All accessory structures shall be properly maintained and kept in good condition.
- F. **Exemption:**
 1. *Satellite Dish:* Satellite dishes less than two (2) feet in diameter shall be exempt when installed on a rooftop, wall, or on the ground. Ground mounted satellite dishes shall be setback at least thirty (30) feet from a front property line and ten (10) feet from all other property lines.
 2. *Solar Panel:* Solar panels that are roof mounted or ground mounted shall be exempt if the cumulative square footage of all solar panels do not exceed seventy-five percent (75%) of the footprint of the primary structure, when roof mounted; and 600 square feet if ground mounted. Solar panels shall not be ground mounted in the front yard.

Accessory Structure Standards (AS)

5.05 AS-02: Parks and Recreation and Agricultural Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Storage-based*: Storage-based accessory structures shall be permitted. Storage-based accessory structures shall include barns, boat houses, carports, detached garages, greenhouses, mini-barns, pole structures, pool houses, sheds, and other structures used primarily for storage.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include decks, gazebos, hot tubs, ground-mounted satellite dishes, sport courts, swimming pools, and other structures used primarily for recreation.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot or the zoning district's permitted uses.
2. *Timing*: An accessory structure may be installed or constructed on a lot prior to the construction of the primary structure or without the existence of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: No more than ten (10) storage-based accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Location: Storage-based and recreation-based accessory structures shall only be allowed in side yards and rear yards with the following exceptions:

1. *Basketball Goals*: A basketball goal along a driveway or mounted on the garage shall not be considered a sport court. However, a basketball goal shall meet the front yard setback requirement.
2. *Detached Garage*: A detached garage may be placed forward of a primary structure, but only if it is side loading and to the side of the primary structure's facade.

Accessory Structure Standards (AS)

5.06 AS-03: Residential Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Storage-based*: Storage-based accessory structures shall be permitted. Storage-based accessory structures shall include carports, detached garages, greenhouses, mini-barns, pool houses, sheds, and other structures used primarily for storage.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include decks, gazebos, hot tubs, ground-mounted satellite dishes, sport courts, swimming pools, and other structures used primarily for recreation.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot.
2. *Timing*: An accessory structure shall not be installed or constructed on a lot prior to completing construction of the primary structure (i.e. issuance of the certificate of occupancy).

C. Quantity and Size:

1. *Maximum Quantity*: No more than two (2) storage-based accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: The cumulative square footage of all storage-based accessory structures shall not exceed seventy-five percent (75%) of the footprint of the primary structure.

D. Materials: The exterior finish and facade of all storage-based accessory structures greater than 200 square feet shall match, closely resemble, or significantly complement the materials and colors used on the primary structure.

E. Location: Storage-based and recreation-based accessory structures shall only be allowed in side yards and rear yards with the following exceptions:

1. *Basketball Goals*: A basketball goal along a driveway or mounted on the garage shall not be considered a sport court. However, a basketball goal shall meet the front yard setback requirement.

Accessory Structure Standards (AS)

5.07 AS-04: Multiple-family Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted.
 - a. Support-based accessory structures shall include a management office, sales office, maintenance facility, enclosed vending, laundry, trash compactors, recycling containers, dumpsters, and other structures customarily incidental to the development.
 - b. Support-based accessory structures shall be subordinate to the residential component of the development
 - c. Support-based accessory structures shall be located, designed, and intended to serve only the needs of the development and its residents.
 - d. Support-based accessory structures shall present no visible evidence of its non-residential nature to areas outside the development.
2. *Storage-based*: Except for garages and carports, storage-based accessory structures specific to each dwelling unit shall not be permitted.
3. *Recreation-based*: Recreation-based accessory structures shall include an indoor fitness room, indoor or outdoor sport courts, indoor or outdoor swimming pool, indoor or outdoor play equipment, and other recreation features customarily incidental to the development.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the primary use.
2. *Timing*:
 - a. *Support-based*: A support-based accessory structure may be installed or constructed on a lot prior to the construction of the primary structure.
 - b. *Storage-based*: A storage-based accessory structure shall not be installed or constructed on a lot prior to completing construction of the primary structure (i.e. issuance of the certificate of occupancy).

C. Quantity and Size:

1. *Maximum Quantity*: No more than four (4) support-based accessory structures shall be permitted for any development. There is no limit on storage-based and recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures greater than 200 square feet shall match, closely resemble, or significantly complement the materials and colors used on the primary structure.

E. Location: Support-based and storage-based accessory structures are not restricted to any specific yards.

Accessory Structure Standards (AS)

5.08 AS-05: Manufactured Home Park Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:

MP

The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted in areas on the lot that are not dwelling sites.
 - a. Support-based accessory structures shall include a management office, sales office, maintenance facility, indoor fitness room, indoor or outdoor sport courts, indoor or outdoor swimming pool, indoor or outdoor play equipment, enclosed vending, laundry, emergency storm shelter, and other structures customarily incidental to the development.
 - b. Support-based accessory structures shall be subordinate to the residential component of the development.
 - c. Support-based accessory structures shall be located, designed, and intended to serve only the needs of the development and its residents.
 - d. Support-based accessory structures shall present no visible evidence of its non-residential nature to areas outside the development.
2. *Storage-based*: Storage-based accessory structures in the form of detached garages, carports, and sheds shall be permitted on dwelling sites.
3. *Recreation-based*: Recreation-based accessory structures in the form of decks and ground-mounted satellite dishes shall be permitted on dwelling sites.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the primary use.
2. *Timing*:
 - a. *Support-based*: A support-based accessory structure may be installed or constructed on a lot prior to the construction of a primary structure. They also may be installed or constructed prior to installation of a primary structure on a dwelling site.
 - b. *Dwelling Site Accessory Structures*: Storage-based and recreation-based accessory structures shall not be installed or constructed on a lot or a dwelling site prior to the construction or installation of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity per Development*: No more than four (4) support-based accessory structures shall be permitted for any development. There is no limit on recreation-based accessory structures.
2. *Maximum Quantity per Dwelling Site*: Each dwelling site shall be permitted one (1) shed in addition to a carport or garage. No additional storage-based accessory structures shall be permitted on a dwelling site.
3. *Maximum Size*: The total area of storage-based accessory structures on a dwelling site shall not exceed twenty-five percent (25%) of the dwelling site area or 600 square feet, whichever is less.

D. Materials: The exterior finish and facade of all accessory structures greater than 200 square feet shall match, closely resemble, or significantly complement the materials and colors used on the primary structure.

E. Location: Storage-based and recreation-based accessory structures shall only be allowed in side yards and rear yards with the following exception:

1. *Basketball Goals*: A basketball goal along a driveway or mounted on the garage shall not be considered a sport court. However, a basketball goal shall meet the front yard setback requirement.

Accessory Structure Standards (AS)

5.09 AS-06: University Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. Support-based accessory structures shall include a maintenance facility, mechanical structure, stand-alone restroom facility, storage building, enclosed vending, kiosk, or other structure used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include a deck, fountain, pavilion, picnic shelter, public art display, sport court, terrace, play equipment, or other structures that add a recreational element to the primary use of the lot.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure may be installed or constructed on a lot prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: There is no limit on support-based or recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures shall match, closely resemble, or significantly complement the character of the district.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

5.10 AS-07: Institutional Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. A support-based accessory structure shall include a maintenance facility, mechanical structure, freestanding canopy, stand-alone restroom facilities, storage building, enclosed vending, kiosk, or structures used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. A recreation-based accessory structure shall include a deck, fountains, pavilion, picnic shelter, public art display, sport courts, terrace, playground equipment or other structures that add a recreational element to the primary use of the lot.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: A support-based accessory structure shall not be installed or constructed on a lot prior to the construction of a primary structure. A recreation-based accessory structure may be installed or constructed prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: Up to eight (8) support-based accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures shall match, closely resemble, or significantly complement the character of the district.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

Accessory Structure Standards (AS)

5.11 AS-08: Neighborhood Commercial Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. Support-based accessory structures shall include a storage building, refrigeration/freezer unit, freestanding canopy, mechanical structure, or other structure used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. A recreation-based accessory structure shall include a deck, terrace, play equipment, or other structures that add a recreational element to the primary structure that is consistent with the intent of the district.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure shall not be installed or constructed on a lot prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: No more than one (1) support-based accessory structure shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: The cumulative square footage of all storage-based accessory structures shall not exceed 800 square feet in area or ten percent (10%) of the footprint of the primary structure, whichever is greater.

D. Materials: The exterior finish and facade of all accessory structures greater than 200 square feet shall match, closely resemble, or significantly complement the materials and colors used on the primary structure.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

5.12 AS-09: Central Business Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning district:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted for non-residential uses. Support-based accessory structures shall include a storage building, refrigeration/freezer unit, mechanical structure, remote teller, or other structure used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted for non-residential uses. Recreation-based accessory structures shall include a deck, fountain, pavilion, public art display, terrace, or other structures that add a recreational element to the primary structure that is consistent with the intent of the district.
3. *Prohibited*: Accessory structures for residential uses shall not be permitted.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure shall not be installed or constructed on a lot prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: One (1) support-based accessory structure shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: A support-based accessory structure shall not exceed 500 square feet in area or twenty-five percent (25%) of the footprint of the primary structure, whichever is greater.

D. Materials: The exterior finish and facade of any accessory structure shall match, closely resemble, or significantly complement the materials and color used on the primary structures.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

Accessory Structure Standards (AS)

5.13 AS-10: Commercial Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. Support-based accessory structures shall include a maintenance facility, mechanical structure, freestanding canopy, storage building, refrigeration/freezer unit, or other structures used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include a deck, fountain, pavilion, picnic shelter, public art display, sport court, terrace, play equipment, or other structures that add a recreational element to the primary use of the lot.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure shall not be permitted prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: No more than four (4) support-based accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures over 200 square feet in area shall match, closely resemble, or significantly complement the materials and color used on the primary structure.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

5.14 AS-11: Industrial Accessory Structure Standards

This Accessory Structure Standards section applies to the following zoning districts:



The following standards apply:

A. Types:

1. *Support-based*: Support-based accessory structures shall be permitted. Support-based accessory structures shall include a cooling tower, maintenance facility, mechanical structure, storage building, water tower, or other structures used in support of the primary structure.
2. *Recreation-based*: Recreation-based accessory structures shall be permitted. Recreation-based accessory structures shall include a deck, fountain, pavilion, picnic shelter, public art display, sport court, terrace, play equipment, or other structures that add a recreational element to the primary use of the lot.

B. Relationship:

1. *Use*: An accessory structure shall relate to the primary use of the lot and be solely used in connection with the specific primary use.
2. *Timing*: An accessory structure shall not be installed or constructed on a lot prior to the construction of the primary structure.

C. Quantity and Size:

1. *Maximum Quantity*: No more than eight (8) accessory structures shall be permitted on a lot. There is no limit on recreation-based accessory structures.
2. *Maximum Size*: There is no maximum size.

D. Materials: The exterior finish and facade of all accessory structures over 200 square feet in area shall match, closely resemble, or significantly complement the materials used on the primary structure.

E. Location: Support-based and recreation-based accessory structures shall only be allowed in side yards and rear yards.

Architectural Standards (AR)

5.15 AR-01: Residential and Neighborhood Commercial Architectural Standards

This Architectural Standards section applies to the following districts:



The intent of the Architectural Standards is to protect the health, safety, and welfare of residents by maintaining the community's character and improving the quality of life. The following standards apply:

- A. **Facade:** The front facade of all single-family and two-family dwellings shall face the public or private street to which the home gains primary access, except as described below:
 1. *Corner Lots:* The front facade may face either street if located on a corner lot.
 2. *Large Setbacks:* A single-family dwelling setback a minimum of 200 feet from the public right-of-way may orient the front facade up to ninety degrees (90°) from parallel to that public right-of-way.
- B. **Roof:**
 1. *Minimum Pitch:* Five (5) vertical units to twelve (12) horizontal units (5:12 pitch) for the main roof planes.
 2. *Minimum Eave/Overhang:* All dwellings shall have eaves or overhangs a minimum of nine (9) inches from the facade's siding material on at least eighty percent (80%) of the roofline. The eave/overhang shall be determined after the installation of masonry.
- C. **Equipment:** All mechanical equipment, air conditioner units, propane tanks, and the like shall not be located forward of the front facade. This standard applies to each facade that faces a public right-of-way.
- D. **Garage and Carport:**
 1. *Garage Capacity:* A minimum of a one-car garage is required for all single-family and two-family dwellings.
 2. *Garage-forward Design:* Front-loading garages shall not be located forward of the facade by more than eight (8) feet on multiple-family units or single-family units with less than 1,200 square feet of living space.
 3. *Carport:* Carports shall be attached and integrally designed with the primary structure. The carport's materials shall be complementary to the materials of the primary structure.

5.16 AR-02: Institutional and Commercial Architectural Standards

This Architectural Standards section applies to the following districts:



The following standards apply:

- A. **Facade:**
 1. *Front Facade:* The front facade shall generally face the public or private street to which the business gains primary access or which has the greatest exposure to an adjacent street including a highway or an interstate. On corner lots and through lots, the front facade may face either street. If the primary structure is greater than 300 feet from the front property line and greater than fifty (50) feet from all other property lines, its front facade may face any direction.
 2. *Other Facades:* Any other facade (i.e. not the front facade) that faces an interstate, highway, or arterial street shall be finished to a standard similar to the architectural quality of the front facade, including building materials, architectural details, windows, or faux windows. Facades thirty (30) feet or greater in length or facade faces 420 square feet or greater in area without visual relief shall not be permitted
- B. **Site Layout:** Lineal/strip development shall incorporate variation in building height, building mass, roof forms and changes in wall planes.
- C. **Entries:** A building greater than 15,000 square feet shall have clearly defined, highly visible customer entrances featuring at least two (2) of the following:
 1. Canopies or porticos;
 2. Overhangs;
 3. Arcades;
 4. Raised corniced parapets over the door;
 5. Peaked roof forms;
 6. Arches;
 7. Outdoor patios;
 8. Architectural details such as tile work and moldings that are integrated into the building structure and design;
 9. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
 10. Columns;
 11. Awnings; or
 12. Enframed window walls.

Confined Feeding Standards (CF)

5.17 CF-01: Confined Feeding Standards

This Confined Feeding Standards section applies to the following districts:



The intent of the Confined Feeding Standards is to protect the health, safety, and welfare of residents by regulating the placement and operation of confined feeding beyond standards required by State and federal agencies. The following standards apply:

- A. Minimum Distance from Existing Uses: All elements of the confined feeding operation, including animal barns/sheds, lagoons, animal mortality facilities, parking areas, truck maneuvering areas, and accessory facilities shall meet the following standards:
 1. *Residential and Institutional*: The minimum separation to an existing residential or institutional use shall be 1,300 feet measured from foundation to foundation.
 2. *Retail, Restaurant, or Entertainment Uses*: The minimum separation to an existing retail, restaurant, or entertainment use shall be 1,200 feet measured from foundation to property line.
- B. Reduction of Setbacks: The 750 foot required front, side, and rear yard setbacks for confined feeding operations may be reduced if the surrounding land is restricted from residential, institutional, retail, restaurant, and entertainment uses, resulting in an equivalent setback of 750 feet. The specific regulations are as follows:
 1. *Minimum Reduction of Setbacks*:
 - a. *Distance to Public Right-of-way*: Under no circumstances shall the confined feeding operation be closer than 300 feet from a public right-of-way, when measured from foundation to right-of-way.
 - b. *Front Yard Setback*: The minimum front yard setback is 100 feet.
 - c. *Side Yard Setback*: The minimum side yard setback is 100 feet.
 - d. *Rear Yard Setback*: The minimum rear yard setback is 100 feet.
 2. *Options for Allowing Reduced Setbacks*: The owner shall secure one (1) or more the following options for the area off-site, from the adjacent property owners to meet the 750 feet minimum:
 - a. *Deed Restriction*: The adjacent property shall be restricted by deed and recorded at the County Recorder's office. The deed restriction shall only be removed by demolition of the confined feeding operation or conversion to a non-restricted use; and by majority vote of the Plan Commission.
 - b. *Conservation Easement*: The adjacent property shall be restricted through conservation easement in perpetuity. The conservation easement shall only be able to be removed by demolition of the confined feeding operation or conversion to a non-restricted use; and by majority vote of the Plan Commission.
- C. Animal Mortalities: Animal mortalities are subject to the following standards.
 1. *Restricted Methods*: Disposal pits and animal landfills are not permitted.
 2. *Permitted Methods*: On-site incineration, composting, and rendering are permissible. Transporting animal mortalities to an off-site incinerator, composting facility, or rendering plant is permissible.
 3. *Storage for Removal to Off-site Facility*: All animal mortalities shall be stored in a leak-proof container or facility, and be fully enclosed with an opaque fence at least six (6) feet in height with a gate to gain access.
 4. *Frequency of Removal*: All animal mortalities shall be removed from the site periodically to assure the on-site storage container or facility does not exceed its designed capacity.

Density and Intensity Standards (DI)

5.18 DI-01: Density and Intensity Standards

This Density and Intensity Standards section applies to the following districts:



The intent of the Density and Intensity Standards is to protect the health, safety, and welfare of residents through the establishment of maximum density and maximum land use intensity requirements. The following standards apply:

- A. **Applicability:** If a density or intensity standard does not appear on the two-page layout in *Article 2: Zoning Districts* for a zoning district, then a density or intensity standard shall not apply to that particular zoning district.
 1. **Maximum Density:** The maximum density shall be as indicated on the applicable two-page layout in *Article 2: Zoning Districts*.
 2. **Maximum Lot Coverage:** The maximum lot coverage shall be as indicated on the applicable two-page layout in *Article 2: Zoning Districts*.

Driveway Standards (DW)

5.19 DW-01: General Driveway Standards

This Driveway Standards section applies to the following zoning districts:



The intent of the Driveway Standards is to maximize safety for drivers. The following standards apply:

- A. **Project Applicability:** Any new or expanded access to a public right-of-way intended for vehicular or farm equipment use shall be considered a driveway and shall meet the Driveway Standards of the Unified Development Ordinance.
1. *Residential Limits:* Access to four (4) or more single-family lots or access to four (4) or more dwelling sites within a manufactured home park shall be established as a public or private street and meet the applicable standards within the City of Richmond's Construction Standards.
 2. *Non-residential Limits:* Access to four (4) or more non-residential lots and that conveys over 2,000 vehicles on average per day shall be established as a public or private street and meet the applicable standards within the City of Richmond's Construction Standards.
- B. **Cross Reference:** Some regulations related to Driveway Standards are not included in this section. Please refer to the following documents for additional information and regulations:
1. *Street Classification:* The classification of streets shall be based on the Thoroughfare Plan.
 2. *Construction Standards:* A driveway shall meet or exceed the City of Richmond's Construction Standards.
- C. **Permits:** A Driveway Permit shall be required for all driveway cuts onto public streets. The Engineering Department reviews and issues the driveway permit in the City of Richmond and shall be issued prior to the receipt of an Improvement Location Permit.
1. *State and Federal Highways:* An Indiana Department of Transportation permit shall be required as a prerequisite to the Driveway Permit for all driveway cuts onto State or Federal highways.
 2. *County Roads:* Streets located outside the corporate limits of Richmond shall first get approval for driveway cuts from the Wayne County Planning and Zoning department.
- D. **Measurement Rules:**
1. *Between Driveway and Street Intersection:* The distance between a driveway and a street intersection shall be determined by measuring from the edge of pavement of the driveway to the nearest right-of-way line of the street that is parallel or mostly parallel to the driveway. This measurement shall be taken at the right-of-way line of the street to which the driveway gains access.
 2. *Between Driveways:* The distance between driveways shall be determined by measuring from the edge of pavement of one (1) driveway to the nearest edge of pavement of the other driveway at the right-of-way line of the street to which the driveways gain access.
 3. *Driveway Width:* The width of a driveway shall be determined by measuring from one (1) edge of the pavement to the other edge of the pavement at the right-of-way line of the street to which the driveway gains access.
- E. **Positioning:**
1. *Alignment:* The centerline of two (2) driveways accessing an arterial or collector street from opposite sides of the street shall align with each another, or shall meet the applicable driveway separation requirements.
 2. *Clear Vision of Driveways:* All driveways shall be located to reasonably prevent collisions with intersecting traffic.
 - a. Driveways gaining access to streets with a posted speed limit of thirty miles per hour (30 MPH) or less shall be located such that they are visible by a driver for at least sixty (60) feet after cresting a hill, rounding a curve, or passing any other physical barriers that prevent clear vision.
 - b. Driveways gaining access to streets with a posted speed limit of thirty-five miles per hour (35 MPH) to forty-five miles per hour (45 MPH) shall be located such that they are visible by a driver for at least 120 feet after cresting a hill, rounding a curve, or passing any other physical barriers that prevent clear vision.
 - c. Driveways gaining access to streets with a posted speed limit of fifty miles per hour (50 MPH) or higher shall be located such that they are visible by a driver for at least 200 feet after cresting a hill, rounding a curve, or passing any other physical barriers that prevent clear vision.

Driveway Standards (DW)

3. *Additional Separation:* Either the Zoning Administrator or the Engineer may deny a proposed driveway location or require additional separation due to other safety concerns, including, but not limited to, width of the public street, condition of the public street, lack of shoulder, natural or man-made hazards, adverse shadowing from natural or man-made features, and adverse drainage on or around the public street.
- F. Discretion: The Zoning Administrator, Engineer, or Technical Review Committee may determine if public improvements such as acceleration lanes, deceleration lanes, passing blisters, wider shoulders or approaches, frontage streets, or other improvements are necessary. See *Public Improvement Standards*.

5.20 DW-02: Agricultural Driveway Standards

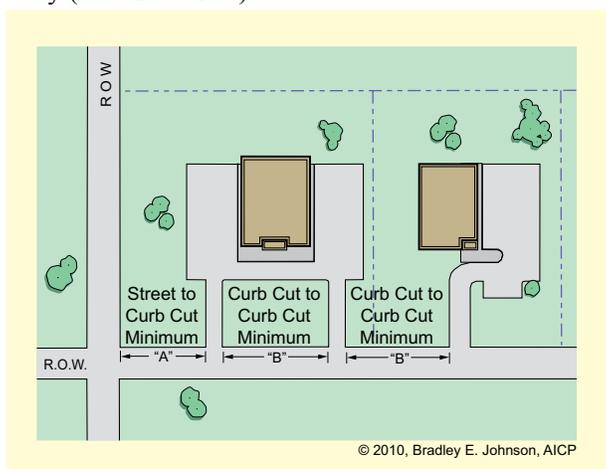
This Driveway Standards section applies to the following zoning districts:



The following standards apply:

A. Separation:

1. *From Street Intersection:* A driveway shall not be permitted to be installed within 100 feet of any intersecting street (see “A” below).
2. *From Another Driveway:* A driveway shall not be permitted to be installed within sixty (60) feet of another driveway (see “B” below).



- B. Width: A driveway shall not exceed thirty (30) feet in width.
- C. Materials: Asphalt, concrete, pavers, other durable paving materials, or gravel shall be acceptable driveway surface materials.
- D. Setback: All driveways shall be setback at least ten (10) feet from side property lines.

5.21 DW-03: Residential Driveway Standards

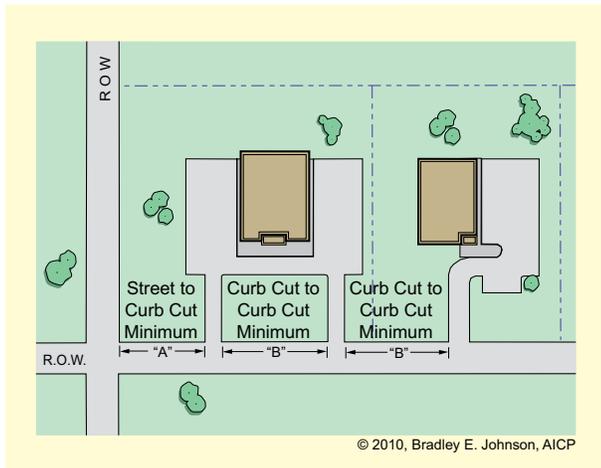
This Driveway Standards section applies to the following zoning districts:



The following standards apply:

A. Separation:

1. *From a Street Intersection:* A driveway shall not be permitted to be installed:
 - a. Within 150 feet of any intersecting street if access is along an arterial or collector street.
 - b. Within 100 feet of any intersecting street if access is along a local street.
 - c. If the lot is not large enough to achieve the required separation, then the driveway shall be installed at the location farthest from the intersection.
2. *Between Driveways:* Unless a shared driveway is established, two (2) or more driveways shall not be permitted to be installed:
 - a. Within 100 feet of each another if access is along an arterial or collector street (see “B” below).
 - b. Within sixteen (16) feet of one another if access is along a local street (see “B” below).



- B. **Width:** A driveway shall be at least nine (9) feet wide, but shall not exceed ten (10) feet per lane and twenty (20) feet overall.
- C. **Materials:** Driveways shall consist of asphalt, concrete, pavers, or other durable paving material approved by the Zoning Administrator unless located within the extra-territorial jurisdiction of the City of Richmond, where gravel shall be an acceptable driveway surface materials.
- D. **Setback:** Driveways shall be setback at least three (3) feet from side property lines unless a shared driveway is established.
- E. **Shared Driveway:**
 1. *Easement Required:* Shared driveways shall be permitted, but they shall be placed in a shared driveway easement per [Section 7.06: Easement Standards](#) or other legal mechanism but the lot shall have the required frontage per [Section 5.53: Lot Standards](#).
 2. *Width:* Shared driveways shall not exceed twenty (20) feet in width.

5.22 DW-04: Non-residential Driveway Standards

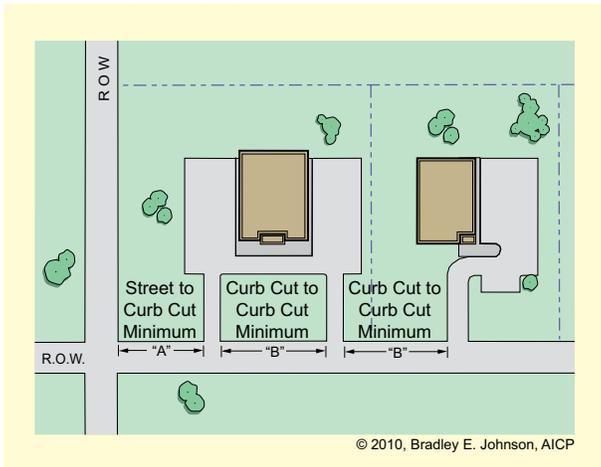
This Driveway Standards section applies to the following zoning districts:



The following standards apply:

A. Separation:

1. *From a Street Intersection*: A driveway shall not be permitted to be installed:
 - a. Within 150 feet of any intersecting street if access is along an arterial or collector street (see “A” below).
 - b. Within 100 feet of any intersecting street if access is along a local street (see “A” below).
 - c. If the lot is not large enough to achieve the required separation, then the driveway shall be installed at the location farthest from the intersection.
 - d. Under no circumstances shall a driveway be permitted within sixty (60) feet of any street intersection.
2. *Between Driveways*: Two (2) or more driveways shall not be permitted to be installed:
 - a. Within 100 feet of one another if access is along an arterial or collector street (see “B” below).
 - b. Within forty-five (45) feet of one another if access is along a local street (see “B” below).



- B. Width: A driveway shall be at least nine (9) feet wide, but shall not exceed ten (10) feet per lane and thirty (30) feet in overall width.
- C. Materials: Driveways shall consist of asphalt, concrete, or other non-porous material approved by the Zoning Administrator.
- D. Setback: Driveways shall be setback at least ten (10) feet from side property lines, except when [Section: 5.22\(A\)\(1\)\(c\)](#) applies.
- E. Curbs: When curbs are established along the subject property, the curb shall be extended to the property line from the edge of pavement for all driveways, following the edge of the driveway.

Environmental Standards (EN)

5.23 EN-01: Environmental Standards

This Environmental Standards section applies to the following zoning districts:



The intent of the Environmental Standards is to protect the health, safety, and welfare of residents by providing for the protection of air, soil, and water quality on a local level. The following standards apply:

- A. **Cross Reference:** Some regulations related to Environmental Standards are not included in this section. Please refer to the following sections for additional information and regulations:
1. *Storage Tanks:* See *Storage Tank Standards*.
- B. **Prohibitive Geology:** A development shall provide an engineered site plan if it contains any of the following:
1. *Slope:* Pre-development or post development slopes greater than twenty percent (20%).
 2. *Rock:* Adverse rock formations.
 3. *Soil:* Adverse soils.
 4. *Stability Limitations:*
 - a. Has a low loading rate.
 - b. Has a low weight-bearing strength.
 - c. Has any other feature which will significantly accelerate the deterioration of a structure or significantly reduce the structure's stability.
 5. *Overcoming Prohibitive Geology:* Structures may be permitted if an engineered site plan is submitted and approved by the Technical Review Committee.
- C. **Air Quality:**
1. *Generally:* A use shall not discharge fly ash, dust, smoke, vapors, noxious toxic or corrosive matter, or other air pollutants in such concentration as to conflict with public air quality standards or be detrimental to humans, animals, vegetation, or property.
 2. *Outdoor Burners:* Outdoor wood burners and corn burners shall not discharge ash, smoke, or fine particulate matter such that it is detectable beyond the lot lines of the lot on which it is located. Development in the AG District shall be exempt from this provision.
- D. **Soil and Water Quality:**
1. *Erosion Control:*
 - a. Developments shall be in compliance with the City of Richmond's Stormwater Management Ordinance.
 - b. Developments shall be in compliance with the filing requirements for erosion control on construction sites as in Indiana Administrative Code 327-1 (Rule 5), when applicable.
 - c. Sedimentation in adjoining surfaces, drainage systems, and watercourses caused from the development of a lot or use shall not be permitted. If such sedimentation occurs, it shall be the responsibility of the owner of the developed lot or use to remove the sedimentation.
 2. *Fill:* All fill materials shall be free of environmentally hazardous materials. The Zoning Administrator or the City's MS4 Coordinator may request representative samples of the fill for testing purposes.
 3. *Production:* No use shall produce pollutants in such a quantity as to pollute soils, water bodies, adjacent properties, or conflict with public water standards.
 4. *Storage:* No use shall accumulate within the lot, or discharge beyond the lot lines, any waste, debris, refuse, trash, discarded construction materials, discarded appliances, scrap metals, or rotting wood that are in conflict with applicable public health, safety, and welfare standards unless expressly permitted by the Unified Development Ordinance.
 5. *Disposal:* No waste materials such as garbage, rubbish, trash, construction material, gasoline, oil, flammables, soils, tars, chemicals, greases, industrial or agricultural waste, or any other material of such nature, quantity, obnoxiousness, toxicity, or temperature that it may contaminate, pollute, or harm the waters or soils shall be deposited, located, stored, or discharged on any lot unless expressly permitted by the Unified Development Ordinance.
- E. **Environmental Feature Protective Setback:** Primary structures, accessory dwellings, storage-based accessory structures, and support based-accessory structures shall be at least a twenty-five (25) feet from the delineated boundary of a wetland or the edge of the water at normal pool of a lake, pond, creek, stream, or river.

Fence and Wall Standards (FW)

5.24 FW-01: General Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:



The intent of the Fence and Wall Standards is to ensure neighborliness, visibility, and aesthetic quality; and to protect the health, safety, and welfare of the residents. The following standards apply:

- A. **Cross Reference:** Some regulations related to Fence and Wall Standards are not included in this section. Please refer to the following sections and documents for additional information and regulations:
 1. *Vision Clearance:* Fences and walls shall meet all vision clearance standards in [Section 5.95: Vision Clearance Triangle Standards](#).
 2. *Covenants:* Property owners within subdivisions are advised to investigate applicable Declaration of Covenants which may impose greater restrictions than are found in the Unified Development Ordinance. The stricter standard of the two (2) apply to lots with covenants.
- B. **Permits:** No permit shall be required for the installation of a fence or wall when located within the building envelope (i.e. meets all setbacks for primary structures). If a fence or wall is located between the property line and the building envelope then an Improvement Location Permit is required.
- C. **Positioning:**
 1. *Presentation:* Fences and walls shall present the non-structural face outward.
 2. *Property Line:* Fences and walls shall be permitted on the property line.
 3. *Easement:* No fence or wall shall be located within a public or private easement unless written permission from the easement holder has been granted.
- D. **Maintenance:** All fences and walls are required to be properly maintained and kept in good condition.

5.25 FW-02: Parks and Recreation Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning district:



The following standards apply:

- A. **Height:** Fences and walls shall not exceed four (4) feet in height when located within twenty-five (25) feet of any property line. All other fences shall not exceed six (6) feet in height.
- B. **Height Exceptions:** Fences that surround swimming pools, sport courts, sport fields, and similar amenities that are also located within the building envelope are allowed to be any height deemed necessary to protect players, spectators, vehicles, and adjacent property; or deemed essential to the facility to conduct the sport, recreation, or game (i.e. a backstop behind home plate in a baseball field or a wall for solo tennis practice).
- C. **Types:**
 1. *Permitted Materials:* Wood, stone, masonry, wrought iron, decorative metal, and PVC shall be permitted fence and wall materials.
 2. *Permitted Materials for Sport and Recreation:* Vinyl, zinc or powder coated chain link, galvanized chain link, wood, stone, masonry, wrought iron, decorative metal, and PVC shall be permitted fence and wall materials for surrounding swimming pools, sport courts, sport fields, and similar amenities.
 3. *Prohibited Material:* Fences and walls shall not incorporate barbed wire, above ground electrified wires, razor wire, glass, sharpened top spikes, or similarly hazardous fence materials.

5.26 FW-03: Agricultural Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:



The following standards apply:

- A. **Height:** Fences and walls around a farmstead, not farm fields, shall not exceed five (5) feet in height in the front and side yards, and eight (8) feet in height in the rear yard. Containment fences for livestock, or fences around farm fields shall not exceed six (6) feet in height. Containment fences for livestock or exotic animals that are at least fifty (50) feet from all property lines are allowed up to ten (10) feet in height.

Fence and Wall Standards (FW)

- B. **Height Exceptions:** Fences that surround a swimming pool or sport courts located within the building setbacks, and in the side or rear yard, are allowed up to eight (8) feet in height.
- C. **Types:**
1. *Permitted Materials Around a Farmstead:* Wood, stone, masonry, wrought iron, decorative metal, and PVC shall be permitted fence and wall materials around a farmstead.
 2. *Permitted Materials for Containment and Farm Fields:* Vinyl, zinc or powder coated chain link, galvanized chain link, chicken wire, wire mesh, agricultural wire, wood, composite outdoor wood, stone, masonry, wrought iron, decorative metal, and PVC shall be permitted fence and wall materials for containment and for around farm fields.
 3. *Prohibited Material:* Except where used for containment purposes, fences and walls shall not incorporate barbed wire or above ground electrified wires. Razor wire, broken glass, sharpened top spikes, and similarly hazardous fence material are not permitted.

5.27 FW-04: Residential Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:



The following standards apply:

- A. **Height:**
1. *Front or Side Yard:* Fences and walls in front or side yards shall not exceed four (4) feet in height.
 2. *Rear Yard:* Fences and walls in rear yards shall not exceed six (6) feet in height when located between the property line and the building envelope, or eight (8) feet in height when located within the building envelope.
- B. **Types:**
1. *Permitted Materials in Front and Side Yards:* Wood, composite outdoor wood, PVC, stone, masonry, wrought iron, and decorative metal shall be permitted fence and wall materials.
 2. *Permitted Materials in Rear Yards:* Vinyl, zinc or powder coated chain link, wood, PVC, composite outdoor wood, stone, masonry, wrought iron, and decorative metal shall be permitted fence and wall materials.
 3. *Prohibited Material:* Fences and walls shall not incorporate metal or plastic slats in chain link fences. Barbed wire, above ground electrified wires, razor wire, broken glass, sharpened top spikes, or similarly hazardous fence material are not permitted.

5.28 FW-05: Manufactured Home Park Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning district:



The following standards apply:

- A. **Height:**
1. *Perimeter Fences:* Fences and walls around the perimeter of a manufactured home park shall not exceed four (4) feet in height when installed along a frontage road and six (6) feet in height when located within ten (10) feet of the property line.
 2. *Dwelling Site Fences:* Decorative fences up to three and one-half (3.5) feet in height are allowed on a dwelling site, but they shall not enclose, partially enclose, or give the perception of being an enclosed dwelling site.
- B. **Height Exceptions:** Fences that surround a community swimming pool or sport court located within the applicable building envelope, and at least fifty (50) feet from the public right-of-way of a perimeter street, are allowed up to eight (8) feet in height, otherwise the height limit shall be six (6) feet.
- C. **Types:**
1. *Permitted Materials in Front and Side Yards:* Wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal, shall be permitted fence and wall materials.
 2. *Permitted Materials in Rear Yards:* Vinyl, zinc or powder coated chain link, wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal shall be permitted fence and wall materials.
 3. *Prohibited Material:* Fences and walls shall not incorporate metal or plastic slats in chain link fences. Barbed wire, above ground electrified wires, razor wire, broken glass, sharpened top spikes, or similarly hazardous fence material are not permitted.

Fence and Wall Standards (FW)

5.29 FW-06: Urban Residential Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning district:



The following standards apply:

A. Height:

1. *Front Yard and Side Yard:* Fences and walls in front yards or side yards shall not exceed three (3) feet in height and shall be decorative in character.
2. *Rear Yard:* Fences and walls in rear yards shall not exceed six (6) feet in height.

B. Height Exceptions: Fences that surround a swimming pool or sport court located within the applicable building envelope, and at least fifty (50) feet from the public right-of-way of a perimeter street, are allowed up to eight (8) feet in height, otherwise the height limit shall be six (6) feet.

C. Types:

1. *Permitted Materials in Front and Side Yards:* Wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal shall be permitted fence and wall materials.
2. *Permitted Materials in Rear Yards:* Vinyl, zinc or powder coated chain link, wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal shall be permitted fence and wall materials.
3. *Prohibited Material:* Fences and walls shall not incorporate metal or plastic slats in chain link fences. Barbed wire, above ground electrified wires, razor wire, broken glass, sharpened top spikes, or similarly hazardous fence material are not permitted.

5.30 FW-07: Non-residential Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:



The following standards apply:

A. Height:

1. *Front and Side Yard:* Fences and walls in the front yards or side yards shall not exceed three (3) feet in height and shall be decorative in character.
2. *Rear Yard:* Fences and walls in the rear yard shall not exceed eight (8) feet in height and shall be associated with securing outdoor storage or vehicles, or industrial uses. Otherwise, all fences or walls in rear yards shall not exceed four (4) feet in height.

B. Height Exceptions: Fences that surround a swimming pool or sport court located within the applicable building envelope, and at least fifty (50) feet from the public right-of-way of a perimeter street, are allowed up to eight (8) feet in height, otherwise the height limit shall be six (6) feet.

C. Types:

1. *Permitted Materials in Front and Side Yards:* Wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal, shall be permitted fence and wall materials.
2. *Permitted Materials in Rear Yards:* Vinyl, zinc or powder coated chain link, wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal, shall be permitted fence and wall materials.
3. *Prohibited Material:* Fences and walls shall not incorporate metal or plastic slats in chain link fences. Barbed wire, above ground electrified wires, razor wire, broken glass, sharpened top spikes, or similarly hazardous fence material are prohibited.

Fireworks Retail Standards (FR)

5.31 FR-01: Fireworks Retail Standards

This Fireworks Retail Standards Section applies to the following zoning districts:



The intent of the Fireworks Retail Standards is to regulate the retail sale of fireworks to protect the health, safety, and welfare of the residents. The following standards apply:

- A. Location: Fireworks sales shall be located in a primary structure equipped with an appropriately sized and charged sprinkler system.
- B. Separation: Fireworks sales shall not locate within a 100 foot radius of a residential district, gasoline station, storage tank and any other land use that contains highly flammable materials on-site. The distance is measured from the nearest property line to nearest property line in all directions.

Floodplain Standards (FP)

5.32 FP-01: Floodplain Standards

This Floodplain Standards section applies to the following zoning districts:



The following standards apply:

A. Statutory Authorization, Findings of Fact, Purpose, and Objectives:

1. *Statutory Authorization:* The Indiana Legislature has, in *IC 36-7-4*, granted the power to local government units to control land use within their jurisdictions. Therefore, the City of Richmond does hereby adopt the following floodplain management regulations:
2. *Findings of Fact:*
 - a. The flood hazard areas within the planning and zoning jurisdiction of the City are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect the public health, safety, and general welfare.
 - b. These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.
3. *Purpose:* To promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
 - a. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, which result in damaging increases in erosion, flood heights, or flood velocities.
 - b. Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction.
 - c. Control the alteration of natural floodplains, stream channels, and natural protective barriers that are involved in the accommodation of floodwaters.
 - d. Control filling, grading, dredging, and other development that may increase erosion or flood damage;
 - e. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.
 - f. Make federally subsidized flood insurance available for structures and their contents in the planning and zoning jurisdiction of the City by fulfilling the requirements of the National Flood Insurance Program.
4. *Objectives:*
 - a. To protect human life and health.
 - b. To minimize expenditure of public money for costly flood control projects.
 - c. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
 - d. To minimize prolonged business interruptions.
 - e. To minimize damage to public facilities and utilities, such as water and gas mains; electric, telephone, and sewer lines; streets; and bridges located in floodplains.
 - f. To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas.
 - g. To ensure that potential home buyers are notified that property is in a flood area.

Floodplain Standards (FP)

B. General Provisions:

1. *Applicability:* This section shall apply to all Special Flood Hazard Areas within the planning and zoning jurisdiction of the City of Richmond.
2. *Basis for Establishing Regulatory Flood Data:* The protection standard is the regulatory flood. The best available regulatory flood data is listed in *Section 5.32(B)(2)(a)* and *5.32(B)(2)(b)* (see below). Whenever a party disagrees with the best available data, that party shall submit a detailed engineering study with better data to the Indiana Department of Natural Resources for review and approval.
 - a. The regulatory flood elevation, floodway, and fringe limits for the studied Special Flood Hazard Areas of the planning and zoning jurisdiction of the City shall be as delineated as "AH Zones" or "AO Zones" on the Flood Insurance Rate Map for the City dated August 16, 1982 and on the Flood Insurance Rate Map for Wayne County dated August 16, 1982 (for applicable extra-territorial areas), as well as any future updates, amendments, or revisions prepared by the Federal Emergency Management Agency with the most recent date.
 - b. The regulatory flood elevation, floodway, and fringe limits for each of the unstudied Special Flood Hazard Areas of the planning and zoning jurisdiction of the City and delineated as an "A Zone" on the Flood Insurance Rate Map for the City dated August 16, 1982 and on the Flood Insurance Rate Map for Wayne County dated August 16, 1982 (for applicable extra-territorial areas), and shall be according to the best data available as provided by the Indiana Department of Natural Resources.
3. *Floodplain Development Permit:* A Floodplain Development Permit shall be required prior to the commencement of any development activities in Special Flood Hazard Areas.
4. *Compliance:*
 - a. No structure shall hereafter be located, extended, converted, or structurally altered within the Special Flood Hazard Area without full compliance with the terms of the Floodplain Standards and other applicable regulations.
 - b. No land or stream within Special Flood Hazard Areas shall be altered without full compliance with the terms of the Floodplain Standards and other applicable regulations.
5. *Discrepancy between Mapped Floodplain and Actual Ground Elevations:*
 - a. In cases where there is a discrepancy between the mapped Special Flood Hazard Areas on the Flood Insurance Rate Map and the actual ground elevations, the actual ground elevations shall govern.
 - b. If the elevation of the site in question is below the base flood elevation, that site shall be included in the Special Flood Hazard Area and regulated accordingly.
 - c. If the elevation of the site in question is above the base flood elevation, that site shall be considered outside the Special Flood Hazard Area and the floodplain regulations shall not be applied. The property owner should be advised to apply for a Letter of Map Amendment (LOMA).
6. *Interpretation:* In the interpretation and application of the Floodplain Standards all provisions shall be:
 - a. Considered as minimum requirements.
 - b. Liberally construed in favor of the City.
 - c. Deemed neither to limit nor repeal any other powers granted under State statutes.
7. *Warning and Disclaimer of Liability:* The degree of flood protection required by this Unified Development Ordinance is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods can and will occur on rare occasions. Therefore, the Unified Development Ordinance does not create any liability on the part of the City, the County, the Indiana Department of Natural Resources, or the State of Indiana for any flood damage that results from reliance on the Unified Development Ordinance or any administrative decision made lawfully thereunder.

Floodplain Standards (FP)

8. *Penalties for Floodplain Standards Violation:* Failure to obtain a Floodplain Development Permit in the Special Flood Hazard Area, or failure to comply with the requirements of a Floodplain Development Permit or conditions of a Floodplain Standards Variance, shall be deemed a violation of the Unified Development Ordinance. All violations shall be considered a common nuisance and be treated as such in accordance with the provisions of *Article 10: Enforcement and Penalties* of the Unified Development Ordinance.
 - a. A separate offense shall be deemed to occur for each day the violation continues to exist.
 - b. The City shall inform the owner that any such violation is considered a willful act to increase flood damages and, therefore, may cause coverage by a Standard Flood Insurance Policy to be suspended.
 - c. Nothing herein shall prevent the City from taking such other lawful action to prevent or remedy any violations. All costs connected therewith shall accrue to the person responsible.

C. Administration:

1. *Designation of Administrator:* The Common Council hereby appoints the City Engineer to administer and implement the provisions of the Floodplain Standards and is herein referred to as the “Floodplain Administrator.”
2. *Floodplain Development Permit Procedures:* Application for a Floodplain Development Permit shall be made to the Floodplain Administrator on forms furnished by him or her prior to any development activities, and shall include, but not be limited to, the following plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically the following information shall be required:
 - a. *Application Stage:*
 - i. A description of the proposed development.
 - ii. Location of the proposed development sufficient to accurately locate property and structure in relation to existing roads and streams.
 - iii. A legal description of the property site.
 - iv. A site development plan showing existing and proposed development locations and existing and proposed land grades.
 - v. Elevation of the top of the lowest floor (including basement) of all proposed buildings. Elevation should be in National Geodetic Vertical Datum of 1929.
 - vi. Elevation, in National Geodetic Vertical Datum of 1929 to which any nonresidential structure will be flood-proofed.
 - vii. Description of the extent to which any watercourse will be altered or related as a result of proposed development.
 - b. *Construction Stage:* Upon placement of the lowest floor or flood-proofing, it shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of the National Geodetic Vertical Datum of 1929 elevation of the lowest floor or flood-proofed elevation, as built. Said certification shall be prepared by, or under the direct supervision of, a registered land surveyor or professional engineer and certified by the same. When flood-proofing is utilized for a particular structure, said certification shall be prepared by, or under the direct supervision of, a professional engineer or architect, and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holders’ risk. (The Floodplain Administrator shall review the lowest floor and flood-proofing elevation survey data submitted.) The permit holder shall correct deficiencies detected by such review before any further work is allowed to proceed. Failure to submit the survey, or failure to make said corrections required hereby, shall be cause to issue a Stop Work Order for the project.

Floodplain Standards (FP)

D. Provisions for Flood Hazard Reduction:

1. *General Standards:* In all Special Flood Hazard Areas all of the following provisions shall be required.
 - a. New construction and substantial improvements shall be anchored to prevent flotation, collapse, or movement of the structure.
 - b. Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State requirements for resisting wind forces.
 - c. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage below the Flood Protection Grade (FPG).
 - d. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage.
 - e. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - f. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
 - g. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
 - h. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.
 - i. Any alteration, repair, reconstruction, or improvements to a structure that is in compliance with the provisions of this section shall meet the requirements of “new construction” as contained herein.
 - j. Any alteration, repair, reconstruction, or improvement to a structure that is not in compliance with the provisions of this section shall be undertaken only if said nonconformity is not further extended or replaced.
 - k. Whenever any portion of the Special Flood Hazard Area is authorized for use, the volume of space that will be occupied by the authorized fill or structure below the Base Flood Elevation (BFE) shall be compensated for and balanced by an equivalent volume of excavation taken below the Base Flood Elevation. The excavation volume shall be at least equal to the volume of storage lost (i.e replacement ratio of one-to-one (1:1)) due to the fill or structure.
 - i. The excavation shall take place in the floodplain and in the same immediate watershed in which the authorized fill or structure is located.
 - ii. Under certain circumstances, the excavation may be allowed to take place outside, but adjacent to, the floodplain provided that the excavated volume meets all of the following criteria:
 - [a] Shall be below the regulatory flood elevation.
 - [b] Shall be in the same immediate watershed in which the authorized fill or structure is located.
 - [c] Shall be accessible to the regulatory floodwater.
 - [d] Shall not be subject to ponding when not inundated by flood water.
 - [e] Shall not be refilled.
 - iii. The fill or structure shall not obstruct a drainage way leading to the floodplain.
 - iv. The fill or structure shall be of a material deemed stable enough to remain firm and in place during periods of flooding and shall include provisions to protect adjacent property owners against any increased runoff or drainage resulting from its placement.
 - v. Plans depicting the areas to be excavated and filled shall be submitted prior to the actual start of construction or any site work; once site work is complete, but before the actual start of construction, the applicant shall provide to the Floodplain Administrator a certified survey of the excavation and fill sites demonstrating the fill and excavation comply with [Section 5.32\(D\) Provisions for Flood Hazard Reduction](#).

Floodplain Standards (FP)

2. *Specific Standards*: In all Special Flood Hazard Areas, the following provisions shall be required.
 - a. **Structure Protection**: In addition to the requirements of *Section 5.32(D)(1): General Standards*, all structures to be located in the Special Flood Hazard Area shall be protected from flood damage below the Flood Protection Grade. This structure protection requirement applies to each of the following situations:
 - i. Construction or placement of any new structure having a floor area greater than 400 square feet.
 - ii. Structural alterations made to:
 - [a] An existing (i.e. previously unaltered) structure, the cost of which equals or exceeds fifty percent (50%) of the value of the pre-altered structure, excluding the value of the lot.
 - [b] Any previously altered structure.
 - iii. Reconstruction or repairs made to a damaged structure that are valued at more than fifty percent (50%) of the market value of the structure, excluding the value of the lot, before damaged occurred.
 - iv. Installing a travel trailer or recreational vehicle on a site for more than 180 days.
 - v. Installing a manufactured home on a new site, or a new manufactured home on an existing site. The Floodplain Standards do not apply to returning the existing manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage.
 - vi. Reconstruction or repairs made to a repetitive loss structure.
 - b. **Residential Construction**: New construction or substantial improvement of any residential structure (or manufactured home) shall have the lowest floor, including basement, at or above the Flood Protection Grade (i.e. two (2) feet above the base flood elevation). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with the standards of *Section 5.32(D)(2)(d): Elevated Structures*.
 - c. **Nonresidential Construction**: New construction or substantial improvement of any commercial, industrial, or nonresidential structure (or manufactured home) shall have the lowest floor, including basement, elevated to or above the Flood Protection Grade (i.e. two (2) feet above the base flood elevation). Structures located in all “A Zones” may be flood-proofed in lieu of being elevated if done in accordance with the following:
 - i. A registered professional engineer or licensed architect shall certify that the structure has been designed so that below the Flood Protection Grade, the structure and attendant utility facilities are watertight and capable of resisting the effects of the regulatory flood. The structure design shall take into account flood velocities, duration, rate of rise, hydrostatic pressures, and impacts from debris or ice. Such certification shall be provided to the Floodplain Administrator.
 - ii. Flood-proofing measures shall be operable without human intervention and without an outside source of electricity.

Floodplain Standards (FP)

- d. Elevated Structures: New construction or substantial improvements of elevated structures that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevations shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.
 - i. Designs for complying with this requirement shall either be certified by a registered professional engineer or licensed architect or meet all of the following minimum criteria.
 - [a] Provide a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding.
 - [b] The bottom of all openings shall be no higher than one (1) foot above foundation interior grade, which shall be equal to in elevation or higher than the exterior foundation grade.
 - [c] Openings may be equipped with screens, louvers, valves or other coverings or devices provided they allow the automatic flow of floodwaters in both directions.
 - [d] Access to the enclosed area shall be the minimum necessary to allow for parking for vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (e.g. stairway or elevator).
 - [e] The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.
 - [f] Where elevation requirements exceed six (6) feet above the highest adjacent grade, a copy of the legally recorded deed restriction prohibiting the conversion of the area below the lowest floor to a use or dimension contrary to the structure's originally approved design, shall be presented as a condition of issuance of the final Certificate of Occupancy.
- e. Structures Constructed on Fill: A residential or nonresidential structure may be constructed on a permanent land fill in accordance with the following:
 - i. The fill shall be placed in layers no greater than one (1) foot deep before compacting to ninety-five percent (95%) of the maximum density obtainable with the Standard Proctor Test method.
 - ii. The fill should extend at least ten (10) feet beyond the foundation of the structure before sloping below the flood protection grade.
 - iii. The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or bulkheading. If vegetative cover is used, the slopes shall be no steeper than three (3) horizontal to one (1) vertical.
 - iv. The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties.
 - v. The top of the lowest floor including basements shall be at or above the flood protection grade.

Floodplain Standards (FP)

- f. Standards for Structures Constructed with a Crawlspace: A residential or nonresidential structure may be constructed with a crawlspace located below the flood protection grade provided that all of the following conditions are met.
 - i. The structure shall be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - ii. Any enclosed area below the flood protection grade shall have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. A minimum of one (1) opening on each wall having a total net area of not less than one (1) square inch for every one (1) square foot of enclosed area. The bottom of the openings shall be no more than one (1) foot above grade.
 - iii. The interior grade of the crawlspace shall be at or above the base flood elevation.
 - iv. The interior height of the crawlspace measured from the interior grade of the crawlspace to the top of the foundation wall shall not exceed four (4) feet at any point.
 - v. An adequate drainage system shall be installed to remove floodwaters from the interior area of the crawlspace within a reasonable period of time after a flood event.
 - vi. Portions of the building below the flood protection grade shall be constructed with materials resistant to flood damage.
 - vii. Utility systems within the crawlspace shall be elevated above the flood protection grade.
- g. Standards for Manufactured Homes and Recreational Vehicles: Manufactured homes and recreational vehicles to be installed or substantially improved on a site for more than 180 days shall meet one (1) of the following requirements:
 - i. The manufactured home shall be elevated on a permanent foundation such that the lowest floor shall be at or above the flood protection grade and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site:
 - [a] Outside a manufactured home park or subdivision.
 - [b] In a new manufactured home park or subdivision.
 - [c] In an expansion to an existing manufactured home park or subdivision.
 - [d] In an existing manufactured home park or subdivision on which a manufactured home has incurred “substantial damage” as a result of a flood.
 - ii. The manufactured home shall be elevated so that the lowest floor of the manufactured home chassis is supported by reinforced piers or other foundation elevations that are no less than thirty-six (36) inches in height above grade, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site in an existing manufactured home park or subdivision that has not been substantially damaged by a flood.
 - iii. Recreational vehicles placed on a site shall either:
 - [a] Be on site for less than 180 days; and
 - [b] Be fully licensed and ready for highway use (defined as being on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
 - [c] Meet the requirements for “manufactured homes” as stated earlier in [Section 5.32\(D\)\(2\)\(g\): Standards for Manufactured Homes and Recreational Vehicles](#).

Floodplain Standards (FP)

3. *Critical Facility*: Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area. Construction of new critical facilities shall be permissible within the Special Flood Hazard Area if no feasible alternative site is available. Critical facilities constructed within the Special Flood Hazard Area shall have the lowest flood elevated to or above the flood protection grade at the site. Floodproofing and sealing measures shall be taken to ensure that toxic substances shall not be displaced by or released into floodwaters. Access routes elevated to or above the flood protection grade shall be provided to all critical facilities to the extent possible.
4. *Standards for Identified Floodways*: Located within Special Flood Hazard Areas, established in [Section 5.32\(B\)\(2\): Basis for Establishing Regulatory Flood Data](#), are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and has erosion potential.
 - a. If the site is in an identified floodway, the Floodplain Administrator shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Indiana Department of Natural Resources and apply for a Permit for Construction in a Floodway. Under the provisions of *IC 14-28-1* a Permit for Construction in a Floodway from the Indiana Department of Natural Resources is required prior to the issuance of a local Building Permit for any excavation, deposit, construction or obstruction activity located in the floodway. This includes land preparation activities such as filling, grading, clearing and paving, etc. undertaken before the actual start of construction of the structure. However, it does exclude non-substantial additions/improvements to existing (lawful) residences in a non-boundary river floodway. (*IC 14-28-1-26* allows construction of non-substantial additions/improvements to residences in a non-boundary river floodway without obtaining a Permit for Construction in a Floodway from the Indiana Department of Natural Resources. Please note that if fill is needed to elevate an addition above the existing grade, prior approval for the fill is required from the Indiana Department of Natural Resources.)
 - b. The Floodplain Administrator shall take no action until a Permit for Construction in a Floodway (when applicable) has been issued by the Indiana Department of Natural Resources granting approval for construction in the floodway. Once a Permit for Construction in a Floodway has been issued by the Indiana Department of Natural Resources, the Floodplain Administrator may issue the local Floodplain Development Permit, provided the provisions contained in [Section 5.32\(D\): Provisions for Flood Hazard Reduction](#) have been met. The Floodplain Development Permit cannot be less restrictive than the Permit for Construction in a Floodway issued by the Indiana Department of Natural Resources. However, the City's more restrictive regulations (if any) shall take precedence.
 - c. No development shall be allowed which, acting alone or in combination with existing or future development, will increase the regulatory flood more than fourteen-hundredths (0.14) of one (1) foot; and
 - d. For all projects involving channel modifications or fill (including levees) the City shall submit the data and request that the Federal Emergency Management Agency revise the regulatory flood data.
5. *Standards for Identified Fringe*: If the site is located in an identified fringe, then the Floodplain Administrator may issue the local Floodplain Development Permit provided the provisions contained in [Section 5.32\(D\): Provisions for Flood Hazard Reduction](#) have been met. The key provision is that the top of the lowest floor of any new or substantially improved structure shall be at or above the flood protection grade.

6. *Standards for Special Flood Hazard Areas Without Established Base Flood Elevation and/or Floodways/Fringes:*
 - a. Drainage area upstream of the site is greater than one (1) square mile:
 - i. If the site is in an identified floodplain where the limits of the floodway and fringe have not yet been determined, and the drainage area upstream of the site is greater than one (1) square mile, the Floodplain Administrator shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Indiana Department of Natural Resources for review and comment.
 - ii. The Floodplain Administrator shall take no action until either a Permit for Construction in a Floodway or a floodplain analysis/regulatory assessment citing the 100-year flood elevation and the recommended Flood Protection Grade has been received from the Indiana Department of Natural Resources.
 - iii. Once the Floodplain Administrator has received the Permit for Construction in a Floodway or floodplain analysis/regulatory assessment from the Indiana Department of Natural Resources approving the proposed development, a Floodplain Development Permit shall be issued provided the conditions of the Floodplain Development Permit are not less restrictive than the conditions received from the Indiana Department of Natural Resources and the provisions contained in *Section 5.32(D): Provisions for Flood Hazard Reduction* have been met.
 - b. Drainage area upstream of the site is less than one (1) square mile:
 - i. If the site is in an identified floodplain where the limits of the floodway and fringe have not yet been determined and the drainage area upstream of the site is less than one (1) square mile, the Floodplain Administrator shall require the applicant to provide an engineering analysis showing the limits of the floodway, fringe and 100-year flood elevation for the site.
 - ii. Upon receipt, the Floodplain Administrator shall issue the local Floodplain Development Permit, provided the provisions contained in *Section 5.32(D): Provisions for Flood Hazard Reduction* have been met.
 - c. The total cumulative effect of the proposed development, when combined with all other existing and anticipated development, shall not increase the regulatory flood more than fourteen-hundredths (0.14) of one (1) foot, and shall not increase flood damages or potential flood damages.

Floor Area Standards (FA)

5.33 FA-01: Floor Area Standards

This Floor Area Standards section applies to the following zoning districts:



The following standards apply:

- A. **Applicability:** If a floor area standard does not appear on the two-page layout for a zoning district, then a standard does not apply to that particular zoning district.
1. *Minimum Main Floor Area:* The minimum main floor area shall be as indicated on the applicable two-page layout in *Article 2: Zoning Districts*.
 2. *Maximum Main Floor Area:* The maximum main floor area shall be as indicated on the applicable two-page layout in *Article 2: Zoning Districts*.
 3. *Minimum Dwelling Unit Size:* The minimum dwelling unit size shall be as indicated on the applicable two-page layout in *Article 2: Zoning Districts*.

Height Standards (HT)

5.34 HT-01: Height Standards

This Height Standards section applies to the following zoning districts:



The intent of the Height Standards is to ensure adequate fire and life-safety protection for taller structures, and to protect the health, safety, and welfare of the residents in the zoning jurisdiction of the City. The following standards apply:

- A. **Cross Reference:** Telecommunication towers are not regulated by the Height Standards. See *Telecommunication Facility Standards* for applicable height standards.
- B. **Applicability:** If a height standard does not appear on the two-page layout for a zoning district, then a standard does not apply to that particular zoning district.
 1. **Maximum Structure Height for a Primary Structure:** The maximum structure height for a primary structure shall be per the two-page layout for the applicable zoning district as found in *Article 2: Zoning Districts*.
 2. **Maximum Structure Height for an Accessory Structure:** The maximum structure height for an accessory structure shall be per the two-page layout for the applicable zoning district as found in *Article 2: Zoning Districts*.
 3. **Exceptions:** When permitted, the following types of structures or features shall be exempt or partially exempt from the maximum structure height standards as described:
 - a. Grain elevators and grain silos used for agricultural purposes may exceed the maximum structure height, but shall not exceed 100 feet in height.
 - b. Barns used predominantly for agricultural purposes may exceed the maximum structure height, but shall not exceed fifty (50) feet in height.
 - c. Church steeples, bell towers, and religious symbols may exceed the maximum structure height, but shall not exceed 200% of the height of the existing or proposed primary structure.
 - d. Functional chimneys may exceed the maximum structure height, but shall not extend more than ten (10) feet above the roof's highest point, or as required by Indiana Building Code.
 - e. Awnings shall be constructed to allow clear passage beneath the awning. Specifically, no fabric, structural component, decorative element, or the like shall be less than eight (8) feet above the surface beneath the awning.
 - f. Public utility structures and private water towers may exceed the maximum structure height, but shall not exceed 150 feet.
 - g. Roof-mounted antennas that are not located on a front roof plane may exceed the maximum structure height, but shall not exceed five (5) feet over the maximum structure height for a primary structure, per the applicable zoning district, or ten (10) feet above the primary structure's height, whichever is less.
 - h. Lattice or pole type towers used for an antenna, when located in a rear yard, may exceed the maximum structure height, but shall not exceed twenty (20) feet over the maximum structure height for a primary structure, per the applicable zoning district, or thirty (30) feet above the primary structure's height, whichever is less.
 - i. Roof-mounted mechanical equipment, including elevator bulkheads, may exceed the maximum structure height, but shall not extend any more than fifteen (15) feet above the roof's highest point; provided that it is architecturally integrated into the building's features or is generally screened from view by an architectural enclosure, parapet, or similar feature. Industrial uses shall be exempt from the integration and screening requirement.
 - j. Flagpoles may exceed the maximum structure height, but shall not exceed thirty (30) feet, or ten (10) feet above the height of the primary structure's height, whichever is greater.
 - k. Ham radio towers shall be exempt from the maximum structure height if the ham radio tower is located on a lot owned by a ham radio operator that has a valid and active license from the Federal Communication Commission (FCC).

Home Business Standards (HB)

5.35 HB-01: Type 1 Home Business Standards

This Home Business Standards section applies to the following zoning districts:



The intent of the Home Business Standards is to ensure the protection of the health, safety, and welfare of the residents in the zoning jurisdiction of the City by allowing and regulating home businesses that have minimal impact on the residential character of neighborhoods. The following standards apply:

- A. Permits: An Improvement Location Permit for a type 1 home business shall not be required.
- B. Uses: The home business shall be clearly incidental and secondary to the use of the dwelling unit as a residence.
- C. Personnel: No person other than occupants of the dwelling unit shall be employed in the home based business.
- D. Operations:
 1. *Nuisance*: The type 1 home business shall not generate offensive noise, vibration, smoke, odors, dust, heat, glare, or electrical disturbances.
 2. *Traffic*: The home business shall not generate vehicular traffic in greater volumes than would normally be expected in the neighborhood in which it is located.
 3. *Customers*: The home business shall not have patrons or customers visit the home business.
 4. *Hours*: The hours of operation of the home business shall not interfere with the use and enjoyment of adjacent properties.
- E. Design:
 1. *Primary Structure*:
 - a. The home business shall be conducted entirely within the primary structure, or off-site in a district which permits such use.
 - b. The home business shall not exceed ten percent (10%) of the square footage of the primary structure.
 - c. There shall be no visible evidence of the home business, including but not limited to alterations to the exterior of the residence which change the character of the residence, exterior displays, or the outdoor storage of materials or equipment used in the home business.
 2. *Accessory Structure*: No accessory structure shall be utilized for any part of the type 1 home business.
 3. *Parking and Loading*: Off-street parking and loading facilities beyond what is common for a residential structure shall not be permitted.
 4. *Mechanical Equipment*: The home business shall not require the installation of mechanical equipment other than that which is common in a residential structure.
 5. *Utility Service*: The home business shall not require the installation of a sewer, water, or electrical utility service that is beyond what is common in a residential structure. Exceeding typical phone, cable, or internet services for residential property shall be permitted.
 6. *Signs*: Signs shall not be permitted.

Home Business Standards (HB)

5.36 HB-02: Type 2 Home Business Standards

This Home Business Standards section applies to the following zoning districts:



The following standards apply:

- A. Permits: An Improvement Location Permit for a type 2 home business shall be required.
- B. Uses: The home business shall be clearly incidental and secondary to the use of the dwelling unit as a residence.
 1. *Prohibited*: The home business shall not include walk-in retail or wholesale sales.
 2. *Discretion*: Businesses not specifically listed above shall be interpreted by the Zoning Administrator as to whether the business shall be permitted as a type 2 home business.
- C. Personnel:
 1. *Residency*: The primary operator shall reside in the dwelling unit where the home business is located.
 2. *Employees*: One (1) employee who does not reside in the dwelling unit where the home business is located may be employed at the home business.
- D. Operations:
 1. *Nuisance*: The home business shall not generate offensive noise, vibration, smoke, odors, dust, heat, glare, or electrical disturbances.
 2. *Traffic*: The home business shall not generate vehicular traffic in greater volumes than would normally be expected in the neighborhood in which it is located.
 3. *Customers*: The home business shall not generate visitors in the form of patrons or customers in greater volumes than would normally be expected in the neighborhood.
 4. *Hours*: The hours of operation of the home business shall be no earlier than 6:00 AM and no later than 9:00 PM, which applies to customers and employees that do not reside in the dwelling unit where the home business is located. The hours of operation of the home business shall not interfere with the use and enjoyment of adjacent residential properties.
- E. Design:
 1. *Primary Structure*:
 - a. The home business shall be conducted entirely within the dwelling unit.
 - b. The home business shall not exceed twenty-five percent (25%) of the square footage of the dwelling unit or 500 square feet, whichever is less.
 - c. There shall be no visible evidence of the home business, including but not limited to alterations to the exterior of the dwelling unit which change the character of the dwelling unit, exterior displays, or the outdoor storage of materials or equipment used in the home business.
 2. *Accessory Structure*: No accessory structure shall be utilized for any part of the home business.
 3. *Parking and Loading*:
 - a. Off-street parking and loading facilities beyond what is common for a residential structure shall not be permitted.
 - b. The home business shall not receive more than three (3) deliveries per week. Deliveries shall be made primarily between 8:00 AM and 5:00 PM by a vehicle not larger than a box-style truck.
 4. *Mechanical Equipment*: The home business shall not require the installation of mechanical equipment other than that which is common in a residential structure.
 5. *Utility Service*: The home business shall not require the installation of a sewer, water, or electrical utility service that is beyond what is common in a residential structure. Exceeding typical phone, cable, or internet services for residential property shall be permitted.
 6. *Signs*: One (1) wall sign, not to exceed four (4) square feet, shall be permitted. The sign shall be permanently attached to the primary structure. Signs in the yard shall not be permitted.

Home Business Standards (HB)

5.37 HB-03: Type 3 Home Business Standards

This Home Business Standards section applies to the following zoning districts:



The following standards apply:

- A. Permits: An Improvement Location for a type 3 home business shall be required.
- B. Permissible Home Businesses:
 1. *Permitted*: The home business shall be limited to assembly of products, automobile repair, welding, contracting business, landscaping business, light manufacturing, or a similar use as determined by the Zoning Administrator.
 2. *Prohibited*: The home business shall not include any kind of walk-in retail sales.
 3. *Discretion*: Businesses not specifically listed above shall be interpreted by the Zoning Administrator as to whether the business shall be permitted as a type 3 home business.
- C. Personnel:
 1. *Residency*: The primary operator of the home business shall reside in the dwelling unit on the same lot where the home business is located.
 2. *Employees*: Five (5) employees who do not reside in the dwelling unit where the home business is located may be employed by the home business.
- D. Operations:
 1. *Nuisance*: The home business shall not generate offensive noise, vibration, smoke, odors, dust, heat, glare, or electrical disturbances.
 2. *Hours*: The hours of operation of the home business shall be no earlier than 6:00 AM and no later than 9:00 PM, which applies to customers and employees that do not reside in the dwelling unit where the home business is located. The hours of operation of the home business shall not interfere with the use and enjoyment of adjacent residential properties.
- E. Design:
 1. *Primary Structure*:
 - a. The office component of the home business may be operated in the dwelling unit.
 - b. The home business shall not exceed five percent (5%) of the square footage of the dwelling unit.
 - c. There shall be no evidence of the home business from alterations to the exterior of the residence. However, the character of the property may show minimal evidence of its business use, including exterior storage of materials, vehicles, or equipment used in the home business.
 2. *Accessory Structure*:
 - a. The home business shall be primarily conducted within an accessory structure.
 - b. The home business may consume 100% of the square footage of the accessory structure.
 3. *Parking and Loading*:
 - a. Off-street parking and loading facilities beyond what is common for the dwelling unit or agricultural use shall not be permitted.
 - b. There shall be no more than seven (7) operable vehicles parked on the lot at any time, not including those parked inside.
 4. *Exterior Storage*:
 - a. Vehicles, trailers, and other equipment used in the home business shall be stored and/or parked in an organized manner that is in an inconspicuous location.
 - b. All exterior storage shall be located behind the footprint of the dwelling unit and behind or beside the accessory structure that is the primary location of the home business.
 - c. All exterior storage shall be screened so it is nearly invisible from any right-of-way.

Home Business Standards (HB)

5. *Mechanical Equipment:* The home business shall not require the installation of industrial-grade mechanical equipment. Commercial-grade mechanical equipment shall be permitted.
6. *Utility Service:* The home business shall not require the installation of a sewer or water utility service beyond what is common in a residential structure. Commercial-grade electrical services and exceeding typical phone, cable, or internet services for residential property shall be permitted.
7. *Sign Standards:* One (1) wall sign shall be permitted on the accessory structure, or one (1) ground sign shall be permitted in the front yard. The wall sign or ground sign shall not exceed six (6) square feet in area, regardless of its distance from the street. If a ground sign, it shall not be within fifteen (15) feet of the front property line or edge of pavement, nor within fifteen (15) feet from a side property line.

Keeping of Animals Standards (KA)

5.38 KA-01: Single-family Residential Keeping of Household and Outdoor Pets Standards

This Keeping of Animals Standards section applies to the following zoning districts:



The following standards apply:

- A. Exotic Animals: Exotic animals shall not be permitted.
- B. Household Pets (Indoor): Any number of household pets are permitted as defined.
- C. Outdoor Pets: Outdoor pets are permitted as follows:
 1. *Minimum Lot Area*: One-fifth (1/5) acre.
 2. *Maximum Number of Outdoor Pets*: One (1) outdoor pet per one-fifth (1/5) acre with an absolute maximum of five (5).
 3. *Minimum Fenced Area*: One-eighth (1/8) acre which may include "invisible fence" areas.
- D. Farm Animals: All farm animals shall be prohibited except chickens, which are permitted as follows:
 1. *Minimum Lot Area*: One-fifth (1/5) acre.
 2. *Maximum Number of Farm Animals*: Three (3) chickens per lot.
 3. *Permitted and Prohibited Types*: Hens shall be permitted and roosters shall be prohibited.
 4. *Location*: A chicken coup shall be permitted, but only in the rear yard and within the setbacks applicable to a primary structure in the subject zoning district.

5.39 KA-02: Multiple-family Residential Keeping of Household and Outdoor Pets Standards

This Keeping of Animals Standards section applies to the following zoning districts:



The following standards apply:

- A. Exotic Animals: Exotic animals shall not be permitted.
- B. Household Pets (Indoor): Any number of household pets are permitted as defined.
- C. Outdoor Pets: Outdoor pets are not permitted.

Keeping of Animals Standards (KA)

5.40 KA-03: Agricultural Keeping of Farm Animals Standards

This Keeping of Animals Standards section applies to the following zoning districts:



The following standards apply:

- A. Exotic Animals: One (1) exotic animal is permitted per twenty-five (25) acres.
- B. Household Pets (Indoor): Any number of household pets are permitted as defined.
- C. Outdoor Pets: Outdoor pets are permitted as follows:
 - 1. *Minimum Lot Area*: One-fifth (1/5) acre.
 - 2. *Maximum Number of Outdoor Pets*: One (1) outdoor pet per one-fifth (1/5) acre with an absolute maximum of six (6).
- D. Farm Animals: Farm Animals are permitted as follows:
 - 1. *Minimum Lot Area*: Five (5) acres for all farm animals, except chickens, which require one-fifth (1/5) acre.
 - 2. *Minimum Pasture Area*: Two (2) acres or all farm animals, except chickens, which require one-fifth (1/5) acre.
 - 3. *Maximum Animal Units*: One (1) animal unit per two (2) acres of fenced pasture, except chickens, which shall not exceed five (5) per lot when the lot area is less than five (5) acres, otherwise maximum animal units shall be the below chart.
 - 4. *Determination of Animal Units*: See table below.

| Animal Type | Animals Per Animal Unit |
|---|-------------------------|
| Cattle, Buffalo, and similar | 1 |
| Horse, Mule, Donkey, Camel, and similar | 1 |
| Horse (34 inches or less at withers) | 3 |
| Swine, Ostrich, Emu, and similar | 5 |
| Goat, Sheep, Llama, Alpaca, and similar | 5 |
| Chicken, Turkey, Pheasant, and similar | 20 |

- 5. *Other Animal Types*: The Zoning Administrator shall determine "animals per animal unit" for all other species.

Kennel Standards (KL)

5.41 KL-01: Commercial Kennel Standards

This Kennel Standards section applies to the following zoning districts:



The following standards apply:

A. Prerequisites:

1. *Minimum Lot Area*: All commercial kennels shall be located on a lot with a minimum of two (2) acres.
2. *Minimum Fenced Yard*: All commercial kennels shall maintain a minimum one-eightieth (1/80) acre (544 1/2 square feet) of outdoor fenced area for each boarding unit for dogs on premises (i.e. the commercial kennel's dog capacity). As a minimum, all commercial kennels that provide services for dogs shall have a one-quarter (1/4) acre fenced area.

B. Minimum Main Floor Area: The commercial kennel shall have a building with a minimum main floor area of fifty (50) square feet per one (1) domestic pet, with an prerequisite minimum of 1,000 square feet. Newly constructed commercial kennels, as well as commercial kennels to be located in an existing building shall, have a minimum capacity of fifty (50) square feet of main floor area per one (1) domestic pet.

C. Commercial Kennel Building: The building required in *Section 5.41(B): Minimum Main Floor Area* shall be mechanically air conditioned and ventilated to eliminate the need to open windows or doors during warm or hot days. Only the building used to board or predominantly keep animals shall be subject to this requirement.

D. Hours of Operation: The commercial kennel may be staffed twenty-four (24) hours per day. The use of outdoor areas shall be limited to eight (8) hours between which shall be allocated between the hours of 8:00 AM and 8:00 PM daily.

E. Setback Standards: All buildings and outdoor containment areas used by the commercial kennel shall be a minimum of 100 feet from all property lines.

F. Noise Containment: The commercial kennel shall keep all windows closed ninety-nine percent (99%) of each day and doors closed ninety percent (90%) of each day.

G. Fence Enclosures: All outdoor facilities for domestic pets shall be fully fenced-in with vinyl, zinc or powder coated chain link fence, or similar quality product. Invisible fences shall not constitute a sufficient barrier to keep domestic pets contained or to prevent intrusion by other animals.

H. Waste Management: The animal waste shall be managed either by composting, septic system, sanitary sewer or other method approved by the County Health Department. The commercial kennel shall submit a waste management plan to the County Health Department for consideration and determination of waste management options.

5.42 KL-02: Home Enterprise Kennel Standards

This Kennel Standards section applies to the following zoning district:

AG

The following standards apply:

A. Prerequisites:

1. *Minimum Lot Area*: All kennels shall be located on a lot with a minimum of one (1) acre.
2. *Minimum Fenced Yard*: All kennels shall maintain a minimum one-eightieth (1/80) acre (544 1/2 square feet) of outdoor fenced area for each boarding unit for dogs on premises (i.e. the kennel's dog capacity).

B. Maximum Kennel Size: The kennel facility shall not contain more than six (6) domestic pets that are not the owner of the property. However, no more than ten (10) domestic pets shall be kept on the property.

C. Kennel Building Standards:

1. *Kennel Location*: The kennel shall be fully contained in a dedicated space within the home, or in no more than one (1) accessory structure.
2. *Minimum Floor Area*: The kennel shall have a minimum floor area of fifty (50) square feet per one (1) domestic pet, with a prerequisite minimum of 200 square feet.
3. *Kennel Facility*: The kennel facility shall be mechanically air conditioned and ventilated to eliminate the need to open windows or doors during warm or hot days. Only the building used to board or predominantly keep animals shall be subject to this requirement.
4. *Noise Containment*: The kennel shall keep all windows closed ninety-nine percent (99%) of each day, and doors closed ninety percent (90%) of each day.

D. Hours of Operation: The maximum hours of operation (i.e. hours for domestic pet owners to pick-up their animal) for the kennel shall be from 6:00 AM to 8:00 PM daily. The use of outdoor areas shall be limited to two (2) hours between 8:00 AM and 8:00 PM daily.

E. Setback Standards: All outdoor areas used by the kennel shall be a minimum of fifty (50) feet from all property lines.

F. Fence Enclosures: All outdoor facilities for domestic pets shall be fully fenced-in with vinyl, zinc or powder coated chain link fence, or similar quality product. Invisible fences shall not constitute a sufficient barrier to keep domestic pets contained or to prevent intrusion by other animals.

Landscaping Standards (LA)

5.43 LA-01: General Landscaping Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of Landscaping Standards is to maintain community character, enhance the visual quality of developments, screen land uses, and better integrate the built and natural environment. The following standards apply:

A. Cross Reference:

1. *Vision Clearance Standards*: All landscape materials shall be located to avoid interference with visibility per *Section 5.95: Vision Clearance Triangle Standards*.
2. *Trees Preservation*: Removal of trees within the right-of-way shall not occur without the permission of the Street Tree Commission.

B. Applicability: Landscape materials consistent with the requirements of the Unified Development Ordinance shall be required when one (1) of the following conditions is met:

1. *New Primary Structure*: An Improvement Location Permit for a new primary structure is obtained.
2. *Addition to Primary Structure*: An Improvement Location Permit for an addition to the primary structure that adds fifty percent (50%) or more square footage is obtained.

C. Placement:

1. *Easements*: Landscape materials shall not be planted in rights-of-way or easements without permission from the City and/or the easement holder unless otherwise required by the Unified Development Ordinance. A tree canopy, however, may project over a right-of-way or any type of easement.
2. *Infrastructure Interference*:
 - a. Landscape materials shall be located to avoid interference with overhead and underground utilities.
 - b. Landscape materials shall maintain five (5) feet of horizontal clearance from sewer and water lines.
 - c. Landscape materials shall not project into sidewalks, pedestrian paths, and the like below a height of seven (7) feet.
 - d. Landscape materials shall not project over street curbs or pavement below a height of eight (8) feet.

D. Maintenance: Trees, vegetation, irrigation systems, fences, walls, and other landscape materials are essential elements of a project. Owners and their successors in title are responsible for the regular maintenance of all landscaping materials such that they are kept in good condition, including street trees located in the adjacent right-of-way. All landscape materials shall be maintained alive, healthy, and free from disease and pests. Failure to maintain minimum landscape materials is a violation of the Unified Development Ordinance subject to the provisions of *Article 10: Enforcement and Penalties*.

E. Tree Preservation Credits: The preservation of an existing healthy tree shall constitute an in-kind credit toward meeting the landscape standards in the Unified Development Ordinance. A credit shall be granted per tree that contributes to and satisfies similarly to the intent of a particular section of the landscape standards (e.g. street trees, lot plantings, pond plantings, or bufferyards) within the Unified Development Ordinance.

1. *Preservation Plan*: If tree preservation credits are desired, a Tree Preservation Plan shall be submitted prior to any construction activity. The Tree Preservation Plan shall identify the trees intended to be saved and a strategy for retaining and protecting the trees and their existing root systems.
2. *Credits*:
 - a. For each preserved deciduous tree with the caliper measurement of eight (8) inches or greater, credit for two (2) deciduous trees shall be granted.
 - b. For each preserved evergreen tree eight (8) feet tall or greater, credit for two (2) evergreen trees shall be granted.
3. *Drip Line Protection*: Any tree intended to be protected shall have a construction fence or similar conspicuous barrier installed around the tree at the drip line. Soil disturbance or compaction shall be prohibited within the drip line. Storage of materials inside the fence shall be prohibited.
4. *Unplanned Damage*: Any tree intended to be saved that is removed or damaged shall be replaced in the same proportion as the credits that were originally granted.

Landscaping Standards (LA)

5.44 LA-02: Interstate Buffering Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Interstate Buffering Standards is to maintain community character, enhance aesthetics along the interstate highway, and mitigate noise to adjacent lots from an interstate highway. The following standards apply:

- A. **Applicability:** Any lot that is contiguous to an interstate highway right-of-way and that is constructing a new primary structure shall comply with the standards in this section. All required landscape material shall be in addition to landscape material that may be required by other Landscaping Standards.
- B. **Quantity:** One (1) canopy tree for every forty (40) feet of property line that is contiguous with the interstate highway. Each tree shall have a caliper measurement of at least two (2) inches.
- C. **Placement:** Each required tree shall be planted between ten (10) and thirty (30) feet from the property line along the contiguous boundary; and at least thirty (30) feet from one another. It is not required to plant them in a row or in equal increments from one another.

5.45 LA-03: Residential Lot Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Residential Lot Planting Standards is to enhance the visual quality of developments, screen land uses, and better integrate the built and natural environment. The following standards apply:

- A. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by street tree planting, pond planting, parking lot planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 - 1. **Foundation Plantings:**
 - a. Primary structures with facades that face a street and that are eighty (80) lineal feet or less in width, shall plant at least three (3) shrubs in front of the facade that faces the street. This provision applies to all facades that face a street.
 - b. Facades of primary structure that face a street and are over eighty (80) lineal feet, shall plant one (1) shrub for every twenty (20) lineal feet of facade frontage on a street. This provision applies to all facades that face a street.
 - 2. **Yard Plantings:**
 - a. Lots 8,000 square feet or less shall plant one (1) canopy tree. Each tree shall have a caliper measurement of at least two (2) inches.
 - b. Lots over 8,000 square feet, but less than 18,000 square feet, shall plant two (2) canopy trees. Each tree shall have a caliper measurement of at least two (2) inches.
 - c. Lots over 18,000 square feet, but less than 35,000 square feet, shall plant three (3) canopy trees. Each tree shall have a caliper measurement of at least two (2) inches.
 - d. Lots 35,000 square feet or more shall plant four (4) canopy trees, plus one (1) canopy tree for every additional 15,000 square feet of lot size above 35,000 square feet. Each tree shall have a caliper measurement of at least two (2) inches. Under no circumstances shall more than eight (8) trees be required for this provision.
- B. **Placement:**
 - 1. **Foundation Plantings:** Foundation plantings shall be planted along the foundation fronting the street and be located within ten (10) feet of the building foundation.
 - 2. **Yard Plantings:** Yard plantings shall be planted in the front yard and/or side yards.

Landscaping Standards (LA)

5.46 LA-04: Non-Residential Lot Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Non-Residential Lot Planting Standards is to enhance the visual quality of developments, screen land uses, and better integrate the built and natural environment. The following standards apply:

- A. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by street tree planting, pond planting, parking lot planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 - 1. *Foundation Plantings:*
 - a. Primary structures with facades that face a street and that are eighty (80) lineal feet or less in width, shall plant at least three (3) shrubs in front of the facade that faces the street. This provision applies to all facades that face a street.
 - b. Facades of primary structure that face a street and are over eighty (80) lineal feet, shall plant one (1) shrub or ornamental tree for every twenty (20) lineal feet of facade frontage on a street. This provision applies to all facades that face a street.
 - 2. *Yard Plantings:*
 - a. Lots 20,000 square feet or less shall plant one (1) canopy tree. Each tree shall have a caliper measurement of at least two (2) inches.
 - b. Lots over 20,000 square feet shall plant two (2) canopy trees, plus one (1) canopy tree for every additional 25,000 square feet of lot size above 40,000 square feet. Each tree shall have a caliper measurement of at least two (2) inches. Under no circumstances shall more than ten (10) trees be required for this provision.
- B. **Placement:**
 - 1. *Foundation Plantings:* Foundation plantings shall be planted along the foundation fronting the street and be located within ten (10) feet of the building foundation.
 - 2. *Yard Plantings:* Yard plantings shall be planted in the front and/or side yards.

5.47 LA-05: Manufactured Home Park Planting Standards

This Landscaping Standards section applies to the following zoning district:



The intent of the Manufactured Home Park Planting Standards is to enhance the visual quality of developments, screen land uses, and better integrate the built and natural environment. The following standards apply:

- A. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by street tree planting, pond planting, parking lot planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 - 1. *Yard Plantings:*
 - a. Dwelling Sites shall plant one (1) canopy tree. Each tree shall have a caliper measurement of at least two (2) inches.
- B. **Placement:**
 - 1. *Yard Plantings:* Yard plantings shall be planted in the rear yard or side yard.

Landscaping Standards (LA)

5.48 LA-06: Parking Lot Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Parking Lot Planting Standards is to require a reasonable amount of plant materials around and within parking lots to reduce glare, reduce heat buildup, enhance visual quality of developments, screen and mitigate potential conflicts between land uses, reduce noise pollution, reduce wind, minimize storm runoff, and improve air quality. The following standards apply:

- A. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by lot planting, pond planting, street tree planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 1. *Parking Lot Perimeter Plantings:* Parking lots with ten (10) or more spaces shall have one (1) deciduous tree fifty (50) feet of parking lot perimeter and one (1) shrub per twenty-five (25) feet of parking lot perimeter. Each tree shall have a caliper measurement of at least one and one-half (1 ½) inches and each shrub shall be at least a one and one-half (1 ½) gallon container.
 2. *Parking Lot Perimeter Planting Exemption:* Portions of a parking lots perimeter that are immediately adjacent to a building on the same lot shall be exempt from the calculation for determining quantity.
 3. *Parking Lot Interior Plantings:* Parking lots with thirty-five (35) or more parking spaces shall have one (1) landscape island for every thirty-five (35) spaces. Each landscape island shall be at least 180 square feet in area or at least as large as the drip line area of the tree(s), which ever is greater. Each landscape island shall contain at least one (1) tree per 180 square feet in area. Each tree shall have a caliper measurement of at least one and one-half (1 ½) inches. Parking lot landscape islands shall be maintained with plant materials and/or mulch. Gravel shall not be permitted. If a parking lot only has one (1) aisle then all required landscape islands shall be installed as landscape bumpouts.
- B. **Placement:**
 1. *Parking Lot Perimeter Plantings:* Parking lot perimeter plantings shall be installed within ten (10) feet of the parking lot edge. Clustering and inconsistent spacing of perimeter plantings is encouraged to imitate natural vegetation. Equal spacing of perimeter planting is discouraged. All sides of a parking lot shall have parking lot perimeter plantings installed in proportion to the lineal feet of parking lot perimeter per side.
 2. *Parking Lot Interior Plantings:* Landscape islands shall be distributed equally throughout the parking lot.

5.49 LA-07: Pond Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Pond Planting Standards is to require a reasonable amount of plant materials around ponds to enhance the visual quality of the development, add shadows to cool water temperature and provide habitat, and to prevent soil erosion. The following standards apply:

- A. **Project Applicability:** Pond plantings shall be installed around retention ponds, detention facilities, and recreational ponds that exceed 20,000 square feet in area.
- B. **Quantity:** The quantities listed below are in addition to landscape materials that may be required by lot planting, parking lot planting, street tree planting, and bufferyard planting specified in other parts of this Landscaping Standards section.
 1. *Perimeter Planting:* One (1) tree and two (2) shrubs per 8,000 square feet of pond area shall be required.
- C. **Placement:** Landscape materials shall be installed within twenty (20) feet of the edge of the water, and grouping of landscape materials is encouraged to imitate natural vegetation.

Landscaping Standards (LA)

5.50 LA-08: Bufferyard Planting Standards

This Landscaping Standards section applies to the following zoning districts:



The intent of the Bufferyard Planting Standards is to screen more intensive land uses from less intensive land uses through the installation of a landscaped bufferyard. The following standards apply:

A. Project Applicability:

1. *Conflicting Districts:* Bufferyards shall be installed along side and rear property lines where conflicting zoning districts meet, as indicated on [Table LA-A](#). An "R" on [Table LA-A](#) indicates a bufferyard shall be required.
2. *Responsibility:* The owner of a property that is more intense shall be responsible for installing the bufferyard at the time the property is rezoned, developed, and/or improved. In the event a property is rezoned, resulting in a conflict with an existing and more intense use or zoning district, then the bufferyard shall be the responsibility of the owner of the property that has the less intense zoning (i.e. the newly rezoned property).

B. Design:

1. *Depth:* Bufferyards shall be twenty (20) feet in width along the entire segment of property line which is contiguous to the lesser intense zoning district. A required buffer yard shall not count toward minimum setback requirements.
2. *Placement:* Landscape materials shall be installed within the bufferyard such that visual breaks from differing intensity land uses are no greater than ten (10) feet as measured perpendicular to adjacent property lines.
3. *Plant Quantities:* The following shall be the minimum requirements for landscape materials in the bufferyard:
 - a. One (1) evergreen tree per twelve (12) feet of contiguous boundary with the conflicting zoning district shall be planted.
 - b. One (1) shrub per eight (8) feet of contiguous boundary with the conflicting zoning district shall be planted.

Landscaping Standards (LA)

Table LA-A: Buffer Yards Required

| | PR | AG | IA | R1 | R2 | R3 | UR | M1 | M2 | MP | UV | IS | NC | LC | GC | OC | CB | HC | EP | IC | I1 | I2 | HI |
|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| PR | | | | | | | | | | | | | | | | R | | | | R | R | R | R |
| AG | | | | | | | | | | | | | | | | | | | | | | R | R |
| IA | | | | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | | | R |
| R1 | | | R | | | | | | | | R | R | R | R | R | R | | R | R | R | R | R | R |
| R2 | | | R | | | | | | | | R | R | R | R | R | R | | R | R | R | R | R | R |
| R3 | | | R | | | | | | | | R | R | R | R | R | R | | R | R | R | R | R | R |
| UR | | | R | | | | | | | | | | R | | R | R | | R | R | R | R | R | R |
| M1 | | | R | | | | | | | | R | R | | | R | R | | R | R | R | R | R | R |
| M2 | | | R | | | | | | | | | | | R | R | R | | R | R | R | R | R | R |
| MP | | | R | | | | | | | | | | | R | R | R | | R | R | R | R | R | R |
| UV | | | R | R | R | R | | R | | | | | | | | R | | | | R | R | R | R |
| IS | | | R | R | R | R | | R | | | | | | | | R | | | | | R | R | R |
| NC | | | R | R | R | R | R | | | | | | | | | R | | | | | | R | R |
| LC | | | R | R | R | R | R | | R | R | | | | | | R | | | | | | R | R |
| GC | | | R | R | R | R | R | R | R | R | | | | | | | | | | | | | R |
| OC | R | | R | R | R | R | R | R | R | R | R | R | R | | | | | | | | | R | R |
| CB | | | R | | | | | | | | | | | | | | | | | | | | R |
| HC | | | R | R | R | R | R | R | R | R | | | | | | | | | | | | | R |
| EP | | | R | R | R | R | R | R | R | R | | | | | | | | | | | | R | R |
| IC | R | | R | R | R | R | R | R | R | R | R | | | | | | | | | | | | R |
| I1 | R | | | R | R | R | R | R | R | R | R | R | | | | | | | | | | | R |
| I2 | R | R | | R | R | R | R | R | R | R | R | R | R | R | | R | | | R | | | | R |
| HI | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | |

Lighting Standards (LT)

5.51 LT-01: Lighting Standards

This Lighting Standards section applies to the following zoning districts:



The intent of the Lighting Standards is to protect the health, safety, and welfare of the residents within the zoning jurisdiction of the City by permitting site and facade lighting that has minimal impact on adjacent property. The following standards apply:

A. Cross Reference:

1. *Parking Lot Lighting*: See *Parking Standards* for parking lot lighting requirements.
2. *Illumination of Signs*: See *Sign Standards* for standards regarding the illumination of signs.

B. Permits: A Building Permit shall be required for the installation of lighting, and all light fixtures shall be installed in compliance with the Indiana Electrical Code.

C. Applicability: The lighting standards apply to all site lighting, security lighting, landscape lighting and facade-mounted lighting, but not parking lot lighting or sign lighting. Although most site lighting, security lighting, landscape lighting and facade lighting is located outside, this section also applies to any lights mounted inside a structure that is intended to provide lighting to outdoor spaces.

D. Measurement Rules: Measurements of light readings shall be taken at any point along the property line of the subject property with a light meter facing the center of the property at any height from the ground level to thirty-five (35) feet above ground level.

E. Types: All lighting fixtures and poles within a single development or on a single lot shall be consistent in style, color, size, height, and design.

1. *Permitted*:

- a. **Pole and Wall Mounted Fixtures**: Pole and wall mounted (e.g. wall packs) lighting shall be permitted when they are full-cutoff fixtures.
- b. **Ground Mounted Fixtures**: Ground mounted fixtures shall be shielded as to greatly minimize light spilling upwards beyond what it is intended for illumination. Also, the least amount of light necessary shall be utilized when ground mounted.
- c. **Facade Highlighting**: Low voltage landscaping lighting and low voltage up-lighting of structure facades and landscaping from ground-mounted fixtures shall be permitted.

2. *Prohibited*:

- a. Non-cutoff fixtures shall not be permitted.
- b. Strobe lights shall not be permitted.

3. *Exemptions*:

- a. **Sport Field and Sport Court Lighting**: Sport field and sport court lights shall be semi-cutoff or cutoff fixtures, shall not exceed 100 feet in height, and shall be shut-off by 10:00 PM Sunday through Thursday and 11:00 PM Friday through Saturday.
- b. **Landscape Lighting**: Ground mounted low voltage (i.e. DC) landscape lighting systems shall be exempt.
- c. **Recessed lighting in eaves with low voltage or low wattage lighting** shall be exempt.
- d. **Low Wattage Lights**: Low wattage carriage lights, ceiling mounted porch lights, and dusk-to-dawn pole lights not greater than fifteen (15) feet in height shall be exempt when the total number of said lights does not exceed five (5) on any single lot.

F. Glare: Light fixtures shall be shielded to prevent glare on streets, alleys, and adjacent properties. Any structural part of the light fixture providing this shielding shall be permanently affixed.

G. Light Trespass: The maximum allowable light at a property line shall be five (5) lux, with the following exception:

1. *Adjacent Commercial or Industrial Zoning Districts*: When the subject property is located adjacent to a commercial zoning district or an industrial zoning district, then the allowable light at the property line shall be twenty (20) lux, but only along the property lines that are adjacent to the specified zoning districts. However, no light shall cross that adjacent commercial or industrial property and reach a property line with a non-commercial or non-industrial district with greater than five (5) lux.

Loading Standards (LD)

5.52 LD-01: Loading Standards

This Loading Standards section applies to the following zoning districts:



The intent of Loading Standards is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by requiring loading berths to meet certain standards. The following standards apply:

- A. **Project Applicability:** The following loading standards only apply when a project electively involves a loading docks.
- B. **Design:**
 1. **Location:**
 - a. Loading docks shall be located so that they are inconspicuous from public streets. If such a location is not possible, a loading dock clearly visible from a public street shall be screened by solid structure walls and/or landscape buffers.
 - b. Loading docks shall have adequate area for trucks to maneuver in and out of the facility. Trucks shall not block rights-of-way, streets, alleys, aisles, or other internal circulation when maneuvering into or docked at loading docks.
 2. **Surface Materials:** Loading docks shall be paved with asphalt or concrete.
 3. **Drainage:** Loading docks shall be constructed to allow proper drainage away from the structure.

Lot Standards (LO)

5.53 LO-01: Lot Standards

This Lot Standards section applies to the following zoning districts:



The intent of the Lot Standards is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by establishing area, width, and frontage requirements for lots. The following standards apply:

- A. **Applicability:** If a lot standard does not appear on the two-page layout for a zoning district, then the standard does not apply to that particular zoning district.
 - 1. *Minimum Dwelling Site Area:* The minimum dwelling site area shall be per each two-page layout in *Article 2: Zoning Districts*.
 - 2. *Minimum Dwelling Site Width:* The minimum dwelling site width shall be per each two-page layout in *Article 2: Zoning Districts*.
 - 3. *Minimum Lot Area:* The minimum lot area shall be per each two-page layout in *Article 2: Zoning Districts*.
 - 4. *Maximum Lot Area:* The maximum lot area shall be per each two-page layout in *Article 2: Zoning Districts*.
 - 5. *Minimum Lot Width:* The minimum lot width shall be per each two-page layout in *Article 2: Zoning Districts*.
- B. **Minimum Lot Frontage:**
 - 1. *General:*
 - a. *Non Cul-de-sac Lots:* The minimum lot frontage on a non cul-de-sac lot shall be a minimum of forty (40) feet.
 - b. *Cul-de-sac Lots:* The minimum lot frontage for lots established on a cul-de-sac shall be a minimum of twenty-five (25) feet.
 - c. *Agriculture:* The minimum lot frontage for lots in the AG or AI District shall be forty (40) feet under all circumstances.

5.54 MH-01: Manufactured Housing and Lease-lot Development Standards

This Manufactured Housing Standards section applies to the following district:

MP

The intent of Manufactured Housing Standards is to promote quality and safe lease-lot manufactured home and mobile home developments. The following standards apply:

- A. Permits: An Improvement Location Permit shall be required for each manufactured home dwelling and each mobile home dwelling prior to installation on a dwelling site, and for all other primary or accessory structures on the lot or dwelling sites.
- B. Design:
 1. *Dwelling Sites*:
 - a. Each dwelling site within a lease-lot development shall have separate utility connections.
 - b. Each dwelling site within a lease-lot development with four (4) or more dwelling sites shall have direct access onto a paved private street.
 - c. No more than one (1) dwelling shall be placed on a dwelling site.
 - d. Each dwelling site within a lease-lot development shall be considered a separate residence for all purposes such as taxing, assessing of improvements, garbage collection, and public utilities.
 2. *Dwelling Units*:
 - a. Each dwelling within a lease-lot development shall either:
 - i. Mobile Home: Be placed and tied down on a concrete pad with perimeter enclosure (i.e. skirting); or
 - ii. Modular Home: Be permanently mounted on a cinder block or concrete foundation.

Outdoor Dining Standards (OD)

5.55 OD-01: Outdoor Dining Standards

This Outdoor Dining Standards section applies to the following districts:



The intent of Outdoor Dining Standards is to permit outdoor dining in appropriate areas while maintaining pedestrian accessibility and circulation, ensuring the safety of diners and restaurant servers, and preserving or enhancing the character of the area. The following standards apply:

- A. **Prerequisite:** Any establishment that wishes to have outdoor dining partially or fully within the right-of-way shall first get approval from the Richmond Common Council. This approval is necessary because right-of-way is the exclusive jurisdiction of the Richmond Common Council. Therefore, the Zoning Administrator, Plan Commission, or Board of Zoning Appeals cannot process an Improvement Location Permit or other petition for this use within a right-of-way without prior approval from the Richmond Common Council.
- B. **Permits:** An Improvement Location Permit shall be required prior to establishing an outdoor dining area. A new permit shall not be required each year unless changes are proposed in the outdoor dining area.
- C. **Operations:** Generally, outdoor dining is permitted from March 31 through December 1, and from 6:00 AM until 11:00 PM Sunday through Thursday and 6:00 AM until 12:00 midnight Friday through Saturday.
- D. **Design:**
 1. *Circulation and Accessibility:*
 - a. All outdoor dining areas shall maintain a minimum four (4) foot wide pedestrian circulation area along a public sidewalk. The pedestrian circulation area shall be free of all obstacles including but not limited to tree wells, fire hydrants, street light poles, and newspaper boxes. This pedestrian circulation area shall be maintained at all times.
 - b. Outdoor dining areas shall not interfere with handicap accessibility, curbs, ramps, or driveways.
 - c. Portions of outdoor dining areas fronting a right-of-way may have a pedestrian barrier enclosing the outdoor dining area except for ingress/egress into the establishment. The pedestrian barrier shall meet all of the following criteria:
 - i. Pedestrian barriers shall be sturdy, stable, and have sufficient weight so they cannot be blown over by wind.
 - ii. Pedestrian barriers shall not be permanently attached or bolted to the sidewalk, unless granted special permission from the Board of Works.
 - iii. Pedestrian barriers shall be at least thirty (30) inches in height to prevent tripping hazards.
 - iv. Pedestrian barriers shall be removed and stored during the off season, but not on the exterior of the building.
 - d. Outdoor dining areas that do not front a right-of-way may have a pedestrian barrier around at least seventy-five percent (75%) of the outdoor dining area. The pedestrian barrier shall meet all of the following criteria:
 - i. Pedestrian barriers shall be constructed of wood, composite wood, stone, masonry, wrought iron, decorative metal, or a combination of these materials.
 - ii. Pedestrian barriers shall be permanently attached to the ground.
 - iii. Pedestrian barriers shall be at least thirty (30) inches in height to prevent tripping hazards.
 - e. No element of the outdoor dining area shall interfere with access to any structure.
 2. *General:*
 - a. A sufficient number of trash containers shall be provided outdoors and be readily accessible to outdoor diners. However, full service establishments with outdoor dining areas shall not be required to provide outdoor trash containers.
 - b. There shall be no storage of food trays; carts; receptacles for dirty dishes or trays; carts for utensils; or cooking appliances in any portion of the outdoor dining area.
 - c. There shall be no service stations in any portion of the outdoor dining area.

3. *Furniture:*

- a. To maintain a high quality environment, quality materials shall be used for outdoor dining areas. Outdoor dining furniture and outdoor trash containers shall be iron, steel, aluminum, wood, or resin. Finishes on the furniture and trash containers shall be kept relatively free of fading, chips, and rust.
- b. Umbrellas are permitted, but shall be flame retardant, color-fast fabric with an anti-flyback feature.
- c. Outdoor dining furniture, trash containers, and umbrellas shall not incorporate signs.
- d. Outdoor dining furniture, trash containers, and umbrellas shall be stored during the off-season, but not on the exterior of the building.

Outdoor Display Area Standards (DA)

5.56 DA-01: Outdoor Display Area Standards

This Outdoor Display Area Standards section applies to the following zoning districts:



The intent of the Outdoor Display Area Standards is to permit the use of outdoor areas for display and sales of merchandise, but to ensure that such displays are sensitive to the character of the district and do not jeopardize the health, safety, and welfare of the residents of the zoning jurisdiction of the City. The following standards apply:

- A. **Project Applicability:** Outdoor areas that a business or institution wants to use on a regular basis for outdoor displays shall meet the Outdoor Display Area Standards section.
- B. **Permits:** An Improvement Location Permit shall be required when a new outdoor display area is proposed. Once a permit is issued for an outdoor display area, a new permit is not required each time the merchandise changes. However, a new permit shall be required if the outdoor display area changes.
- C. **Location:**
 1. **Accessibility:** An outdoor display area shall not block any sidewalk, accessibility ramp, or driveway.
 2. **Setbacks:**
 - a. **Front Yard:** An outdoor display area shall meet the primary structure front yard setback standard identified in the applicable zoning district in *Article 2: Zoning Districts*.
 - b. **Side and Rear Yards:** An outdoor display area shall meet the accessory structure side yard and rear yard setbacks standard as identified in the applicable zoning district in *Article 2: Zoning Districts*.
 3. **Proximity to Primary Structure:** An outdoor display area shall meet at least one (1) of the following proximity standards:
 - a. Every portion of an outdoor display area shall be fifteen (15) feet or less from the front facade of the primary structure.
 - b. Every portion of an outdoor display area shall be forty (40) feet or less from a side facade of the primary structure.
 - c. An outdoor display area shall meet the screen requirements in *Section 5.56(E): Screening*.
- D. **Size:**
 1. **Maximum Area:** The cumulative area of all outdoor display areas shall not exceed fifteen percent (15%) of the footprint of the primary structure or tenant space to which the outdoor display area is associated.
 2. **Maximum Height:**
 - a. When products are displayed within an enclosed temporary structure, the enclosed temporary structure shall not exceed fifteen (15) feet in height.
 - b. Products displayed outside shall not exceed twelve (12) feet in height when located under a canopy or in a sales yard, otherwise all other outdoor display areas shall not exceed six (6) feet.
- E. **Screening:** When an outdoor display area is more than fifteen (15) feet from the front facade of the primary structure or more than forty (40) feet from a side facade of the primary structure, at least one of the following screening mechanisms shall be installed.
 1. **Ornate Fence:** An ornate fence that is four (4) feet to eight (8) feet in height integrated into the design of the primary structure.
 2. **Landscaping:** A five-foot (5') wide landscape buffer that consists of one (1) tree and one (1) shrub for every ten (10) feet of perimeter around the outdoor display area. The trees and shrubs shall be permanently planted and may be arranged creatively for aesthetic purposes, but shall reasonably screen the outdoor display area.

Outdoor Storage Standards (OS)

5.57 OS-01: General Outdoor Storage Standards

This Outdoor Storage Standards section applies to the following zoning districts:



The intent of Outdoor Storage Standards is to protect the health, safety, and welfare and ensure neighborliness and aesthetic quality for the residents within the City's zoning jurisdiction. The following standards apply:

- A. **Prohibited:** The outdoor storage of equipment, product, supplies, materials, machinery, building materials, waste or scrap, pallets, and similar materials shall not be permitted.
- B. **Stored Vehicles:** Stored vehicles shall not encroach into a right-of-way or block or impede an access easement, sidewalk, or driving aisle.
- C. **Recreational Vehicles:**
 - 1. **Quantity:** No more than one (1) recreational vehicle shall be stored outdoors or parked outdoors on a lot at any one (1) time.
 - 2. **Parking:**
 - a. A recreational vehicle shall be stored or parked on a paved surface in a rear yard or side yard of a lot such that no part of the recreational vehicle projects into the front yard.
 - b. A recreational vehicle shall not be stored on the street in front of or on the driveway of any lot for more than forty-eight (48) hours in any thirty (30) day period.
 - 3. **Use:** At no time shall a stored recreational vehicle be occupied for living, sleeping, or home business purposes.

5.58 OS-02: Merchandising Outdoor Storage Standards

This Outdoor Storage Standards section applies to the following zoning district:



The following standards apply:

- A. **Vehicle Dealership:** The outdoor display, storage, and parking of vehicles for sale shall be permitted, provided that all vehicles are parked on asphalt or concrete, on a physical display (e.g. apparatus used to display a vehicle) approved by the Zoning Administrator, or enclosed within a building. All parked vehicles, vehicle parking surfaces, or physical displays shall meet the setbacks required for parking lots (see *Setback Standards*). Vehicles shall not be parked in the right-of-way, on gravel, on grass, or any other unimproved surface.

5.59 OS-03: Industrial Outdoor Storage Standards

This Outdoor Storage Standards section applies to the following zoning districts:



The following standards apply:

- A. **Industrial Outdoor Storage:** Outdoor storage of vehicles, equipment, product, supplies, materials, waste or scrap, pallets, and the like shall be permitted if all of the following conditions are met:
 - 1. **Location:** Outdoor storage areas shall be located in a side yard or rear yard and shall be setback thirty (30) feet from the property line, or the setback required for an accessory structure, whichever results in a greater setback.
 - 2. **Screening:** Outdoor storage areas shall be screened on all sides with a solid fence or wall that is six (6) feet tall, or eight (8) feet tall if what is stored is greater than six (6) feet in height.

Outdoor Storage Standards (OS)

5.60 OS-04: Heavy Industrial and High Impact Outdoor Storage Standards

This Outdoor Storage Standards section applies to the following zoning districts:

I2 HI

The following standards apply:

- A. **Industrial Outdoor Storage:** Outdoor storage of vehicles, equipment, product, supplies, materials, waste or scrap, pallets, and the like shall be permitted if all of the following conditions are met:
 1. *Location:*
 - a. When Adjacent to an I2 or HI Districts: Outdoor storage areas may be located in a front yard, side yard, or rear yard and shall be setback twenty (20) feet from the property line.
 - b. When Adjacent to Any Other District: Outdoor storage areas may be located in a front yard, side yard or rear yard and shall be setback 100 feet from the front lot line, and fifty (50) feet from all other property lines, or the minimum applicable setback required for an accessory structure, whichever results in a greater setback.
 2. *Screening:* Not required.

Parking Standards (PK)

5.61 PK-01: General Parking Standards

This Parking Standards section applies to the following zoning districts:



The intent of Parking Standards is to require minimal parking standards in order to assure public health, safety and welfare; minimize risks to the natural environment; and minimize conflict and promote vehicular and pedestrian safety along streets by minimizing on-street parking. The following standards apply:

- A. **Project Applicability:** Parking consistent with the requirements of the Unified Development Ordinance shall be required when any of the following conditions are met.
 1. *New Primary Structure:* An Improvement Location Permit for a new primary structure is obtained.
 2. *Large Expansion:* An Improvement Location Permit for an existing parking lot to be expanded ten percent (10%) or more of its existing size is obtained.
 3. *Second Expansion:* A legally nonconforming parking area has already been expanded one (1) time, up to ten percent (10%) of its existing size, with a valid Improvement Location Permit, and a second expansion is proposed for the same legal nonconforming parking area.
- B. **Cross Reference:**
 1. *Setback Standards:* Parking lots shall comply with the setbacks in the *Setback Standards*.
 2. *Driveway Standards:* For standards regarding driveways or access to parking lots, see *Driveway Standards*.
 3. *Temporary Sales in Parking Lots:* For standards regarding temporary structures and temporary uses located in existing parking lots or parking areas, see *Temporary Use and Structure Standards*.
 4. *Accessory Dwellings:* For additional parking requirements for accessory dwellings, see [Section 5.03: Accessory Dwelling Standards](#).
- C. **Permits:** An Improvement Location Permit shall be required for new parking lots or the expansion of an existing parking lot.
- D. **Design:**
 1. *Materials:* All off-street parking shall utilize a paved surface of concrete, asphalt, brick pavers, porous concrete, or the like. Gravel, stone, rock, dirt, sand, or grass shall not be permitted as parking surfaces.
 2. *Size of Spaces:* Each off-street parking space shall be a minimum of nine (9) feet wide and eighteen (18) feet in length.
 3. *Right-of-way:* Off-street parking spaces shall not be fully or partially in a right-of-way or access easement.
- E. **Prohibited:** Parking of motor vehicles shall not be permitted on lawns, or similar unimproved surface.

5.62 PK-02: Single-family Residential Parking Standards

This Parking Standards section applies to the following zoning districts:



The following standards apply:

- A. **Quantity:** A minimum of three (3) off-street parking spaces shall be required per dwelling unit.
- B. **Minimum Garage:** A one-car garage shall be required for all single-family residences.
- C. **Location:**
 1. *Same Lot:* The required parking spaces shall be located on the same lot as the dwelling unit.
 2. *Garages:* The required parking spaces may include spaces within garages and/or carports.

Parking Standards (PK)

5.63 PK-03: Traditional Residential Parking Standards

This Parking Standards section applies to the following zoning district:

UR

The following standards apply:

- A. Quantity: A minimum of two (2) off-street parking spaces shall be required per dwelling unit.
- B. Location:
 1. *Same Lot*: The required parking spaces shall be located on the same lot as the dwelling unit.
 2. *Garages*: The required parking spaces may include spaces within garages and/or carports.

5.64 PK-04: Multiple-family Residential Parking Standards

This Parking Standards section applies to the following zoning districts:

M1 M2

The following standards apply:

- A. Quantity:
 1. *Tenants*: A minimum of two (2) parking spaces shall be required per dwelling unit.
 2. *Visitors*: One (1) parking space per every four (4) dwelling units shall be required for visitors.
- B. Location:
 1. *Tenants*: Tenant parking spaces shall be located on the same site as the dwelling unit. Tenant parking spaces may include spaces within garages and/or carports.
 2. *Visitors*: Visitor parking spaces shall be located in a common parking area or as angled parking along internal private streets, but shall be proportionately assigned to an area within 200 feet of each multiple-family structure.

5.65 PK-05: Manufactured Home Residential Parking Standards

This Parking Standards section applies to the following zoning district:

MP

The following standards apply:

- A. Quantity:
 1. *Dwelling Site*: A minimum of two (2) parking spaces shall be required per dwelling site.
 2. *Visitors*: One (1) parking space per every three (3) dwelling sites shall be required for visitors.
- B. Location:
 1. *Dwelling Site*: The required dwelling site parking spaces shall be located on the dwelling site. The required dwelling site parking spaces may include spaces within garages and/or carports.
 2. *Visitors*: Visitor parking spaces shall be located in a common parking area or as on-street parking along internal private streets, but shall be proportionately dispersed throughout the development.

5.66 PK-06: Neighborhood Commercial and Central Business Parking Standards

This Parking Standards section applies to the following zoning districts:

NC CB

The following standards apply:

- A. Quantity: None. Off-street parking is not required.

Parking Standards (PK)

5.67 PK-07: Nonresidential Parking Standards

This Parking Standards section applies to the following zoning districts:



The following standards apply:

A. Quantity:

1. *Minimum Number:*
 - a. Off-street parking shall be required for all uses as shown in *Table PK-A: Minimum Number Of Parking Spaces Per Use*. The land use is listed in the left column. The minimum number of parking spaces for employees or tenants is the in middle column, and the minimum number of parking spaces for visitors, clients, and customers is in the right column. The minimum number of parking spaces shall be the sum of all three (3) columns. The numbers do not guarantee the quantity needed per use, only minimums are expressed.
 - b. A development that combines two (2) or more uses or group of adjacent developments may provide a shared parking area if the shared lot provides a minimum of seventy-five percent (75%) of the required spaces for each use and the Zoning Administrator approves the shared parking area.
 - c. If a use is not clearly noted in *Table PK-A: Minimum Number Of Parking Spaces Per Use*, the Zoning Administrator shall determine a use with similar employment and customer characteristics, therefore determining the minimum number of parking spaces required.
2. *Additional Parking Lot Landscape Requirements for Electively Larger Parking Lots:* Developments that elect to have more than 130% of the minimum required number of spaces shall be required to increase the minimum required perimeter parking lot landscape material by twenty-five percent (25%) and increase the minimum number of required parking lot landscape islands by twenty-five percent (25%). Developments that elect to have more than 160% of the minimum required number of spaces shall be required to increase the minimum required perimeter parking lot landscape material by fifty percent (50%) and increase the minimum number of required parking lot landscape islands by fifty percent (50%). See *Section 5.48: Parking Lot Planting Standards* for the minimum requirements that shall be increased per this subsection.
3. *Bicycle Parking:* Developments are encouraged to provide bicycle parking areas when appropriate. If provided, bicycle parking areas shall be within sixty (60) feet of the main entryway into the primary structure or be located inside the primary structure. Additionally, a secured bike rack shall be installed to provide the opportunity for secure parking of bicycles.
4. *Stacking Lanes Spaces:* The following uses shall provide minimum stacking lane spaces as indicated below:
 - a. ATM: 3 spaces per drive-up ATM
 - b. Bank: 3 spaces per drive-up window lane
 - c. Day Care Center: 6 spaces if utilizing curb-side pick-up or drop-off
 - d. Dry Cleaner: 3 spaces if utilizing curb-side pick-up or drop-off
 - e. Pharmacy: 4 spaces for a drive-through window
 - f. Place of Worship: 5 spaces if utilizing curb-side pick-up or drop-off
 - g. Restaurant: 5 spaces for a drive-through window
 - h. School: 10 spaces if utilizing curb-side pick-up or drop-off
 - i. Service-type Business: 3 spaces if utilizing curb-side pick-up or drop-off

Parking Standards (PK)

- B. **Design:** Parking lots and parking areas shall meet the following criteria:
1. **Aisle Widths:** Minimum parking aisle widths shall be as follows:
 - a. Sixty-one degree (61°) to ninety degree (90°) angle spaces shall have a minimum eighteen (18) feet wide parking aisle for one-way traffic or minimum twenty-four (24) feet wide parking aisle for one-way or two-way traffic.
 - b. Forty-six degree (46°) to sixty degree (60°) angle spaces shall have a minimum of eighteen (18) feet wide parking aisle for one-way traffic.
 - c. Up to forty-five degree (45°) angle spaces shall have a minimum twelve (12) feet wide parking aisle for one-way traffic.
 2. **Aisle Exits:** All parking aisles shall have an outlet or turn around. Dead-end parking aisles shall not be permitted.
 3. **Driving Lanes:** Driving lanes in parking lots that provide access to parking aisles shall be defined by striping, curbs, pavement markings, arrows, or parking spaces.
 4. **Maneuvering:** Parking areas shall be designed to prevent vehicles from maneuvering in the right-of-way.
 5. **Drainage:** Parking areas shall be constructed to prevent ninety-five percent (95%) of a parking lots area from ponding. If areas of parking lots are designed and approved for retention of water they are exempt from this provision.
 6. **Lighting:**
 - a. If parking lots are illuminated, the light fixtures and poles shall be consistent in color, size, height, and design.
 - b. Parking lot lights shall not exceed twenty-five (25) feet in height, measured from the bottom of the fixture to the ground.
 - c. Parking lot lights shall meet all standards in *Lighting Standards*.
 7. **Connectivity:**
 - a. Connectivity to adjacent parking lots shall be required in at least one (1) location. This may be accomplished through an aisle connector, frontage street, access street, or stub to an adjacent lot zoned for commercial, institutional, or industrial use.
 - b. Cross-access Easements:
 - i. Where parking lots connect or are laid out to be connected, a cross-access easement shall be established in accordance with the requirements of *Section 7.06 Easement Standards*.
 - ii. Cross-access easements shall not be less than ten (10) feet in width per lane nor exceed twelve (12) feet in width per lane.
 8. **Cart Corrals:** Cart corrals shall be required for all retail businesses with more than 20,000 square feet of retail space that provide shopping carts or the like to customers. Cart corrals shall be made of permanent materials and be anchored to the parking lot surface to prevent them from moving in wind. Cart corrals shall not exceed ten (10) feet in width and thirty-six (36) feet in length. Cart corrals shall be maintained in good condition and shall not have commercial signs affixed to them.
- C. **Land Banking:** A parking lot may be constructed with fewer parking spaces than required in *Table PK-A: Minimum Number Of Parking Spaces Per Use* if the following standards are met:
1. **Space in Reserve:** Adequate and appropriate space shall be land banked such that the full number of parking spaces required in *Table PK-A: Minimum Number Of Parking Spaces Per Use* can be constructed on-site at a later date, should the need arise.
 2. **Full Parking Lot Design:** A full and partial parking lot design shall be provided at the time of site plan review showing how the full number of parking spaces required in *Table PK-A: Minimum Number Of Parking Spaces Per Use* would be installed and how drainage and access would be handled, should the need arise. This design shall be recorded.
 3. **Recorded Plat:** The property owner shall also record a plat that clearly denotes the land-banked area, and identifies the area as a “no-build zone.”
 4. **Limits of Land Banking:** Under no circumstances shall less than forty percent (40%) of spaces required in *Table PK-A: Minimum Number Of Parking Spaces Per Use* be permitted to be installed.

Parking Standards (PK)

Table PK-A: Minimum Number Of Parking Spaces Per Use

| Land Use | Parking Types | |
|---------------------------|-------------------------|---------------------------------|
| | Employee/Tenant Parking | Visitor/Client/Customer Parking |
| Accessory Uses | | |
| farmer's market | - | no minimum |
| heliport, private | - | 3 spaces per helipad |
| large wind turbine system | 1 space | - |

| Land Use | Parking Types | |
|-------------------------------------|---|---------------------------------|
| | Employee/Tenant Parking | Visitor/Client/Customer Parking |
| Agricultural Uses | | |
| grain elevator | 1 space per employee on the largest shift | - |
| processing of agricultural products | 1 space per employee on the largest shift | - |
| sales of agricultural products | 2 spaces or 1 space per employee on the largest shift, whichever is greater | - |
| storage of agricultural products | 1 space or 1 space per employee on the largest shift, whichever is greater | - |

| Land Use | Parking Types | |
|--|---|--|
| | Employee/Tenant Parking | Visitor/Client/Customer Parking |
| Commercial Uses | | |
| amusement center | 1 space per employee on the largest shift | 0.3 space per maximum occupancy |
| amusement park | 1 space per employee on the largest shift | 0.3 space per maximum occupancy |
| automobile dealership | 1 space per employee on the largest shift | - |
| automobile oriented business | 1 space per employee on the largest shift | 1 space per 300 sq. ft. of floor area |
| bank machine/atm | - | 2 spaces per ATM |
| banquet hall | - | 1 space per 3 persons of maximum occupancy |
| bar/tavern | - | 1 space per 3 persons of maximum occupancy |
| barber/beauty shop | - | 3 spaces per chair |
| billiard/arcade room | - | 1 space per 300 sq. ft. of floor area |
| bowling alley | - | 4 spaces per lane |
| broadcast studio | 1 space per employee on the largest shift | 3 spaces per radio station broadcasted from the location |
| campground | - | 1.5 spaces per camp site |
| club or lodge | - | 1 space per 3 persons of maximum occupancy |
| coffee shop | - | 1 space per 3 seats |
| coin laundry | - | 1 space per 300 sq. ft. floor area |
| commercial training facility or school | - | 1 space per student of maximum occupancy |
| country club | - | 1 space per 3 persons of maximum occupancy |
| dance/night club | - | 1 space per 3 persons of maximum occupancy |
| day care | - | 1 space per 4 persons of licensed capacity |
| delicatessen | - | 1 space per 3 seats |
| driving range | - | 2 spaces per 3 tee boxes |
| equipment rental | 1 space per employee on the largest shift | 1 space per 10,000 sq. ft. of outdoor display area and 1 space per 500 sq. ft. of floor area |
| equipment sales | 1 space per employee on the largest shift | 1 space per 10,000 sq. ft. of outdoor sales area and 1 space per 500 sq. ft. of floor area |
| farmer's market | - | - |
| fitness center/health club | - | 1 space per 300 sq. ft. of floor area |
| funeral home or mortuary | - | 1 space per 4 seats |
| gas station | - | 1 space per 4 fuel pumps |
| golf course | - | 20 spaces per 9 holes |
| health spa/day spa | - | 3 spaces per spa suite |
| hotel/motel | 1 space per employee on the largest shift | 1 space per unit |
| ice cream shop | - | 1 space per 3 seats |

Parking Standards (PK)

Table PK-A: Minimum Number Of Parking Spaces Per Use (continued)

| Land Use | Parking Types | |
|--------------------------------------|---|---|
| | Employee/Tenant Parking | Visitor/Client/Customer Parking |
| Commercial Uses | | |
| kennel (commercial) | - | 1 space per 5 pet accommodation spaces |
| machinery rental | 1 space per employee on the largest shift | 1 space per 10,000 sq. ft. of outdoor display area and 1 space per 500 sq. ft. of indoor display area |
| machinery sales | 1 space per employee on the largest shift | 1 space per 10,000 sq. ft. of outdoor display area and 1 space per 500 sq. ft. of indoor display area |
| miniature golf | - | 20 spaces per 18 hole course |
| movie theater | - | 1 space per 4 seats |
| office, construction trade | 1 space per employee on the largest shift | - |
| office, design services | - | 1 space per 300 sq. ft. of floor area |
| office, general services | - | 1 space per 300 sq. ft. of floor area |
| office, medical services | - | 4 spaces per treatment room |
| paintball facility | - | 10 spaces per court or field |
| photography studio | - | 3 spaces per studio |
| race track | - | 1 space per 3 seats |
| recreation center/play center | - | 1 space per 300 sq. ft. of floor area |
| recreation vehicle rental | 1 space per employee on the largest shift | 1 space per 5,000 sq. ft. of outdoor display area and 1 space per 1,000 sq. ft. of indoor display area |
| recreation vehicle sales | 1 space per employee on the largest shift | 1 space per 15,000 sq. ft. of outdoor display area and 1 space per 2,000 sq. ft. of indoor display area |
| restaurant | 1 space per employee on the largest shift | 1 space per 3 seats in dining room |
| restaurant with drive-up window | 1 space per employee on the largest shift | 1 space per 3 seats in dining room |
| retail (type 1), very low intensity | - | 1 space per 300 sq. ft. of floor area |
| retail (type 2), low intensity | - | 1 space per 300 sq. ft. of floor area |
| retail (type 3), medium intensity | - | 1 space per 300 sq. ft. of floor area |
| retail (type 4), high intensity | - | 1 space per 300 sq. ft. of floor area |
| retail (type 5), very high intensity | - | 1 space per 300 sq. ft. of floor area |
| retail (type 6), outdoor sales | - | 1 space per 500 sq. ft. of floor area and 1 space per 20 vehicles for sale |
| retail (type 7), special handling | - | 1 space per 300 sq. ft. of floor area |
| sexually oriented retail business | - | 1 space per 300 sq. ft. of floor area |
| shooting range (indoor) | - | 2 spaces per target |
| shooting range (outdoor) | - | 2 spaces per target |
| skating rink | - | 1 space per 300 sq. ft. of floor area |
| sports complex (indoor) | - | 20 spaces per field of court |
| sports complex (outdoor) | - | 20 spaces per field of court |
| studio arts | - | 1 space per 300 sq. ft. of floor area |
| swimming pool | - | 1 space per 75 sq. ft. of water surface |
| tailor/pressing shop | - | 1 space per 300 sq. ft. of floor area |
| tanning salon | - | 1.5 spaces per bed |
| tattoo/piercing parlor | - | 1.5 spaces per chair |
| watercraft rental | 1 space per employee on the largest shift | 1.5 spaces per every rentable watercraft |
| watercraft sales | 1 space per employee on the largest shift | 1 space per 10,000 sq. ft. of outdoor display area and 1 space per 1,500 sq. ft. of indoor display area |
| waterpark | 1 space per employee on the largest shift | 0.3 space per maximum occupancy |
| winery | 1 space per employee on the largest shift | 1 space per 300 sq. ft. of floor area accessible to the public |

Parking Standards (PK)

Table PK-A: Minimum Number Of Parking Spaces Per Use (continued)

| Land Use | Parking Types | |
|--|--|---|
| | Employee/Tenant Parking | Visitor/Client/Customer Parking |
| Industrial Uses | | |
| assembly | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| construction material landfill | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| distribution facility | 1.5 spaces per employee on the largest shift | 1 visitor space per 10 employees |
| electrical generation plant | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| flex-space | - | 1 space per 400 square feet of floor area |
| food production/processing | 1.5 spaces per employee on the largest shift | 1 visitor space per 10 employees |
| gravel/sand mining | 1 space per employee on the largest shift | 1 space per 4 acres of quarry area |
| hazardous waste landfill | 1 space per employee on the largest shift | 10 spaces |
| heavy equipment repair | 1 space per employee on the largest shift | 1 space per 1,000 square feet |
| heavy manufacturing | 1.5 spaces per employee on the largest shift | 1 visitor space per 10 employees |
| incinerator | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| junk yard | 1 space per employee on the largest shift | 1 space per acre |
| light manufacturing | 1.5 spaces per employee on the largest shift | 1 visitor space per 10 employees |
| liquid fertilizer storage/distribution | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| outdoor storage | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| recycling processing | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| rendering plant | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| research center, chemical | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| research center, medical | 1 space per employee on the largest shift | 1 space per 5 employees |
| research center, technological | 1 space per employee on the largest shift | 1 visitor space per 5 employees |
| sanitary landfill/refuse dump | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| scrap metal yard | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| sewage treatment plant | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| sign painting/fabrication | 1 space per employee on the largest shift | 1 visitor space per 5 employees |
| storage tanks (hazardous) | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| storage tanks (nonhazardous) | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| telecommunication facility | 2 spaces per facility | - |
| testing lab | 1 space per employee on the largest shift | 1 visitor space per 5 employees |
| tool and die shop | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| transfer station | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| transfer station (recycling/waste) | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| utility facility, above ground | 1 space per facility | - |
| warehouse | 1.5 spaces per employee on the largest shift | 1 visitor space per 10 employees |
| warehouse storage facility | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| water treatment plant | 1 space per employee on the largest shift | 1 visitor space per 10 employees |
| welding | 1 space per employee on the largest shift | 1 visitor space per 5 employees |

| Land Use | Parking Types | |
|-----------------------------|---|---|
| | Employee/Tenant Parking | Visitor/Client/Customer Parking |
| Institutional Uses | | |
| airport, public | 1 space per employee on the largest shift | 0.3 space per based aircraft |
| bus station | - | 8 spaces per bus bay |
| camp | 1 space per employee on the largest shift | 0.1 space per maximum occupancy |
| cemetery/mausoleum | - | 1 space per 50 grave sites |
| child care institution | - | 1 space per 8 children living in the facility |
| church, temple, or mosque | - | 3 space per 7 seats |
| community center | - | 1 space per 3 persons at maximum occupancy |
| composting facility, public | 1 space per employee on the largest shift | 5 visitor spaces |

Parking Standards (PK)

Table PK-A: Minimum Number Of Parking Spaces Per Use (continued)

| Land Use | Parking Types | |
|------------------------------------|--|--|
| | Employee/Tenant Parking | Visitor/Client/Customer Parking |
| Institutional Uses | | |
| crematory | 1 space per employee on the largest shift | 5 visitor spaces |
| government office | 1 space per employee on the largest shift | 1 space per 500 sq. ft. of floor area |
| government operations (non-office) | 1 space per employee on the largest shift | 1 visitor space per 5 employees |
| heliport, public | - | 3 spaces per helipad |
| hospital | 1.5 spaces per employee on the largest shift | 1 space per bed |
| jail | 1 space per employee on the largest shift | 1 space per 8 cells |
| juvenile detention facility | 1 space per employee on the largest shift | 1 space per 8 cells |
| library | - | 1 space per 3 persons at maximum occupancy |
| medical center | 1 space per employee on the largest shift | 2 spaces per examination room |
| museum | - | 1 space per 3 persons at maximum occupancy |
| nature center | - | 1 space per 3 persons at maximum occupancy |
| park | - | 5 space per playground and 20 spaces per sport court or field; |
| parking lot, public | - | - |
| police, fire, or rescue station | 1 space per employee on the largest shift | 1 visitor space per 5 employees |
| pool, public | - | 1 space per 75 sq. ft. of water surface |
| post office | 1 space per employee on the largest shift | 1 space per 150 sq. ft. accessible to the public |
| prison | 1 space per employee on the largest shift | 1 visitor space per 15 cells |
| recycling collection point | 1 space per employee on the largest shift | 1 space per collection bin |
| retreat center | 1 space per employee on the largest shift | 1 space per 0.5 of the maximum occupancy or |
| school (P-12) | 1 space per teacher, staff, administrator | 3 spaces per elementary or junior high classroom; 1 space per 10 high school student enrollment capacity; and 1 space per 4 seats in the largest assembly space in the school (based on maximum occupancy) |
| skate park | - | 1 space per 500 sq. ft. of skating surface |
| stadium | - | 0.35 space per maximum seating capacity |
| trade or business school | 1 space per teacher, staff, administrator | 0.7 space per maximum enrollment or 20 spaces per classroom; whichever is less |
| university or college | - | 1 space per 5 students |

| Land Use | Parking Types | |
|---|---|---------------------------------|
| | Employee/Tenant Parking | Visitor/Client/Customer Parking |
| Residential Uses | | |
| assisted living facility | 1 space per employee on the largest shift | 1 space per 3 rooms |
| dwelling, multiple-family (2 or 3 units) | 2 spaces per dwelling unit | - |
| dwelling, multiple-family (4 or 6 units) | 1.5 spaces per dwelling unit | 1 space per 4 dwelling units |
| dwelling, multiple-family (7 or 15 units) | 1.5 spaces per dwelling unit | 1 space per 4 dwelling units |
| dwelling unit (first floor) | 1 space per dwelling unit | - |
| dwelling unit (upper floors) | 1 space per dwelling unit | - |
| fair housing facility (large) | 1 space per employee on the largest shift | 0.4 space per maximum occupancy |
| fair housing facility (small) | 1 space per employee on the largest shift | 0.5 space per bedroom |
| nursing home | 1 space per employee on the largest shift | 1 space per 3 rooms |
| residence hall | - | - |

Performance Standards (PF)

5.68 PF-01: Performance Standards

This Performance Standards section applies to the following zoning districts:



The intent of the Performance Standards is to protect the health, safety, and welfare of residents of the zoning jurisdiction of the City by establishing requirements for noise, vibration, odor, and other performance characteristics. The following standards apply:

- A. **Cross Reference:** See [Section 5.23: Environmental Standards](#) for standards relating to air quality, water quality, and soil quality.
- B. **Nuisance Characteristics:** No use shall exhibit obnoxious characteristics to the extent that it constitutes a public nuisance. No use in existence on the effective date of the Unified Development Ordinance shall be so altered or modified to conflict with these standards.
 - 1. **Electrical Disturbance:** No use shall cause electrical disturbance adversely affecting radio, television, or other equipment in the vicinity.
 - 2. **Noise:**
 - a. No use shall produce noise that, when measured at any of the lot lines, exceeds seventy (70) decibels from 6:00 AM to 9:00 PM or forty (40) decibels from 9:00 PM to 6:00 AM.
 - b. Public safety sirens and related apparatus used solely for public purposes shall be exempt from this standard.
 - 3. **Vibration:** No use shall cause vibrations or concussions detectable beyond the lot lines without the aid of instruments.
 - 4. **Odor:** No use shall emit across the lot lines malodorous gas or odor in such quantity as to be detectable at any point along the lot lines.
 - 5. **Heat and Glare:** No use shall produce heat or glare in such a manner as to be a nuisance or create a hazard noticeable from any point beyond the lot lines.
- C. **Fire Protection:** Fire fighting equipment and prevention measures acceptable to the Fire Department and any federal, State, County, City, and/or local authorities that may also have jurisdiction shall be readily available and apparent when any activity involving the handling or storage of flammable or explosive materials is conducted.

Public Improvement Standards (PI)

5.69 PI-01: Public Improvement Standards

This Public Improvement Standards section applies to the following zoning districts:



The intent of the Public Improvement Standards is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by ensuring public facilities are adequate to serve development. The following standards apply:

- A. **Project Applicability:** Public improvements consistent with the requirements of the Unified Development Ordinance shall be required when one (1) of the following conditions is met:
 1. *New Primary Structure:* An Improvement Location Permit for a new primary structure is obtained.
 2. *Addition to Primary Structure:* An Improvement Location Permit for an addition to the primary structure that adds fifty percent (50%) or more square footage is obtained.
- B. **Adequate Public Facilities:** Development is permitted only if public streets, public sidewalks, drainage facilities, and public utilities are adequate to serve the proposed development.
 1. *Public Streets:*
 - a. The Technical Review Committee or the Plan Commission may require a traffic and street impact study to determine a proposed development's impact on public streets. If required, the City of Richmond shall conduct or procure services for a traffic and street impact study at the expense of the developer.
 - b. Based on the results of the study, the Technical Review Committee or the Plan Commission shall make a determination as to whether the public street(s) will sufficiently accommodate the increased traffic generated by the development.
 - i. If the public street(s) is (are) determined to be insufficient, the Plan Commission may deny the development; or
 - ii. The Plan Commission may approve the development with mitigating conditions. The Technical Review Committee or the Plan Commission may recommend off-site improvements such as acceleration lanes, deceleration lanes, passing blisters, wider shoulders or approaches, frontage streets, shared driveways or other improvements that will provide sufficient facilities for the increased traffic from the proposed development.
 2. *Public Sidewalks:* Public sidewalks shall be required along the edge of the right-of-way, except when the Zoning Administrator determines the development is agricultural in nature or the nearest existing public sidewalk or trail is greater than 500 feet from the subject site. Any required public sidewalks shall closely align with the existing sidewalks and meet or exceed the City of Richmond's Construction Standards.
 3. *Drainage Facilities:*
 - a. Storm drainage collection, detention, and retention facilities shall have sufficient capacity to serve the development.
 - b. If existing storm drainage facilities are not sufficient to serve the development, the Plan Commission may deny the development or approve the development with mitigating conditions. The Plan Commission, Technical Review Committee, City Engineer, MS4 Coordinator, or County Surveyor may recommend off-site improvements that will provide sufficient facilities for the increased runoff from the proposed development.

Public Improvement Standards (PI)

4. *Public Utilities:*
 - a. **Cross Reference:** Requirements for when connection to municipal sanitary sewer and water systems are in *Section 5.72: Sewer and Water Standards*.
 - b. **Sanitary Sewer:** The sanitary sewer collection system and wastewater treatment facility shall have sufficient capacity to serve the development. If the existing sanitary sewer collection system or wastewater treatment facility does not have sufficient capacity to serve the development, the Plan commission may deny the development or approve the development with mitigating conditions. The Plan Commission, Technical Review Committee, or appropriate utility representative may recommend off-site improvements that will provide sufficient facilities for the increased demand in service from the proposed development.
 - c. **Water:** The public water supply and distribution system shall have sufficient capacity to serve the development. If the public water supply and distribution system does not have sufficient capacity to serve the development, improvements that will provide sufficient facilities for the increased demand in service from the proposed development shall be required prior to approval of the development. The Plan Commission, Technical Review Committee, or appropriate utility representative may recommend improvements.
- C. **Guarantees:** When mitigating conditions are required, the developer may be required to post performance and maintenance guarantees for such improvements.

Setback Standards (SB)

5.70 SB-01: General Setback Standards

This setback standards section applies to the following zoning districts:



The intent of the Setback Standards is to protect the health, safety, and welfare of residents of the zoning jurisdiction of the City by requiring structures to meet certain setbacks. The following standards apply:

- A. **Applicability:** If a setback standard does not appear on the two-page layout for a zoning district, then the standard does not apply to that particular zoning district.
1. *Minimum Dwelling Site Front Setback:* The minimum dwelling site front setback shall be per each two-page layout in *Article 2: Zoning Districts*.
 2. *Minimum Dwelling Site Side Setback:* The minimum dwelling site side setback shall be per each two-page layout in *Article 2: Zoning Districts*.
 3. *Minimum Dwelling Site Rear Setback:* The minimum dwelling site rear setback shall be per each two-page layout in *Article 2: Zoning Districts*.
 4. *Minimum Front Setback:*
 - a. The minimum front setback shall be as per each two-page layout in *Article 2: Zoning Districts*.
 - b. Where a subdivision has been platted and substantially built-out utilizing a front setback less than that required by *Article 2: Zoning Districts*, an infill lot may utilize the average setback as defined in *Article 11: Definitions*.
 5. *Minimum Side Setback:*
 - a. The minimum side setback shall be as per each two-page layout in *Article 2: Zoning Districts*.
 - b. Where a subdivision has been platted and substantially built-out utilizing a side setback less than that required by *Article 2: Zoning Districts*, an infill lot may utilize the average setback as defined in *Article 11: Definitions*.
 6. *Minimum Rear Setback:*
 - a. The minimum rear setback shall be as per each two-page layout in *Article 2: Zoning Districts*.
 - b. Where a subdivision has been platted and substantially built-out utilizing a rear setback less than that required by *Article 2: Zoning Districts*, an infill lot may utilize the average setback as defined in *Article 11: Definitions*.
- B. **Exceptions:** The following types of structures, features or land uses are exempt or partially exempt from the setback standard as stated:
1. *Signs:* Signs are exempt from the setbacks in this section, but shall abide by the applicable sign standards.
 2. *Telecommunication Towers:* Telecommunication towers are exempt from the setbacks in this section, but shall abide by the *Section 5.88: Telecommunication Facility Standards*.
 3. *Architectural Features:* Cornices, eaves, sills, canopies, bay windows, bow windows, or similar features shall be permitted to encroach into a required front yard, side yard, and/or rear yard setback not more than three (3) feet. However, these items shall never be closer than three (3) feet to the property line.
 4. *Awnings:* Awnings shall be permitted to encroach into a required front, side, and/or rear setback not more than four (4) feet, but shall not be closer than three (3) feet to the property line except in the CB District. (See *Section 5.79 Central Business, Limited Commercial, and Neighborhood Commercial Sign Standards* for standards relating to the projection of awnings in CB Districts.)
 5. *Chimneys:* Chimneys shall be permitted to extend into a required setback not more than two (2) feet. However, chimneys shall never be closer than three (3) feet to the property line.
 6. *Fences and Walls:* Fences and walls shall be exempt from the setbacks in this section, but shall abide by the applicable fence and wall standards.
 7. *Driveways:* Driveways are exempt from setbacks in this section, but shall abide by the side yard setbacks established by the applicable driveway standards.

Setback Standards (SB)

8. *Parking Lots*: In commercial, institutional, and industrial zoning districts, parking lots may encroach into the front, side, and rear yard setbacks for a primary structure by the following amounts:
 - a. *Front Yards*: Parking lots may project into a front yard by twenty-five percent (25%) of the minimum front yard setback, unless a specific setback for parking lots is designated in the zoning district.
 9. *Utility Poles, Lines, and Junction Boxes*: Utility poles, lines, and junction boxes shall be exempt from the setbacks in this section.
 10. *Trash Receptacles*: Trash receptacles shall meet the setback standards in [Section 5.94: Trash Receptacle Standards](#).
 11. *Stairs or Open Platform*: Stairs or an open platform or landing which does not extend above the level of the floor elevation of the first floor of the structure shall be permitted to extend into a required front, side, and/or rear setback not more than four (4) feet. However, these items shall never be closer than three (3) feet to the side property line or ten (10) feet to the front or rear property line.
 12. *Storage Tanks*: Storage tanks shall be exempt from the setbacks in this section, but shall comply with the setbacks established by the applicable storage tank standards.
 13. *Porch*: A porch shall be permitted to encroach into a required front yard, side yard, and/or rear yard setback, but not by more than six (6) feet.
 14. *Deck*: A deck shall be permitted to encroach into a required side yard, and/or rear yard setback by not more than ten (10) feet. Under no circumstances shall a deck be closer than three (3) feet from a property line.
- C. Environmental Features: A twenty-five (25) foot setback shall be maintained between a structure and environmental feature, including: wetland, floodplain, recreation pond, and retention pond.

5.71 SB-02: Intense Agriculture Setback Standards

This setback standards section applies to the following zoning district:

IA

The following standards apply:

- A. Exceptions: The following types of structures or features are exempt or partially exempt from the setback standard as stated:
1. *Single-family Detached*: A single-family detached dwelling, when on the same lot as a confined feeding operation, shall be subject to the following:
 - a. *Front Yard Setback*: 100 feet,
 - b. *Side Yard Setback*: 100 feet, and
 - c. *Rear Yard Setback*: 100 feet.

Sewer and Water Standards (SW)

5.72 SW-01: Sewer and Water Standards

This sewer and water standards section applies to the following zoning districts:



The intent of the Sewer and Water Standards is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by specifying the type of utility connections required. The following standards apply:

- A. **Applicability:** If the below listed sewer and water standard does not appear on the two-page layout for a zoning district, then it does not apply to that particular zoning district.
1. *Sewer:*
 - a. Connection to a sanitary sewer utility shall be per each two-page layout in *Article 2: Zoning Districts*. Details about the terminology on the two-page layouts is as follows.
 - i. Required: Connection to the City of Richmond municipal sanitary sewer system shall be required.
 - ii. Required Where Available: Connection to the City of Richmond municipal sanitary sewer system shall be required when access to the municipal sanitary sewer system is available within 300 feet or less of the property line.
 - iii. Municipal or Privately-owned Sewer Utility Required: A connection to either the City of Richmond municipal sanitary sewer system or a privately-owned sanitary sewer system shall be required.
 - b. Cross Reference: Service and connections to the City of Richmond municipal sanitary sewer systems shall comply with *Chapter 54 of the City of Richmond Code of Ordinances*.
 2. *Water:*
 - a. Connection to the Indiana American Water Company's water system shall be per each two-page layout in *Article 2: Zoning Districts*. Details about the terminology on the two-page layouts is as follows.
 - i. Required: Required means a connection to the Indiana American Water Company's water system shall be required.
 - ii. Required Where Available: Required where available means a connection to the Indiana American Water Company's water system shall be required when access to the water system is available within 300 feet or less of the property line.

5.73 SX-01: Sexually Oriented Business Standards

This Sexually Oriented Business Standards section applies to the following zoning district:



The intent of the Sexually Oriented Business Standards is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by regulating the proximity of sexually oriented businesses to certain other current and future land uses. The following standards apply:

- A. Permits: Sexually oriented businesses shall obtain an Improvement Location Permit prior to establishing the business.
- B. Measurement Rules: Separation distances shall be measured in a straight line from the closest points between property lines, without regard to intervening structures or objects.
- C. Separation: Sexually oriented businesses shall have the following separation requirements:
 1. *Similar Businesses*: Sexually oriented businesses shall be separated from other sexually oriented businesses by at least 1,000 feet.
 2. *Residential Districts*: Sexually oriented businesses shall be separated from residential zoning districts by at least 1,000 feet.
 3. *Public Gathering Places*: Sexually oriented businesses shall be separated from schools, parks, playgrounds, libraries, places of worship, day-care centers, government offices, and similar public gathering places by at least 1,000 feet.
- D. Design:
 1. *Parking*:
 - a. Parking lots shall not accommodate parking for semi tractor trailers.
 - b. Overnight parking shall not be permitted.

Sign Standards (SI)

5.74 SI-01: General Sign Standards

This Sign Standards section applies to the following zoning districts:



The intent of the Sign Standards is to accomplish the goals of the *City of Richmond Comprehensive Plan*; to regulate time, place, and manner characteristics of signs; to avoid the unnecessary proliferation of signs; to provide businesses with appropriate identification; to create a consistent streetscape; to maintain and enhance the aesthetic environment of the City; to eliminate potential hazards to motorists and pedestrians resulting from sign location and clutter; and to promote the health, safety, and welfare of the residents of zoning jurisdiction of the City of Richmond. The following standards apply:

- A. **Freedom of Speech:** Any permanent sign or standard temporary sign permitted by the Sign Standards may be used for freedom of speech purposes for any length of time.
- B. **Permits:**
 1. *Improvement Location Permit:* An Improvement Location Permit shall be required for all signs located, erected, constructed, reconstructed, moved, or structurally altered unless otherwise specified in this section.
 2. *State Permit:* All signs proposed to be located along a State-owned interstate or highway shall obtain the proper State sign permit or written authorization from the Indiana Department of Transportation prior to seeking an Improvement Location Permit.
 3. *Easement Holder Approval:* All signs proposed to be located within an easement shall obtain written approval from the easement holder for the proposed sign prior to seeking an Improvement Location Permit. For example, a sign proposed within a legal drain (i.e. regulated drain) easement shall obtain written approval from the County Drainage Board before applying for an Improvement Location Permit.
- C. **Cross Reference:**
 1. *Home Businesses:* Signs associated with a home business shall be exempt from the Sign Standards section, but shall comply with the standards in *Home Business Standards*.
 2. *Lighting Standards:* When illumination of signs is permitted by this Sign Standards section, all illumination and lighting associated with signs shall meet the glare, light trespass, and other standards in [Section 5.51: Lighting Standards](#).
- D. **Exempt:** The following items shall be exempt from the Sign Standards and therefore, exempt from obtaining an Improvement Location Permit.
 1. *Political Flags:* A flag, pennant, or insignia of any nation, state, city, or other political unit is exempt. However, when a flag, pennant, or insignia of any nation, state, city, or other political unit is used as an integral component of a commercial message, it shall comply with the sign standards for the applicable zoning district. For example, an American Flag integrated into a corporation's brand or logo is not exempt.
 2. *Outdoor Scoreboard:* An outdoor scoreboard used in conjunction with a legally-established sport field is exempt. However, when the scoreboard is visible from a public street and contains a commercial message, it shall comply with the sign standards for the applicable zoning district.
 3. *Face Change:* Changing the sign face shall be exempt from an Improvement Location Permit. However, a change to the sign face shall not result in a change in the sign's size, height, construction materials, or mode of conveying the message (e.g. replacing a wood sign face with an LED sign face).
 4. *Menu Sign:* A menu board used for a motor vehicle drive-through window or for walk-up window service shall be exempt.
 5. *Window Signs:* Signs displayed on the inside of windows shall be exempt.
 6. *Addresses:* Posting of a street address on a mailbox, building, or other prominent location to provide adequate property identification. However, when a street address is used as a commercial message or is disproportionately large, it shall comply with the sign standards for the applicable zoning district. For example, the address numbers being illustrated with ladders and slides for a store selling children's playsets.
 7. *Public Safety Message:* Posting of a public safety or private property message provided that no individual posting exceeds the maximum area permitted for a standard temporary sign in the applicable zoning district. Examples include "Beware of Dog," "Private Property," "No Trespassing," "Gas Line," "Weight Limit," "Video Surveillance," and "No Turnaround."

8. *Operational Limitations or Information:* Posting of operational limitations and information provided the posting is no larger than necessary for the intended reader. Examples include hours of operation, admittance requirements, "Employees Only," "Men," "Women," "Visitor Parking," and "No Deliveries."
9. *Required Postings:* Messages required by a State agency, State law, federal agency, or federal law provided the area of the message and height of posting be the minimum required by the agency or law.
10. *Indoor Commercial Messages:* Commercial messages displayed inside a building that cannot be viewed legibly by pedestrians or drivers outside the building. Examples include a commercial message on a scoreboard inside a gymnasium, a wall clock inside a restaurant with a branded logo, and a large framed image of a product mounted on the wall of a retail store.
11. *Miniscule Commercial Messages:* Miniscule commercial messages displayed on or near a primary entrance provided that the area of each miniscule commercial message does not exceed thirty (30) square inches and the cumulative area of all miniscule commercial messages does not exceed 240 square inches per primary entrance. Examples include "Visa," "Master Card," "Diner's Club," "ATM," and corporate logos.
12. *Religious Symbols:* Religious symbols incorporated into the architecture on places of worship or other structures occupied by religious organizations.
13. *Holiday Decorations:* Holiday decorations provided they convey no commercial message.
14. *Murals:* Murals provided they convey no commercial message. Murals with a commercial message shall be regulated as a wall sign.
15. *Postings:* Postings on a permanent display board sign.
16. *Political Campaign Signs:* Political campaign signs are a type of freedom of speech and are not considered a commercial message. Therefore political campaign signs are exempt from the Sign Standards in the Unified Development Ordinance.
17. *Signs in Right-of-way:* A sign permitted by the controlling agency for a right-of-way shall be exempt from the Sign Standards in the Unified Development Ordinance.
18. *Entryway Features:* An entryway feature regulated by and approved as a design feature of a subdivision shall be exempt from Sign Standards in the Unified Development Ordinance.
19. *Face-out, Face-in Change:* In no way shall this provision apply to changeable copy of any type. The face of a permanent sign, conforming or legal non-conforming, may be removed and replaced provided:
 - a. The sign area is not increased or decreased,
 - b. The sign height does not increase or decrease,
 - c. The sign mass does not increase or decrease,
 - d. The interior or exterior lighting element does not increase or decrease in intensity,
 - e. The sign location is not shifted or relocated,
 - f. The sign face method or type does not change (e.g. replacing a painted wood sign face with a backlit plastic sign face), or
 - g. The sign's structure is not changed or modified in a way that changes compliance with any applicable time, place, or manner standards.

Sign Standards (SI)

E. Prohibited Signs:

1. *Prohibited Types:*

- a. **Flashing Signs:** Signs that gain attention through flashing (i.e. flashing signs) shall not be permitted.
- b. **Vehicle Signs:** Vehicles with a sign area greater than fifty (50) square feet in area shall not be permitted to be parked for the primary purpose of displaying the sign. Prohibited vehicle signs shall not be construed to include vehicles with signs on them that:
 - i. Are lawfully parked overnight or during non-business hours in a discreet location.
 - ii. Are making deliveries, sales calls, transporting persons or property, or customary practices relating to operating the business.
 - iii. Are used in conjunction with customary construction operations on a construction site.
- c. **Skyward Lights:** Strobe lights, search lights, beacons, or any light or lights that rapidly flash, project light in visible beams skyward, or project light horizontally in a circle shall not be permitted regardless if the light is part of or independent of a sign, except as approved for special events on a temporary basis.
- d. **Signs with Moving or Movable Parts:** Signs or devices with visibly moving parts, shall not be permitted.
- e. **Animated Signs:** Signs that gain attention through animation shall not be permitted.

2. *Content:*

- a. Signs that convey obscene content, indecent content, or profane words not allowable on broadcast television or radio during daytime hours according to the rules of the FCC shall not be permitted.
- b. Signs that emulate emergency service vehicles or common traffic signs or signals shall not be permitted (e.g. signs that uses "Stop," "Slow," "Caution," "Danger," "Warning," or similar words with similar materials, scale, color, and location resulting in driver confusion or otherwise unsafe conditions).

F. Prohibited Location: Signs, regardless of type, shall not be permitted by the Unified Development Ordinance in any of the following locations or by the following means:

1. **Right-of-way:** Signs shall not be permitted in any right-of-way unless authorized by the Board of Public Works and Safety, except as specified in *Section 5.79: Central Business, Limited Commercial, and Neighborhood Commercial Sign Standards*.
2. **Utility Poles or Street Signs:** Signs shall not be permitted on any traffic control device, street sign, construction sign, or utility pole.
3. **Fences:** Permanent signs shall not be permitted on any fence.
4. **Trees:** Signs shall not be permitted to be attached to any tree, shrub, or other natural object.
5. **Benches:** Signs shall not be permitted to be attached to or integrated into any bench or outdoor seating.
6. **Towers:** Signs shall not be permitted to be attached to or integrated into any telecommunication antennae, telecommunication tower, television antennae, or similar towers.
7. **Roofs:** Signs shall not be permitted to be attached to or be perceived to be attached to the roof of a structure. This provision includes signs integrated into the roofing material.
8. **Fire Safety Obstruction:** Signs shall not be permitted on a fire escape or in a manner that substantially blocks view from the right-of-way to a fire door.
9. **Obstructs Circulation:** Signs that obstruct or interfere with internal or external safe movement of vehicular or pedestrian traffic shall not be permitted.
10. **Elevation:** Artificially altering the elevation of the ground to improve the visibility of a sign shall not be permitted. Likewise, increasing the height of a wall or creating a parapet wall to improve the visibility of a sign shall not be permitted.
11. **Vision Clearance:** Signs shall not be permitted in areas prohibited by *Section 5.95: Vision Clearance Triangle Standards*.

G. Sign Illumination:

1. *General*: Any sign that is permitted to be internally or externally illuminated, or a sign which utilizes electronic changeable copy shall be subject to the light trespass and glare regulations within the Lighting Standards.
2. *Electronic Changeable Copy*: When electronic changeable copy is permitted it shall have a means to monitor ambient light (i.e. a photocell) and automatically increase the electronic message and sign face proportionately starting at 1,500 NITs or less during evening hours and increase incrementally up to a maximum of 4,500 NITs at the brightest time of day. Further, electronic changeable copy signs shall self-dim during storms and maintain that dimmed state until daylight returns.
3. *Illuminated Sign Separation*: All illuminated signs shall be at least 300 feet from any existing residential dwelling unit.

H. Maintenance: All signs and sign components shall be kept in good repair and in safe, clean, and working condition. If landscaping is required around the base of a sign, it shall be maintained in living condition, consistent in character with the approval, and not overgrown.

Sign Standards (SI)

5.75 SI-02: Agricultural Sign Standards

This Sign Standards section applies to the following zoning district:



The following standards apply:

A. Permanent Signs:

1. *Wall Signs:* Wall signs shall be permitted provided the following conditions are met.
 - a. Quantity: One (1) wall sign shall be permitted.
 - b. Sign Area: The wall sign area shall not exceed twenty-five (25) square feet.
 - c. Projection: The wall sign shall not project more than four (4) inches from the face of the building to which it is attached.
 - d. Illumination: The wall sign shall not be illuminated.

B. Temporary Signs:

1. *Permits:* Standard temporary signs shall be exempt from obtaining an Improvement Location Permit, but shall comply with applicable standards. Special temporary signs shall be required to obtain an Improvement Location Permit.
2. *Location:* Temporary signs shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
3. *Illumination:* Temporary signs shall not be illuminated.
4. *Standard Temporary Signs:* Standard temporary signs shall be permitted provided the following conditions are met.
 - a. Type: A standard temporary sign shall be a yard sign (e.g. sale of property, garage sale, and supporting high school teams).
 - b. Quantity: One (1) standard temporary sign shall be permitted for each street the lot fronts. However, no two (2) standard temporary signs shall be closer than eighty (80) feet to one another.
 - c. Sign Area: The sign area for a standard temporary sign shall not exceed thirty-six (36) square feet per side.
 - d. Height Above Ground: No part of a standard temporary sign shall be more than four (4) feet above the ground.
 - e. Duration: A standard temporary sign may stay in place for the duration of the temporary event. The standard temporary sign may be put in place up to five (5) days prior to the temporary event. All standard temporary signs shall be taken down within seven (7) days after the standard temporary sign's purpose no longer exists.
5. *Special Temporary Signs:* Special temporary signs shall be permitted provided the following conditions are met.
 - a. Type: Special temporary signs shall include inflatables, banners, streamers, posters, pennants, and the like.
 - b. Quantity: One (1) special temporary sign shall be permitted per lot.
 - c. Height Above Ground: No part of a special temporary sign shall be more than fifteen (15) feet above the ground.
 - d. Duration: A special temporary sign may stay in place for thirty-five (35) total days in any calendar year.
6. *Temporary Marker Signs:* Temporary marker signs shall only be permitted on a lot having 300 feet or more of street frontage, provided the following conditions are met.
 - a. Type: Temporary marker signs (e.g. seed sign) shall be yard signs.
 - b. Quantity: Up to thirty (30) temporary marker signs shall be permitted per lot.
 - c. Sign Area: A single temporary marker sign shall not exceed three (3) square feet in sign area per side.
 - d. Height Above Ground: No part of a temporary marker sign shall be more than eight (8) feet above the ground.
 - e. Duration: A temporary marker sign may stay in place for the duration of the temporary event (e.g. planting through harvest). All temporary marker signs shall be taken down within seven (7) days after the temporary marker sign's purpose no longer exists.

5.76 SI-03: Residential Sign Standards

This Sign Standards section applies to the following zoning districts:



The following standards apply:

A. Cross Reference:

1. *Subdivision Entryway Signs*: See *Section 7.07: Entryway Feature Standards*.

B. Permanent Signs: Permanent signs shall not be permitted.

C. Temporary Signs: Temporary signs shall be permitted as follows:

1. *Permits*: Standard temporary signs shall be exempt from obtaining an Improvement Location Permit, but shall comply with applicable standards.
2. *Location*: Temporary signs shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
3. *Illumination*: Temporary signs shall not be illuminated.
4. *Standard Temporary Signs*: Standard temporary signs shall be permitted provided all of the following conditions are met.
 - a. *Type*: A standard temporary sign shall be a yard sign (e.g. sale of property, garage sale, and supporting high school teams).
 - b. *Quantity*: One (1) standard temporary sign shall be permitted for lots with frontage on one (1) street. Two (2) standard temporary signs shall be permitted for lots with frontage on two (2) or more streets if they have a minimum of 300 feet of combined street frontage. However, no two (2) standard temporary signs shall be closer than eighty (80) feet to one another.
 - c. *Sign Area*: The sign area for a standard temporary sign shall not exceed eight (8) square feet per side.
 - d. *Height Above Ground*: No part of a standard temporary sign shall be more than four (4) feet above the ground.
 - e. *Duration*: A standard temporary sign may stay in place for the duration of the temporary event. The standard temporary sign may be put in place up to five (5) days prior to the temporary event. All standard temporary signs shall be taken down within seven (7) days after the standard temporary sign's purpose no longer exists.

Sign Standards (SI)

5.77 SI-04: Multiple-family Residential and Manufactured Home Park Sign Standards

This Sign Standards section applies to the following zoning districts:



The following standards apply:

- A. **Permanent Signs:** Permanent signs shall be permitted as follows:
1. **Entry Feature Signs:** Entry feature signs shall be permitted provided the following conditions are met.
 - a. An entry feature sign for a development with less than twenty-four (24) dwelling units or dwelling sites shall meet the following conditions:
 - i. Type: The entry feature sign shall be a ground sign and may be double-sided.
 - ii. Quantity: One (1) entry feature sign shall be permitted per development.
 - iii. Sign Area: The sign area of the entry feature sign shall not exceed twenty-four (24) square feet.
 - iv. Height Above Ground: No part of an entry feature sign shall be more than four (4) feet above the ground.
 - v. Location: The entry feature sign shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
 - vi. Illumination: The entry feature sign shall not be illuminated.
 - vii. Materials: The sign shall be wood, metal, masonry, or other durable materials, and both sides of the entry feature sign shall be finished using the same materials. Landscaping of the entry feature sign is encouraged.
 - viii. Maintenance: The entry feature sign shall be maintained by the property owner, an owners association, or similar legal entity.
 - b. An entry feature sign for a development with twenty-four (24) to sixty (60) dwelling units or dwelling sites shall meet the following conditions.
 - i. Type: The entry feature sign shall be a ground sign and shall be single-sided.
 - ii. Quantity: One (1) entry feature signs shall be permitted at the main entrance of the development. An additional one (1) entry feature sign shall be permitted if the development has two (2) or more vehicular entrances and has 1,000 feet of combined street frontage.
 - iii. Sign Area: The sign area for the main entry feature sign shall not exceed forty (40) square feet and thirty (30) square feet for all other entry feature signs.
 - iv. Height Above Ground: No part of an entry feature sign shall be more than six (6) feet above the ground.
 - v. Location: The entry feature sign shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
 - vi. Illumination: The entry feature sign may be illuminated by exterior ground lighting.
 - vii. Materials: Supporting apparatuses of an entry feature sign shall be at least fifty percent (50%) brick, stone, or other masonry material. The back side of entry feature signs shall also be finished using the same materials to match the front of the sign. Landscaping of entry feature signs is encouraged.
 - viii. Maintenance: Entry feature signs shall be maintained by the property owner, an owners association, or similar legal entity.
 - c. An entry feature sign for a development with sixty-one (61) or more dwelling units or dwelling sites shall meet the following conditions.
 - i. Type: The entry feature sign shall be a ground sign and shall be single-sided.
 - ii. Quantity: One (1) entry feature sign shall be permitted at the main entrance of the development. An additional two (2) entry feature signs shall be permitted if the development has three (3) or more vehicular entrances and has 1,000 feet of combined street frontage.
 - iii. Sign Area: The sign area for the main entry feature sign shall not exceed 100 square feet and sixty (60) square feet for all other entry feature signs.
 - iv. Height Above Ground: No part of an entry feature sign shall be more than six (6) feet above the ground.

Sign Standards (SI)

- v. **Location:** The entry feature sign shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
- vi. **Illumination:** The entry feature sign may be illuminated by exterior ground lighting.
- vii. **Materials:** Supporting apparatuses of an entry feature sign shall be at least fifty percent (50%) brick, stone, or other masonry material. The back side of entry feature signs shall also be finished using the same materials to match the front of the sign. Landscaping of entry feature signs is encouraged.
- viii. **Maintenance:** Entry feature signs shall be maintained by the property owner, an owners association, or similar legal entity.

B. Temporary Signs:

1. **Permits:** Standard temporary signs shall be exempt from obtaining an Improvement Location Permit, but shall comply with applicable standards. Special temporary signs shall be required to obtaining an Improvement Location Permit.
2. **Location:** Temporary signs shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
3. **Illumination:** Temporary signs shall not be illuminated.
4. **Standard Temporary Signs:** Standard temporary signs shall be permitted provided the following conditions are met.
 - a. **Type:** Standard temporary signs shall be yard signs. Examples of standard temporary signs include sale of property and tract signs.
 - b. **Quantity:**
 - i. **Per Development:** Two (2) standard temporary signs shall be permitted for developments with frontage on one (1) street. Three (3) standard temporary signs shall be permitted for developments with frontage on two (2) or more streets and 300 feet or more of combined street frontage. However, no two (2) standard temporary signs shall be closer than eighty (80) feet to one another.
 - ii. **Per Dwelling Site:** One (1) standard temporary sign shall be permitted for each dwelling site provided the regulations of the development permit such a sign.
 - c. **Sign Area:** The sign area for a standard temporary sign shall not exceed six (6) square feet per side.
 - d. **Height Above Ground:** No part of a standard temporary sign shall be more than four (4) feet above the ground.
 - e. **Duration:** A standard temporary sign may stay in place for the duration of the temporary event. The standard temporary sign may be put in place up to five (5) days prior to the temporary event. All standard temporary signs shall be taken down within seven (7) days after the standard temporary sign's purpose no longer exists.
5. **Special Temporary Signs:** Special temporary signs shall be permitted provided the following conditions are met.
 - a. **Type:** Special temporary signs shall include inflatables, banners, streamers, posters, pennants, and the like.
 - b. **Quantity:** One (1) special temporary sign shall be permitted per development.
 - c. **Height Above Ground:** No part of a special temporary sign shall be more than fifteen (15) feet above the ground.
 - d. **Duration:** A special temporary sign may stay in place for thirty-five (35) total days in any calendar year.

Sign Standards (SI)

5.78 SI-05: Intense Agriculture, University, and Institutional Sign Standards

This Sign Standards section applies to the following zoning districts:



The following standards apply:

A. Project Applicability:

1. Single-tenant Building:

- a. Permanent Signs: Wall, ground, awning, display board, directional device signs, and wayfinding shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met, and the cumulative square footage of all permanent signs does not exceed one (1) square foot of sign area per lineal foot of front facade, or 150 square feet, whichever is less.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met.

2. Multiple-tenant Building:

- a. Permanent Signs: Wall, gateway, awning, display board, directional device, and wayfinding signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met, and the cumulative square footage of all permanent signs does not exceed one (1) square foot of sign area per lineal foot of front facade.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met.

B. Permanent Signs: Permanent signs shall be permitted as follows:

- 1. Wall Signs: Wall signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All wall signs shall count toward the maximum cumulative square footage for permanent signs.

| Wall Signs | Single-tenant Building | Multiple-tenant Building |
|----------------------------------|--|--|
| Maximum Quantity | 1 per side of building, not to exceed 3 | 1 per tenant space |
| Maximum Sign Area | 1 square foot per lineal foot of front facade; maximum of 65 square feet | 1 square foot per lineal foot of front facade; maximum of 40 square feet |
| Changeable Copy Ratio | 50% or 24 square feet of the sign area may be changeable copy, whichever is more restrictive | 50% of the sign area may be changeable copy |
| Maximum Projection From Building | 8 inches | 8 inches |

- a. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent wall sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
- b. Illumination: Wall signs on single-tenant buildings and multiple-tenant buildings may be illuminated internally or by externally-mounted lights.
- c. Multiple-tenant Building Consistency: The sign envelope that tenants may use and the regulations to maintain consistent sign appearance shall be identified during the permitting process. The sign envelope shall not exceed 150% of the allowable wall sign area for each tenant space.

Sign Standards (SI)

2. *Ground Signs*: Ground signs shall be permitted on single-tenant buildings provided the following conditions are met. (See *Section 5.78(B)(3): Gateway Signs* below for multiple-tenant buildings). All ground signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Ground Sign | Single-tenant Building | Multiple-tenant Building |
|-----------------------|--|--------------------------|
| Maximum Quantity | 1 | not permitted |
| Maximum Sign Area | 1 square foot per lineal foot of front facade; maximum of 40 square feet | not permitted |
| Changeable Copy Ratio | 80% or 24 square feet of the sign area may be changeable copy, whichever is more restrictive | not permitted |
| Height Above Ground | 8 feet maximum | not permitted |

- a. Double-sided: If a ground sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
 - b. Location: A ground sign shall be located a minimum of ten (10) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a ground sign shall be setback ten (10) feet from all property lines.
 - c. Landscaping: Landscaping shall be installed around the base of a ground sign as follows:
 - i. Quantity: At least one (1) shrub per two (2) lineal feet of ground sign base shall be installed.
 - ii. Location: All required plants shall be located within five (5) feet of the ground sign base.
 - iii. Double-sided Ground Signs: Any double-sided ground sign shall have landscaping on both sides.
 - d. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent ground sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
 - e. Illumination: A ground sign may be illuminated internally or by externally-mounted ground lighting.
3. *Gateway Signs*: Gateway signs shall be permitted for multiple-tenant buildings that have a minimum of six (6) tenants, a minimum of 12,000 square feet of main floor area, and provided the following conditions are met. (See *Section 5.78(B)(2): Ground Signs* above for single-tenant buildings). All gateway signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Gateway Sign | Single-tenant Building | Multiple-tenant Building |
|---------------------------|------------------------|--|
| Maximum Quantity | not permitted | 1 |
| Maximum Overall Sign Area | not permitted | ½ square foot per lineal foot of each tenant's front facade; maximum of 54 square feet |
| Maximum Tenant Sign Area | not permitted | 18 square feet |
| Changeable Copy Ratio | not permitted | 50% of sign area may be changeable copy |
| Height above Ground | not permitted | 8 feet maximum |

- a. Double-sided: If a gateway sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
- b. Location: A gateway sign shall be located a minimum of ten (10) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a gateway sign shall be setback ten (10) feet from all property lines.
- c. Landscaping: Landscaping shall be installed around the base of a gateway sign as follows:
 - i. Quantity: At least one (1) shrub per two (2) lineal feet of gateway sign base shall be installed.
 - ii. Location: All required plants shall be located within five (5) feet of the gateway sign base.
 - iii. Double-sided Gateway Signs: Any double-sided gateway sign shall have landscaping on both sides.
- d. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent gateway sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
- e. Illumination: A gateway sign may be illuminated internally or by exterior mounted ground lighting.

Sign Standards (SI)

4. *Awning Signs:* Awning signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All awning signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Awning Sign | Single-tenant Building | Multiple-tenant Building |
|----------------------------------|------------------------|---------------------------|
| Maximum Quantity | 2 | 1 per tenant |
| Maximum Sign Area | 20 square feet total | 20 square feet per tenant |
| Maximum Projection From Building | 6 feet | 6 feet |

- a. Illumination: Awning signs on single-tenant buildings and multiple-tenant buildings may be illuminated.
5. *Display Board Signs:* Display board signs shall be permitted on single-tenant and multiple-tenant buildings provided the following conditions are met. (Examples of display board signs include permanently affixed bulletin boards or encased display boards for posting of menus, specials, events, performances, and other temporary postings.) Display board signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Display Board Signs | Single-tenant Building | Multiple-tenant Building |
|---------------------|------------------------|---------------------------|
| Maximum Quantity | 1 | 1 per tenant |
| Maximum Sign Area | 40 square feet | 20 square feet per tenant |
| Height Above Ground | 7 feet maximum | 7 feet maximum |

- a. Design: The display board sign shall be framed with wood, metal, or other durable material and be permanently attached to the building; or be a designated window on the building.
- b. Postings: Postings on the display board sign shall not exceed the size of the display board sign. Postings shall not be required to obtain any type of permit.
6. *Directional Device Signs:* Directional device signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met. Directional device signs shall not count toward the maximum cumulative square footage for permanent signs.
- a. Directional device signs may only be used to indicate vehicular points of entry or exit.
- b. Directional device signs shall not exceed three (3) square feet in area per side per entrance. Up to forty percent (40%) of the sign area may be a corporate logo.
- c. Directional device signs shall not exceed thirty-six (36) inches in height.
- d. Directional device signs may be illuminated.
- e. Directional device signs shall not interfere with safe vehicular or pedestrian traffic circulation, obstruct the view of drivers entering or exiting, or be placed within a right-of-way.
- f. No more than two (2) directional device signs shall be used per street frontage, and no more than four (4) directional device signs shall be used per lot.
7. *Wayfinding System Signs:* Wayfinding systems may be permitted, in place of directional device signs, for large institutions that encompass multiple lots or many buildings, provided the following conditions are met. Wayfinding systems shall not count toward the maximum cumulative square footage for permanent signs.
- a. Wayfinding systems shall be used to direct vehicular and pedestrian traffic to specific destinations.
- b. Wayfinding systems shall be required to have signs of consistent size, scale, and appearance.
- c. Proposals for wayfinding systems shall be reviewed and approved at the discretion of the Zoning Administrator. The Zoning Administrator may take into account the need for the wayfinding system, the size and complexity of the development, quantity and location of signs, number of entrances and exits, and the appearance of signs.

- C. **Temporary Signs:** Any combination of standard temporary and special temporary signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met.
1. **Permits:** Standard temporary signs shall be exempt from obtaining an Improvement Location Permit, but shall comply with applicable standards. Special temporary signs shall be required to obtaining an Improvement Location Permit.
 2. **Location:** Temporary signs shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
 3. **Illumination:** Temporary signs shall not be illuminated.
 4. **Standard Temporary Signs:** Standard temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. **Type:** A standard temporary sign shall be a yard sign or a window panel. Examples of standard temporary signs include sale of property, special sale, and special offer signs.
 - b. **Quantity:**
 - i. **Single-tenant Buildings:** One (1) standard temporary sign shall be permitted for each lot, except for corner lots. Two (2) standard temporary signs shall be permitted for corner lots that have 150 feet or more of combined street frontage. However, standard temporary signs shall be located at least eighty (80) feet from one another.
 - ii. **Multiple-tenant Buildings:** One (1) standard temporary sign shall be permitted for each tenant.
 - c. **Sign Area:** The sign area for a standard temporary sign shall not exceed eight (8) square feet per side.
 - d. **Height Above Ground:** No part of a standard temporary sign shall be more than five (5) feet above the ground unless the standard temporary sign is in a first floor window.
 - e. **Duration:** A standard temporary sign may stay in place for the duration of the temporary event. The standard temporary sign may be put in place up to five (5) days prior to the temporary event. All standard temporary signs shall be taken down within seven (7) days after the standard temporary sign's purpose no longer exists.
 5. **Special Temporary Signs:** Special temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. **Disqualification:** Any lot with a permanent electronic message sign or other permanent sign with electronic changeable copy shall not qualify for a special temporary sign.
 - b. **Type:** Special temporary signs shall include inflatables, banners, streamers, posters, pennants, yard signs, window panels, sandwich boards, self-standing signs, and the like. Examples of special temporary signs include "now hiring" banners and "welcome home" signs.
 - c. **Quantity:**
 - i. **Single-tenant Buildings:** One (1) special temporary sign shall be permitted at any one (1) time for a lot.
 - ii. **Multiple-tenant Buildings:** One (1) special temporary sign shall be permitted for each tenant.
 - d. **Height Above Ground:** A special temporary sign shall not exceed fifteen (15) feet above the ground.
 - e. **Duration:** A special temporary sign may stay in place for thirty-five (35) total days in any calendar year.

Sign Standards (SI)

5.79 SI-06: Central Business, Limited Commercial, and Neighborhood Commercial Sign Standards

This Sign Standards section applies to the following zoning districts:



The following standards apply:

A. **Project Applicability:**

1. *Single-tenant Building:*

- a. Permanent Signs: Wall, ground, projecting, awning, display board, and directional device signs shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met, and the cumulative square footage of all permanent signs does not exceed two (2) square feet of sign area per lineal foot of front facade, or 150 square feet, whichever is less.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met.

2. *Multiple-tenant Building:*

- a. Permanent Signs: Wall, ground, projecting, awning, display board, tenant listing, and directional device signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met, and the cumulative square footage of all permanent signs does not exceed two (2) square feet of sign area per lineal foot of front facade.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met.

B. **Permanent Signs:** Permanent signs shall be permitted as follows:

- 1. *Wall Signs:* Wall signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All wall signs shall count toward the maximum cumulative square footage for permanent signs.

| Wall Signs | Single-tenant Building | Multiple-tenant Building |
|----------------------------------|---|---|
| Maximum Quantity | 1 per side of building, not to exceed 3 | 1 per tenant space |
| Maximum Sign Area | 2 square feet of sign area per lineal foot of front facade; maximum of 85 square feet on front facade and 25 square feet each on side or rear facades | 2 square feet of sign area per lineal foot of front tenant facade; maximum of 60 square feet per tenant front facade and 25 square feet per tenant each on side or rear facades |
| Changeable Copy Ratio | not permitted | not permitted |
| Maximum Projection From Building | 8 inches | 8 inches |

- a. Changeable Copy: Changeable copy shall not be permitted.
- b. Illumination: Wall signs on single-tenant buildings and multiple-tenant buildings may be illuminated internally or by externally-mounted lights.
- c. Multiple-tenant Building Consistency: The sign envelope that tenants may use and the regulations to maintain consistent sign appearance shall be identified during the permitting process. The sign envelope shall not exceed 150% of the allowable wall sign area for each tenant space.

2. *Ground Signs*: Ground signs shall be permitted for single-tenant and multiple-tenant buildings provided the following conditions are met. All ground signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Ground Sign | Single-tenant Building | Multiple-tenant Building |
|-----------------------|--|--|
| Maximum Quantity | 1 | 1 |
| Maximum Sign Area | 1 square foot per lineal foot of front facade; maximum of 40 square feet | 1 square foot per lineal foot of front facade; maximum of 40 square feet |
| Changeable Copy Ratio | 80% or 24 square feet of the sign area may be changeable copy, whichever is more restrictive | not permitted |
| Height Above Ground | 6 feet maximum | 6 feet maximum |

- a. Double-sided: If a ground sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
 - b. Location: A ground sign shall be located a minimum of ten (10) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a ground sign shall be setback ten (10) feet from all property lines.
 - c. Landscaping: Landscaping shall be installed around the base of a ground sign as follows:
 - i. Quantity: At least one (1) shrub per two (2) lineal feet of ground sign base shall be installed.
 - ii. Location: All required plants shall be located within five (5) feet of the ground sign base.
 - iii. Double-sided Ground Signs: Any double-sided ground sign shall have landscaping on both sides.
 - d. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent ground sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
 - e. Illumination: A ground sign may be illuminated internally or by externally-mounted ground lighting.
3. *Projecting Signs*: Projecting signs shall be permitted on single-tenant and multiple-tenant buildings provided the following conditions are met. All projecting signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Projecting Sign | Single-tenant Building | Multiple-tenant Building |
|-----------------------|---------------------------------|---|
| Maximum Quantity | 1; or 2 for corner buildings | 1 per each tenant space with 20 lineal feet of front facade |
| Maximum Sign Area | 20 square feet total | 14 square feet per tenant sign |
| Changeable Copy Ratio | not permitted | not permitted |
| Height Above Ground | 8 feet minimum; 14 feet maximum | 8 feet minimum; 14 feet maximum |

- a. Double-sided: If a projecting sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
- b. Location: A projecting sign shall be located within ten (10) feet of the center of the primary entrance.
- c. Projection: Projecting signs and all supporting apparatuses of projecting signs shall not project more than eight (8) feet from the building facade. However, a projecting sign shall be at least two (2) feet from a curb or driving surface. In some cases, a projecting sign may encroach in the right-of-way which is owned by the Board of Public Works and Safety. The Board of Public Works and Safety generally approves these encroachments, but reserves the right to deny any encroachment into the right-of-way.
- d. Sign Separation: No two (2) projecting signs shall be within twenty (20) feet of one another.
- e. Changeable Copy: Changeable copy shall not be permitted.
- f. Illumination: A projecting sign may be illuminated internally or by externally-mounted lighting.

Sign Standards (SI)

4. *Awning Signs:* Awning signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All awning signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Awning Sign | Single-tenant Building | Multiple-tenant Building |
|-------------------|------------------------|---------------------------|
| Maximum Quantity | 2 | 1 per tenant |
| Maximum Sign Area | 20 square feet total | 20 square feet per tenant |

- a. Illumination: Awning signs on single-tenant buildings and multiple-tenant buildings may be illuminated.
 - b. Projection: Awning signs and all parts of an awning shall not project more than six (6) feet from the building facade. However, an awning shall be at least two (2) feet from a curb or driving surface. In some cases, an awning may encroach into the right-of-way which is controlled by the Board of Public Works and Safety. The Board of Public Works and Safety generally approves these encroachments, but reserves the right to deny any encroachment into the right-of-way.
5. *Display Board Signs:* Display board signs shall be permitted on single-tenant and multiple-tenant buildings provided the following conditions are met. Examples of display board signs include permanently affixed bulletin boards or encased display boards for posting of menus, specials, events, performances, and other temporary postings. Display board signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Display Board Sign | Single-tenant Building | Multiple-tenant Building |
|---------------------|------------------------|---------------------------|
| Maximum Quantity | 1 | 1 per tenant |
| Maximum Sign Area | 40 square feet | 20 square feet per tenant |
| Height Above Ground | 7 feet maximum | 7 feet maximum |

- a. Design: The display board sign shall be framed with wood, metal, or other durable material and be permanently attached to the building; or be a designated window on the building.
 - b. Postings: Postings on the display board sign shall not exceed the size of the display board sign. Postings shall not be required to obtain any type of permit.
6. *Tenant Listing Sign:* A tenant listing sign shall be permitted for a multiple-tenant building that has tenant spaces on upper floors and a common lobby or stairway. Tenant listing signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Tenant Listing Sign | Single-tenant Building | Multiple-tenant Building |
|---------------------|------------------------|---|
| Maximum Quantity | not permitted | 1 per common lobby or stairway leading to upper floor tenant spaces |
| Maximum Sign Area | not permitted | 6 square feet per sign |
| Height Above Ground | not permitted | 7 feet maximum |

- a. Location: The tenant listing sign shall be fully located with ten (10) feet of the primary entrance to the common lobby or stairway leading to upper floor tenant spaces.
7. *Directional Device Signs:* Directional device signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met. Directional device signs shall not count toward the maximum cumulative square footage for permanent signs.
- a. Directional device signs may only be used to indicate vehicular points of entry or exit.
 - b. Directional device signs shall not exceed three (3) square feet in area per side per entrance. Up to forty percent (40%) of the sign area may be a corporate logo.
 - c. Directional device signs shall not exceed thirty-six (36) inches in height.
 - d. Directional device signs may be illuminated.
 - e. Directional device signs shall not interfere with safe vehicular or pedestrian traffic circulation, obstruct the view of drivers entering or exiting, or be placed within a right-of-way.
 - f. No more than two (2) directional device signs shall be used per lot.

Sign Standards (SI)

- C. **Temporary Signs:** Any combination of standard temporary and special temporary signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met.
1. **Permits:** Standard temporary signs shall be exempt from obtaining an Improvement Location Permit, but shall comply with applicable standards. Special temporary signs shall be required to obtaining an Improvement Location Permit.
 2. **Location:** Temporary signs may be located on a public or private sidewalk or in a first floor window. However, the placement of a temporary sign on a sidewalk shall be directly in front of the business and shall not constrain the sidewalk to less than five (5) feet of clear way for pedestrians and temporary signs located on a public sidewalk shall be taken inside each day at the close of business.
 3. **Illumination:** Temporary signs shall not be illuminated.
 4. **Standard Temporary Signs:** Standard temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. **Type:** A standard temporary sign shall be a sandwich board, self-standing sign, or window panel. (Examples of standard temporary signs include sale of property, special sale, and special offer signs.)
 - b. **Quantity:**
 - i. **Single-tenant Buildings:** One (1) standard temporary sign shall be permitted for each lot, except for corner lots. Two (2) standard temporary signs shall be permitted for corner lots that have a customer entrance on each front facade.
 - ii. **Multiple-tenant Buildings:** One (1) standard temporary sign shall be permitted for each tenant.
 - c. **Sign Area:** The sign area for a standard temporary sign shall not exceed eight (8) square feet per side.
 - d. **Height Above Ground:** No part of a standard temporary sign shall be more than five (5) feet above the ground unless the standard temporary sign is in a first floor window.
 - e. **Duration:** Standard temporary signs shall only be placed on the sidewalk during the hours of operation (i.e. times when open to the public).
 - f. **Quality:** A standard temporary sign shall be constructed of durable, weather resistance, and ridged in construction. Sign faces shall not be paper, cardboard, or unprotected wood. Sign frames or structures shall not be wire, plastic or thin gauge metal; materials that are easily damaged or bent. Sign faces shall be securely attached to a frame or structure.
 5. **Special Temporary Signs:** Special temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. **Type:** Special temporary signs shall include inflatables, banners, streamers, posters, pennants, window panels, sandwich boards, self-standing signs, and the like.
 - b. **Quantity:**
 - i. **Single-tenant Buildings:** One (1) special temporary sign shall be permitted per lot at any one time.
 - ii. **Multiple-tenant Buildings:** One (1) special temporary sign shall be permitted for each tenant.
 - c. **Height Above Ground:** A special temporary sign shall not exceed fifteen (15) feet above the ground.
 - d. **Duration:** A special temporary sign may stay in place for thirty-five (35) total days in any calendar year. Special temporary signs shall only be placed on the sidewalk during the hours of operation (i.e. times when open to the public).

Sign Standards (SI)

5.80 SI-07: General Commercial and Outdoor Commercial Sign Standards

This Sign Standards section applies to the following zoning districts:



The following standards apply:

A. Project Applicability:

1. Single-tenant Building:

- a. Permanent Signs: Wall, ground, pole, awning, display board, directional device, and wayfinding signs shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met and the cumulative square footage of all permanent signs does not exceed two and one-half (2.5) square foot of sign area per lineal foot of front facade.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met.

2. Multiple-tenant Building:

- a. Permanent Signs: Wall, gateway, pole, awning, display board, directional device, and wayfinding signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met and the cumulative square footage of all permanent signs does not exceed two and one-half (2.5) square foot of sign area per lineal foot of front facade.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met.

B. Permanent Signs: Permanent signs shall be permitted as follows:

- 1. *Wall Signs*: Wall signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All wall signs shall count toward the maximum cumulative square footage for permanent signs.

| Wall Signs | Single-tenant Building | Multiple-tenant Building |
|----------------------------------|---|--|
| Maximum Quantity | 2 per facade, not to exceed 4 | 1 per tenant space |
| Maximum Sign Area | 2 square foot per lineal foot of front facade; maximum of 200 square feet on front facade and 70 square feet on each other facade | 2 square foot per lineal foot of tenant front facade; maximum of 150 square feet on front facade and 50 square feet on each other facade |
| Changeable Copy Ratio | 50% or 24 square feet of the sign area may be changeable copy, whichever is more restrictive | 50% of the sign area may be changeable copy |
| Maximum Projection From Building | 12 inches | 12 inches |

- a. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent wall sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
- b. Illumination: Wall signs on single-tenant buildings and multiple-tenant buildings may be illuminated internally or by externally-mounted lights.
- c. Multiple-tenant Building Consistency: The sign envelope that tenants may use and the regulations to maintain consistent sign appearance shall be identified during the permitting process. The sign envelope shall not exceed 150% of the allowable wall sign area for each tenant space.

2. *Ground Signs*: Ground signs shall be permitted on single-tenant buildings provided the following conditions are met. (See *Section 5.80(B)(3): Gateway Signs* below for multiple-tenant buildings). All ground signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Ground Sign | Single-tenant Building | Multiple-tenant Building |
|-----------------------|--|--------------------------|
| Maximum Quantity | 1 | not permitted |
| Maximum Sign Area | 1.5 square foot per lineal foot of front facade; maximum 120 square feet | not permitted |
| Changeable Copy Ratio | 80% or 24 square feet of the sign area may be changeable copy, whichever is more restrictive | not permitted |
| Height Above Ground | 8 feet maximum | not permitted |

- a. Double-sided: If a ground sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
 - b. Location: A ground sign shall be located a minimum of ten (10) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a ground sign shall be setback ten (10) feet from all property lines.
 - c. Landscaping: Landscaping shall be installed around the base of a ground sign as follows:
 - i. Quantity: At least one (1) shrub per two (2) lineal feet of ground sign base shall be installed.
 - ii. Location: All required plants shall be located within five (5) feet of the ground sign base.
 - iii. Double-sided Ground Signs: Any double-sided ground sign shall have landscaping on both sides.
 - d. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent ground sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
 - e. Illumination: A ground sign may be illuminated internally or by externally-mounted ground lighting.
3. *Gateway Signs*: Gateway signs shall be permitted for multiple-tenant buildings that have a minimum of six (6) tenants, a minimum of 12,000 square feet of main floor area, and provided the following conditions are met. (See *Section 5.80(B)(2): Ground Signs* above for single-tenant buildings). All gateway signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Gateway Sign | Single-tenant Building | Multiple-tenant Building |
|---------------------------|------------------------|--|
| Maximum Quantity | not permitted | 1 |
| Maximum Overall Sign Area | not permitted | 1 square foot per lineal foot front facade; maximum of 160 square feet |
| Maximum Tenant Sign Area | not permitted | 50 square feet |
| Changeable Copy Ratio | not permitted | 50% of sign area may be changeable copy |
| Height above Ground | not permitted | 15 feet maximum |

- a. Double-sided: If a gateway sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
- b. Location: A gateway sign shall be located a minimum of ten (10) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a gateway sign shall be setback ten (10) feet from all property lines.
- c. Landscaping: Landscaping shall be installed around the base of a gateway sign as follows:
 - i. Quantity: At least one (1) shrub per two (2) lineal feet of gateway sign base shall be installed.
 - ii. Location: All required plants shall be located within five (5) feet of the gateway sign base.
 - iii. Double-sided Gateway Signs: Any double-sided gateway sign shall have landscaping on both sides.
- d. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent gateway sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
- e. Illumination: A gateway sign may be illuminated internally or by externally-mounted ground lighting.

Sign Standards (SI)

4. *Pole Signs*: Pole signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided a primary structure exists on the lot and the following regulations are met. Pole signs shall not be counted toward the maximum cumulative square footage for permanent signs.
 - a. Quantity:
 - i. Single-tenant building: One (1) pole sign shall be permitted for each single-tenant building.
 - ii. Multiple-tenant building: One (1) pole sign shall be permitted for each multiple-tenant building.
 - b. Sign Area and Sign Height: Pole signs for single-tenant buildings and multiple-tenant buildings shall meet the following sign area and height above the ground proportions. If a pole sign has identical sides, back-to-back, only one (1) side's area counts toward the sign area:
 - i. Pole signs shall not exceed twenty (20) feet above the ground.
 - ii. A pole sign shall not have a sign area greater than 100 square feet.
 - c. Location: A pole sign shall be located a minimum of twenty (20) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a pole sign shall be setback twenty (20) feet from all property lines.
 - d. Changeable Copy: Up to fifty percent (50%) of the sign area of a pole sign on a single-tenant building or a multiple-tenant building may be changeable copy. If changeable copy is used, it shall be integrated into the permanent wall sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
 - e. Illumination: A pole sign may be illuminated internally, but shall not be illuminated by externally-mounted lights.
5. *Awning Signs*: Awning signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All awning signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Awning Sign | Single-tenant Building | Multiple-tenant Building |
|----------------------------------|------------------------|---------------------------|
| Maximum Quantity | 2 | 1 per tenant |
| Maximum Sign Area | 40 square feet total | 30 square feet per tenant |
| Maximum Projection From Building | 6 feet | 6 feet |

- a. Illumination: Awning signs on single-tenant buildings and multiple-tenant buildings may be illuminated.
6. *Display Board Signs*: Display board signs shall be permitted on single-tenant and multiple-tenant buildings provided the following conditions are met. Examples of display board signs include permanently affixed bulletin boards or encased display boards for menus, specials, events, performances, and other temporary postings. Display board signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Display Board Signs | Single-tenant Building | Multiple-tenant Building |
|---------------------|------------------------|---------------------------|
| Maximum Quantity | 1 | 1 per tenant |
| Maximum Sign Area | 50 square feet | 20 square feet per tenant |
| Height Above Ground | 6 feet maximum | 6 feet maximum |

- a. Design: The display board sign shall be framed with wood, metal, or other durable material and be permanently attached to the single-tenant or multiple-tenant building; be a designated window on the single-tenant building; or consist of hardware permanently affixed to the single-tenant or multiple-tenant building for display of a consistent size posting.
- b. Postings: Postings on the display board sign shall not exceed the size of the display board sign. Postings shall not be required to obtain any type of permit.

Sign Standards (SI)

7. *Directional Device Signs*: Directional device signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met. Directional device signs shall not count toward the maximum cumulative square footage for permanent signs.
 - a. Directional device signs may only be used to indicate vehicular points of entry or exit.
 - b. Directional device signs shall not exceed three (3) square feet in area per side per entrance. Up to forty percent (40%) of the sign area may be a corporate logo.
 - c. Directional device signs shall not exceed thirty-six (36) inches in height.
 - d. Directional device signs may be illuminated.
 - e. Directional device signs shall not interfere with safe vehicular or pedestrian traffic circulation, obstruct the view of drivers entering or exiting, or be placed within a right-of-way.
 - f. No more than two (2) directional device signs shall be used per street frontage, and no more than four (4) directional device signs shall be used per lot.
8. *Wayfinding System Signs*: Wayfinding systems may be permitted, in place of directional device signs, for large developments that encompass multiple lots or many buildings, provided the following conditions are met. Wayfinding systems shall not count toward the maximum cumulative square footage for permanent signs.
 - a. Wayfinding systems shall be used to direct vehicular and pedestrian traffic to specific destinations.
 - b. Wayfinding systems shall be required to have signs of consistent size, scale, and appearance.
 - c. Proposals for wayfinding systems shall be reviewed and approved at the discretion of the Zoning Administrator. The Zoning Administrator may take into account the need for the wayfinding system, the size and complexity of the development, quantity and location of signs, number of entrances and exits, and the appearance of signs.

Sign Standards (SI)

- C. **Temporary Signs:** Any combination of standard temporary and special temporary signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met.
1. *Permits:* Standard temporary signs shall be exempt from obtaining an Improvement Location Permit, but shall comply with applicable standards. Special temporary signs shall be required to obtaining an Improvement Location Permit.
 2. *Location:* Temporary signs shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
 3. *Illumination:* Temporary signs shall not be illuminated.
 4. *Standard Temporary Signs:* Standard temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. *Type:* A standard temporary sign shall be a sandwich board, self-standing sign, yard sign or a window panel. Examples of standard temporary signs include sale of property, special sale, and special offer signs.
 - b. *Quantity:*
 - i. *Single-tenant Buildings:* One (1) standard temporary sign shall be permitted for each lot, except for corner lots. Two (2) standard temporary signs shall be permitted for corner lots that have 200 feet or more of combined street frontage. However, standard temporary signs shall be located at least eighty (80) feet from one another.
 - ii. *Multiple-tenant Buildings:* One (1) standard temporary sign shall be permitted for each tenant.
 - c. *Sign Area:* The sign area for a standard temporary sign shall not exceed sixteen (16) square feet per side.
 - d. *Height Above Ground:* No part of a standard temporary sign shall be more than five (5) feet above the ground unless the standard temporary sign is in a first floor window.
 - e. *Duration:* A standard temporary sign may stay in place for the duration of the temporary event. The standard temporary sign may be put in place up to five (5) days prior to the temporary event. All standard temporary signs shall be taken down within seven (7) days after the standard temporary sign's purpose no longer exists.
 - f. *Quality:* A standard temporary sign shall be constructed of durable, weather resistance, and ridged in construction. Sign faces shall not be paper, cardboard, or unprotected wood. Sign frames or structures shall not be wire, plastic or thin gauge metal; materials that are easily damaged or bent. Sign faces shall be securely attached to a frame or structure.
 5. *Special Temporary Signs:* Special temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. *Disqualification:* Any lot with a permanent electronic message sign or other permanent sign with electronic changeable copy shall not qualify for a special temporary sign.
 - b. *Type:* Special temporary signs shall include inflatables, gas-inflatables, banners, streamers, posters, pennants, yard signs, window panels, sandwich boards, self-standing signs, and the like. Examples of special temporary signs include "now hiring" banners and "welcome home" signs.
 - c. *Quantity:*
 - i. *Single-tenant Buildings:* Two (2) special temporary signs shall be permitted at any one (1) time for a lot.
 - ii. *Multiple-tenant Buildings:* One (1) special temporary sign shall be permitted for each tenant.
 - d. *Height Above Ground:* A special temporary sign shall not exceed fifteen (15) feet above the ground; except for inflatable signs and gas-inflatable signs may extend up to fifty (50) feet.
 - e. *Duration:* A special temporary sign may stay in place for thirty-five (35) total days in any calendar year.

Sign Standards (SI)

5.81 SI-08: Highway Commercial Sign Standards

This Sign Standards section applies to the following zoning district:



The following standards apply:

A. Project Applicability:

1. *Single-tenant Building:*

- a. Permanent Signs: Wall, ground, pole, awning, display board, and directional device signs shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met, and the cumulative square footage of all permanent signs does not exceed two and one-half (2.5) square foot of sign area per lineal foot of front facade, or 350 square feet, whichever is less. A pole sign may also be permitted for single-tenant buildings provided the conditions specified are met.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met.

2. *Multiple-tenant Building:*

- a. Permanent Signs: Wall, gateway, pole, awning, display board, and directional device signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met and the cumulative square footage of all permanent signs does not exceed two and one-half (2.5) square foot of sign area per lineal foot of front facade, but no single tenant shall have more than 350 square feet of sign area. A pole sign may also be permitted for multiple-tenant buildings provided the conditions specified are met.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met.

B. Permanent Signs: Permanent signs shall be permitted as follows:

- 1. *Wall Signs:* Wall signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All wall signs shall count toward the maximum cumulative square footage for permanent signs.

| Wall Signs | Single-tenant Building | Multiple-tenant Building |
|----------------------------------|---|---|
| Maximum Quantity | 2 per facade, not to exceed 4 | 1 per tenant space |
| Maximum Sign Area | 2 square foot per lineal foot of front facade; maximum of 200 square feet on front facade and 70 square feet on other facades | 2 square foot per lineal foot of front facade; maximum of 150 square feet on front facade and 50 square feet on other facades |
| Changeable Copy Ratio | 50% or 24 square feet of the sign area may be changeable copy, whichever is more restrictive | 50% of the sign area may be changeable copy |
| Maximum Projection From Building | 12 inches | 12 inches |

- a. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent wall sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
- b. Illumination: Wall signs on single-tenant buildings and multiple-tenant buildings may be illuminated internally or by externally-mounted lights.
- c. Multiple-tenant Building Consistency: The sign envelope that tenants may use and the regulations to maintain consistent sign appearance shall be identified during the permitting process. The sign envelope shall not exceed 150% of the allowable wall sign area for each tenant space.

Sign Standards (SI)

2. *Ground Signs*: Ground signs shall be permitted on single-tenant buildings provided the following conditions are met. (See *Section 5.81(B)(3): Gateway Signs* below for multiple-tenant buildings). All ground signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Ground Sign | Single-tenant Building | Multiple-tenant Building |
|-----------------------|--|--------------------------|
| Maximum Quantity | 1 | not permitted |
| Maximum Sign Area | 1.5 square foot per lineal foot of front facade; maximum 120 square feet | not permitted |
| Changeable Copy Ratio | 80% or 24 square feet of the sign area may be changeable copy, whichever is more restrictive | not permitted |
| Height Above Ground | 8 feet maximum | not permitted |

- a. Double-sided: If a ground sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
 - b. Location: A ground sign shall be located a minimum of ten (10) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a ground sign shall be setback ten (10) feet from all property lines.
 - c. Landscaping: Landscaping shall be installed around the base of a ground sign as follows:
 - i. Quantity: At least one (1) shrub per two (2) lineal feet of ground sign base shall be installed.
 - ii. Location: All required plants shall be located within five (5) feet of the ground sign base.
 - iii. Double-sided Ground Signs: Any double-sided ground sign shall have landscaping on both sides.
 - d. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent ground sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
 - e. Illumination: A ground sign may be illuminated internally or by externally-mounted ground lighting.
3. *Gateway Signs*: Gateway signs shall be permitted for multiple-tenant buildings that have a minimum of six (6) tenants, a minimum of 12,000 square feet of main floor area, and provided the following conditions are met. (See *Section 5.81(B)(2): Ground Signs* above for single-tenant buildings). All gateway signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Gateway Sign | Single-tenant Building | Multiple-tenant Building |
|---------------------------|------------------------|--|
| Maximum Quantity | not permitted | 1 |
| Maximum Overall Sign Area | not permitted | 1 square foot per lineal foot front facade; maximum of 160 square feet |
| Maximum Tenant Sign Area | not permitted | 50 square feet |
| Changeable Copy Ratio | not permitted | 50% of sign area may be changeable copy |
| Height above Ground | not permitted | 8 feet maximum |

- a. Double-sided: If a gateway sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
- b. Location: A gateway sign shall be located a minimum of ten (10) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a gateway sign shall be setback ten (10) feet from all property lines.
- c. Landscaping: Landscaping shall be installed around the base of a gateway sign as follows:
 - i. Quantity: At least one (1) shrub per two (2) lineal feet of gateway sign base shall be installed.
 - ii. Location: All required plants shall be located within five (5) feet of the gateway sign base.
 - iii. Double-sided Gateway Signs: Any double-sided gateway sign shall have landscaping on both sides.
- d. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent gateway sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
- e. Illumination: A gateway sign may be illuminated internally or by exterior mounted ground lighting.

4. *Pole Signs*: Pole signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the majority of the lot is within 500 feet of an interstate right-of-way, a primary structure exists on the lot, and the following conditions are met. Pole signs shall not be counted toward the maximum cumulative square footage for permanent signs.
 - a. Quantity:
 - i. Single-tenant building: One (1) pole sign shall be permitted for each single-tenant building.
 - ii. Multiple-tenant building: One (1) pole sign shall be permitted for each multiple-tenant building.
 - b. Sign Area and Sign Height: Pole signs for single-tenant buildings and multiple-tenant buildings shall meet the following sign area and height above the ground proportions. If a pole sign has identical sides, back-to-back, only one (1) side's area counts toward the sign area:
 - i. Pole signs with a sign area of 150 square feet or less shall be at least twenty-five (25) feet above the ground, but no part of the sign shall exceed thirty-five (35) feet above the ground.
 - ii. Pole signs with a sign area greater than 150 square feet, but less than 200 square feet shall be at least thirty (30) feet above the ground, but no part of the sign shall exceed fifty (50) feet above the ground.
 - iii. Pole signs with a sign area of 200 square feet or more shall be at least forty (40) feet above the ground, but no part of the sign shall exceed seventy-five (75) feet above the ground.
 - iv. A pole sign shall not have a sign area greater than 225 square feet.
 - c. Location: A pole sign shall be located a minimum of twenty (20) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a pole sign shall be setback twenty (20) feet from all property lines.
 - d. Landscaping: Landscaping shall be installed around the base of a pole sign as follows:
 - i. Quantity: At least eight (8) shrubs shall be installed. For pole signs greater than fifty (50) feet, the required shrubs shall be replaced with ornamental trees.
 - ii. Location: All required plants shall be located within ten (10) feet of the pole sign, and at a minimum shall be distributed in all directions facing a public street or parking lot. If ornamental trees are required, they shall be installed within twenty (20) feet of the pole sign.
 - e. Changeable Copy: Up to fifty percent (50%) of the sign area of a pole sign on a single-tenant building or a multiple-tenant building may be changeable copy. If changeable copy is used, it shall be integrated into the permanent pole sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
 - f. Illumination: A pole sign may be illuminated internally, but shall not be illuminated by externally-mounted lights.
5. *Awning Signs*: Awning signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All awning signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Awning Sign | Single-tenant Building | Multiple-tenant Building |
|----------------------------------|------------------------|---------------------------|
| Maximum Quantity | 2 | 1 per tenant |
| Maximum Sign Area | 40 square feet total | 30 square feet per tenant |
| Maximum Projection From Building | 6 feet | 6 feet |

- a. Illumination: Awning signs on single-tenant buildings and multiple-tenant buildings may be illuminated.

Sign Standards (SI)

- 6. *Display Board Signs:* Display board signs shall be permitted on single-tenant and multiple-tenant buildings provided the following conditions are met. (Examples of display board signs include permanently affixed bulletin boards or encased display boards for posting of menus, specials, events, performances, and other temporary postings.) Display board signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Display Board Signs | Single-tenant Building | Multiple-tenant Building |
|---------------------|------------------------|---------------------------|
| Maximum Quantity | 1 | 1 per tenant |
| Maximum Sign Area | 50 square feet | 20 square feet per tenant |
| Height Above Ground | 6 feet maximum | 6 feet maximum |

- a. *Design:* The display board sign shall be framed with wood, metal, or other durable material and be permanently attached to the single-tenant or multiple-tenant building; be a designated window on the single-tenant building; or consist of hardware permanently affixed to the single-tenant or multiple-tenant building for display of a consistent size posting.
 - b. *Postings:* Postings on the display board sign shall not exceed the size of the display board sign. Postings shall not be required to obtain any type of permit.
- 7. *Directional Device Signs:* Directional device signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met. Directional device signs shall not count toward the maximum cumulative square footage for permanent signs.
 - a. Directional device signs may only be used to indicate vehicular points of entry or exit.
 - b. Directional device signs shall not exceed three (3) square feet in area per side per entrance. Up to forty percent (40%) of the sign area may be a corporate logo.
 - c. Directional device signs shall not exceed thirty-six (36) inches in height.
 - d. Directional device signs may be illuminated.
 - e. Directional device signs shall not interfere with safe vehicular or pedestrian traffic circulation, obstruct the view of drivers entering or exiting, or be placed within a right-of-way.
 - f. No more than two (2) directional device signs shall be used per street frontage, and no more than four (4) directional device signs shall be used per lot.

Sign Standards (SI)

- C. **Temporary Signs:** Any combination of standard temporary and special temporary signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met.
1. **Permits:** Standard temporary signs shall be exempt from obtaining an Improvement Location Permit, but shall comply with applicable standards. Special temporary signs shall be required to obtaining an Improvement Location Permit.
 2. **Location:** Temporary signs shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
 3. **Illumination:** Temporary signs shall not be illuminated.
 4. **Standard Temporary Signs:** Standard temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. **Type:** A standard temporary sign shall be a sandwich board, self-standing sign, yard sign or a window panel. (Examples of standard temporary signs include sale of property, special sale, and special offer signs.)
 - b. **Quantity:**
 - i. **Single-tenant Buildings:** One (1) standard temporary sign shall be permitted for each lot, except for corner lots. Two (2) standard temporary signs shall be permitted for corner lots that have 200 feet or more of combined street frontage. However, standard temporary signs shall be located at least eighty (80) feet from one another.
 - ii. **Multiple-tenant Buildings:** One (1) standard temporary sign shall be permitted for each tenant.
 - c. **Sign Area:** The sign area for a standard temporary sign shall not exceed sixteen (16) square feet per side.
 - d. **Height Above Ground:** No part of a standard temporary sign shall be more than five (5) feet above the ground unless the standard temporary sign is in a first floor window.
 - e. **Duration:** A standard temporary sign may stay in place for the duration of the temporary event. The standard temporary sign may be put in place up to five (5) days prior to the temporary event. All standard temporary signs shall be taken down within seven (7) days after the standard temporary sign's purpose no longer exists.
 - f. **Quality:** A standard temporary sign shall be constructed of durable, weather resistance, and ridged in construction. Sign faces shall not be paper, cardboard, or unprotected wood. Sign frames or structures shall not be wire, plastic or thin gauge metal; materials that are easily damaged or bent. Sign faces shall be securely attached to a frame or structure.
 5. **Special Temporary Signs:** Special temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. **Disqualification:** Any lot with a permanent electronic message sign or other permanent sign with electronic changeable copy shall not qualify for a special temporary sign.
 - b. **Type:** Special temporary signs shall include inflatables, banners, streamers, posters, pennants, yard signs, window panels, sandwich boards, self-standing signs, and the like. (Examples of special temporary signs include "now hiring" banner and "welcome home" sign.)
 - c. **Quantity:**
 - i. **Single-tenant Buildings:** Two (2) special temporary signs shall be permitted at any one (1) time for a lot.
 - ii. **Multiple-tenant Buildings:** One (1) special temporary sign shall be permitted for each tenant.
 - d. **Height Above Ground:** A special temporary sign shall not exceed fifteen (15) feet above the ground.
 - e. **Duration:** A special temporary sign may stay in place for thirty-five (35) total days in any calendar year.

Sign Standards (SI)

5.82 SI-09: Industrial Sign Standards

This Sign Standards section applies to the following zoning districts:



The following standards apply:

A. Project Applicability:

1. Single-tenant Building:

- a. Permanent Signs: Wall, ground, awning, and directional device signs shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met, and the cumulative square footage of all permanent signs does not exceed four (4) square feet of sign area per lineal foot of facade facing an interstate, highway, arterial, or public street to which the facility gains access.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for single-tenant buildings provided the conditions specified for single-tenant buildings are met.

2. Multiple-tenant Building:

- a. Permanent Signs: Wall, gateway, awning, and directional signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met, and the cumulative square footage of all permanent signs does not exceed two (2) square foot of sign area per lineal foot of front facade, but no single tenant shall have more than 250 square feet of sign area.
- b. Temporary Signs: Standard temporary and special temporary signs shall be permitted for multiple-tenant buildings provided the conditions specified for multiple-tenant buildings are met.

B. Permanent Signs: Permanent signs shall be permitted as follows:

- 1. *Wall Signs*: Wall signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All wall signs shall count toward the maximum cumulative square footage for permanent signs.

| Wall Signs | Single-tenant Building | Multiple-tenant Building |
|----------------------------------|---|---|
| Maximum Quantity | 1 per side of building; not to exceed 3 | 1 per tenant space |
| Maximum Sign Area | 3 square foot per lineal foot of front facade; maximum of 400 square feet | 2.5 square foot per lineal foot of front facade; maximum of 300 square feet |
| Changeable Copy Ratio | not permitted | not permitted |
| Maximum Projection From Building | 12 inches | 12 inches |

- a. Illumination: Wall signs on single-tenant buildings and multiple-tenant buildings may be illuminated internally or by externally-mounted lights.
- b. Multiple-tenant Building Consistency: The sign envelope that tenants may use and the regulations to maintain consistent sign appearance shall be identified during the permitting process. The sign envelope shall not exceed 150% of the allowable wall sign area for each tenant space.

2. *Ground Signs*: Ground signs shall be permitted on single-tenant buildings provided the following conditions are met. (See *Section 5.82(B)(3): Gateway Signs* below for multiple-tenant buildings). All ground signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Ground Sign | Single-tenant Building | Multiple-tenant Building |
|-----------------------|--|--------------------------|
| Maximum Quantity | 1 | not permitted |
| Maximum Sign Area | 2 square foot per lineal foot of front facade; maximum 180 square feet | not permitted |
| Changeable Copy Ratio | 80% or 24 square feet of the sign area may be changeable copy, whichever is more restrictive | not permitted |
| Height Above Ground | 8 feet maximum | not permitted |

- a. Double-sided: If a ground sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
 - b. Location: A ground sign shall be located a minimum of ten (10) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a ground sign shall be setback ten (10) feet from all property lines.
 - c. Landscaping: Landscaping shall be installed around the base of a ground sign as follows:
 - i. Quantity: At least one (1) shrub per two (2) lineal feet of ground sign base shall be installed.
 - ii. Location: All required plants shall be located within five (5) feet of the ground sign base.
 - iii. Double-sided Ground Signs: Any double-sided ground sign shall have landscaping on both sides.
 - d. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent ground sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
 - e. Illumination: A ground sign may be illuminated internally or by externally-mounted ground lighting.
3. *Gateway Signs*: Gateway signs shall be permitted for multiple-tenant buildings that have a minimum of six (6) tenants, a minimum of 12,000 square feet of main floor area, and provided the following conditions are met. (See *Section 5.82(B)(2): Ground Signs* above for single-tenant buildings). All gateway signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Gateway Sign | Single-tenant Building | Multiple-tenant Building |
|---------------------------|------------------------|--|
| Maximum Quantity | not permitted | 1 |
| Maximum Overall Sign Area | not permitted | 1 square foot per lineal foot front facade; maximum of 160 square feet |
| Maximum Tenant Sign Area | not permitted | 50 square feet |
| Changeable Copy Ratio | not permitted | 50% of sign area may be changeable copy |
| Height above Ground | not permitted | 8 feet maximum |

- a. Double-sided: If a gateway sign has two (2) identical sides, back-to-back, only one (1) side’s area counts toward the maximum cumulative square footage.
- b. Location: A gateway sign shall be located a minimum of ten (10) feet from any existing or proposed right-of-way, edge of pavement, and curb associated with a street or driveway; and a gateway sign shall be setback ten (10) feet from all property lines.
- c. Landscaping: Landscaping shall be installed around the base of a gateway sign as follows:
 - i. Quantity: At least one (1) shrub per two (2) lineal feet of gateway sign base shall be installed.
 - ii. Location: All required plants shall be located within five (5) feet of the gateway sign base.
 - iii. Double-sided Gateway Signs: Any double-sided gateway sign shall have landscaping on both sides.
- d. Changeable Copy: If changeable copy is used, it shall be integrated into the permanent gateway sign and shall only include cyclical or static messages, regardless if the sign is capable of flashing messages.
- e. Illumination: A gateway sign may be illuminated internally or by externally-mounted ground lighting.

Sign Standards (SI)

- 4. *Awning Signs:* Awning signs shall be permitted on single-tenant buildings and multiple-tenant buildings provided the following conditions are met. All awning signs shall be counted toward the maximum cumulative square footage for permanent signs.

| Awning Sign | Single-tenant Building | Multiple-tenant Building |
|----------------------------------|------------------------|---------------------------|
| Maximum Quantity | 2 | 1 per tenant |
| Maximum Sign Area | 40 square feet total | 30 square feet per tenant |
| Maximum Projection From Building | 6 feet | 6 feet |

- a. *Illumination:* Awning signs on single-tenant buildings and multiple-tenant buildings may be illuminated.
- 5. *Directional Device Signs:* Directional device signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met. Directional device signs shall not count toward the maximum cumulative square footage for permanent signs.
 - a. Directional device signs may only be used to indicate vehicular points of entry or exit.
 - b. Directional device signs shall not exceed three (3) square feet in area per side per entrance. Up to forty percent (40%) of the sign area may be a corporate logo.
 - c. Directional device signs shall not exceed thirty-six (36) inches in height.
 - d. Directional device signs may be illuminated.
 - e. Directional device signs shall not interfere with safe vehicular or pedestrian traffic circulation, obstruct the view of drivers entering or exiting, or be placed within a right-of-way.
 - f. No more than two (2) directional device signs shall be used per street frontage, and no more than four (4) directional device signs shall be used per lot.
- C. *Temporary Signs:* Any combination of standard temporary and special temporary signs shall be permitted for single-tenant buildings and multiple-tenant buildings provided the following conditions are met.
 - 1. *Permits:* Temporary signs shall be exempt from obtaining an Improvement Location Permit, but shall comply with applicable standards.
 - 2. *Location:* Temporary signs shall be located a minimum of five (5) feet from any right-of-way, edge of pavement, and curb associated with a street or driveway.
 - 3. *Illumination:* Temporary signs shall not be illuminated.
 - 4. *Standard Temporary Signs:* Standard temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. *Type:* A standard temporary sign shall be a sandwich board, self-standing sign, yard sign or a window panel. (Examples of standard temporary signs include sale of property, special sale, and special offer signs.)
 - b. *Quantity:*
 - i. *Single-tenant Buildings:* One (1) standard temporary sign shall be permitted for each lot, except for corner lots. Two (2) standard temporary signs shall be permitted for corner lots that have 200 feet or more of combined street frontage. However, standard temporary signs shall be located at least eighty (80) feet from one another.
 - ii. *Multiple-tenant Buildings:* One (1) standard temporary sign shall be permitted for each tenant.
 - c. *Sign Area:* The sign area for a standard temporary sign shall not exceed sixteen (16) square feet per side.
 - d. *Height Above Ground:* No part of a standard temporary sign shall be more than five (5) feet above the ground unless the standard temporary sign is in a first floor window.
 - e. *Duration:* A standard temporary sign may stay in place for the duration of the temporary event. The standard temporary sign may be put in place up to five (5) days prior to the temporary event. All standard temporary signs shall be taken down within seven (7) days after the standard temporary sign's purpose no longer exists.
 - f. *Quality:* A standard temporary sign shall be constructed of durable, weather resistance, and ridged in construction. Sign faces shall not be paper, cardboard, or unprotected wood. Sign frames or structures shall not be wire, plastic or thin gauge metal; materials that are easily damaged or bent. Sign faces shall be securely attached to a frame or structure.

5. *Special Temporary Signs*: Special temporary signs shall be permitted provided the following conditions are met. The following conditions apply to single-tenant buildings and multiple-tenant buildings unless otherwise specified.
 - a. **Disqualification**: Any lot with a permanent electronic message sign or other permanent sign with electronic changeable copy shall not qualify for a special temporary sign.
 - b. **Type**: Special temporary signs shall include inflatables, banners, streamers, posters, pennants, yard signs, window panels, sandwich boards, self-standing signs, and the like. (Examples of special temporary signs include "now hiring" banners and "welcome home" signs.)
 - c. **Quantity**:
 - i. **Single-tenant Buildings**: Two (2) special temporary signs shall be permitted at any one (1) time for a lot.
 - ii. **Multiple-tenant Buildings**: One (1) special temporary sign shall be permitted for each tenant.
 - d. **Height Above Ground**: A special temporary sign shall not exceed fifteen (15) feet above the ground.
 - e. **Duration**: A special temporary sign may stay in place for thirty-five (35) total days in any calendar year.

Special Exception Standards (SE)

5.83 SE-01: Special Exception Standards

This Special Exception Standards section applies to the following zoning districts:



The intent of the Special Exception Standards is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by ensuring the most appropriate development standards are applied to special exception requests. The following standards apply:

- A. **Cross Reference:** The approval process and criteria for Special Exceptions is in *Article 9: Processes*.
- B. **Applicable Development Standards:** The development standards assigned to each zoning district are considered appropriate for the permitted uses within that zoning district. However, the development standards may not be appropriate for all Special Exception uses within a zoning district. For instance, some institutional uses are allowed in residential zoning districts as Special Exceptions. In this case, residential development standards would not necessarily be applicable.
 - 1. *Determining Appropriate Development Standards:*
 - a. The Zoning Administrator shall determine which development standards sections within *Article 5: Development Standards* shall apply to each Special Exception application. The development standards determined to apply shall be documented in the application and approval.
 - b. If the Special Exception use is a permitted use within another zoning district, the development standards for that zoning district shall be used as a guideline. In situations where the Special Exception use is not a permitted use in any zoning district, the most stringent development standards may be assigned by the Zoning Administrator as appropriate.

Storage Tank Standards (SR)

5.84 SR-01: Residential, Neighborhood Commercial and Central Business Storage Tank Standards

This Storage Tank Standards section applies to the following zoning districts:



The intent of the Storage Tank Standards section is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by requiring outdoor storage tanks to meet certain criteria. The following standards apply:

- A. Prohibited: Outdoor storage tanks or drums shall not be permitted, except for fuel oil and LP gas tanks used for home energy (e.g. heating).

5.85 SR-02: Parks and Recreation Storage Tank Standards

This Storage Tank Standards section applies to the following zoning district:



The following standards apply:

- A. Project Applicability: Any new outdoor storage tanks or drums installed after the effective date of this Unified Development Ordinance shall be permitted if all of the following standards are met.
- B. Permits: An Improvement Location Permit shall be required prior to the installation of new outdoor storage tanks or drums.
- C. Prerequisite Criteria: No liquid or gas fuel shall be stored in bulk above ground, except tanks or drums connected directly to energy generating devices or heating appliances located and operated on the same lot as the tanks or drums.
- D. Setbacks
1. *Front Yard*: Outdoor storage tanks and drums shall not be permitted in front yards.
 2. *Side and Rear Yard*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from side and rear property lines.
 3. *Structures*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from primary structures and fifteen (15) feet from accessory structures.
- E. Quantity: No lot shall have more than two (2) outdoor storage tanks or drums.
- F. Cross Reference: Outdoor storage tanks and drums shall meet all applicable State and federal regulations.

5.86 SR-03: Non-residential Storage Tank Standards

This Storage Tanks Standards section applies to the following zoning districts:



The following standards apply:

- A. Project Applicability: Any new outdoor storage tanks or drums installed after the effective date of this Unified Development Ordinance shall be permitted if all of the following standards are met.
- B. Permits: An Improvement Location Permit shall be required prior to the installation of new outdoor storage tanks or drums.
- C. Setbacks
1. *Front Yard*: Outdoor storage tanks and drums shall not be permitted in front yards.
 2. *Side and Rear Yard*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from side and rear property lines.
 3. *Structures*: Outdoor storage tanks and drums shall be setback at least thirty (30) feet from primary structures and fifteen (15) feet from accessory structures.
- D. Cross Reference: Outdoor storage tanks and drums shall meet all applicable State and federal regulations.

Structure Standards (ST)

5.87 ST-01: Structure Standards

This Structure Standards section applies to the following zoning districts:



The intent of the Structure Standards section is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City and the character of each zoning district by regulating the quantity of primary structures on a lot. The following standards apply:

- A. Applicability: The maximum allowable number of primary structures shall be one (1) unless indicated otherwise on the applicable two-page layout in *Article 2: Zoning Districts*.

Telecommunication Facility Standards (TC)

5.88 TC-01: Telecommunication Facility Standards

This Telecommunication Facilities Standards section applies to the following zoning districts:



The intent of the Telecommunication Facility Standards section is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by allowing for the provision of adequate and reliable public and private telecommunication service while minimizing the adverse, undesirable visual effects of such. The following telecommunication facility standards shall apply:

- A. **Permits:** An Improvement Location Permit shall be required prior to the construction, erection, placement, modification, or alteration of a telecommunication facility. See *Article 9: Processes*.
- B. **Location:**
 1. **Accessory Utility Structures:** The accessory utility structures of telecommunication facilities shall meet the minimum front yard setback, minimum side yard setback, and minimum rear setback requirements in the appropriate two-page layouts in *Article 2: Zoning Districts*.
 2. **Towers:**
 - a. **Front Yard Setback:** Telecommunication towers shall be set back from any right-of-way a minimum distance equal to fifty percent (50%) of the tower height, including all antennas and attachments.
 - b. **Side and Rear Yard Setback:** Telecommunication towers shall be set back from the side and rear property lines a minimum distance equal to fifty percent (50%) of the tower height, including all antennas and attachments.
 - c. Telecommunication towers shall not be located between the primary structure and a public street.
 - d. Telecommunication towers shall not be located within the boundaries of any residential zoning district, and shall be set back from the boundaries of any residential zoning district a minimum distance equal to one hundred ten percent (110%) of the tower height.
- C. **Design:**
 1. **Project Applicability:** Proposed or modified telecommunication towers and antennas shall meet the following design requirements:
 2. **Height:**
 - a. Telecommunication towers shall not exceed 199 feet in height.
 - b. All other utility structures and antennas shall meet the height standards in the appropriate two-page layouts in *Article 2: Zoning Districts* and in *Section 5.34: Height Standards*.
 3. **Appearance:** Towers and antennas shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment, except in an instance where the color is dictated by State or federal authorities such as the Federal Aviation Administration (FAA).
 4. **Monopole Design:** Towers shall be of a monopole design, unless the Board of Zoning Appeals determines an alternative design would better blend in with the surrounding environment.
 5. **Collocation:** Any proposed telecommunication tower shall be designed structurally, electrically, and in all respects to accommodate both the applicant's antennas and comparable antennas for the following:
 - a. A minimum of one (1) additional user if the telecommunications tower is between sixty (60) and 100 feet in height.
 - b. A minimum of two (2) additional users if the telecommunications tower is 100 feet or more in height.
 6. **Accessory Utility Structures:** All utility structures needed to support a telecommunications tower shall be architecturally designed to blend in with the surrounding environment.
 7. **Fence Enclosure:** Telecommunication facilities and all accessory utility structures shall be protected by a security fence that shall be at least six (6) feet tall.
 8. **Screening:** A live evergreen screen consisting of shrubs, planted three (3) feet on-center maximum or a row of evergreen trees planted a maximum of ten (10) feet on-center shall be planted around the entire telecommunication facility and each of the guy wires and anchors, if used. The height of all plants at the time of planting shall be no less than five (5) feet.

Telecommunication Facility Standards (TC)

9. *Lighting*: Telecommunication facilities shall not be illuminated by artificial means and shall not display strobe lights, except when it is dictated by State or federal authorities such as the Federal Aviation Administration (FAA).
 10. *Signs*: The use of any portion of a telecommunication facility for the posting of any signs or advertisements of any kind, other than warning or equipment information signs, shall not be permitted.
- D. Construction Standards: All telecommunication facilities shall be subject to inspection by the Building Commissioner and Zoning Administrator during the construction process.
1. *Easements*: If an easement is required for location of a telecommunication facility on the property, the easement shall be staked by a licensed and registered Indiana land surveyor so as to provide proof the facility has been constructed within the easement.
 2. *Footers*: Footing inspections shall be required by the Building Commissioner for all telecommunication facilities having footings.
 3. *Electrical Standards*: All telecommunication facilities containing electrical wiring shall be subject to the provisions of the Indiana Electric Code, as amended.
- E. Inspection of Towers: The following shall apply to the inspection of telecommunications facilities:
1. *Frequency*: Towers may be inspected at least once every five (5) years, or more often as needed to respond to complaints received, by the Zoning Administrator, Building Commissioner, and/or a registered, professional engineer to determine compliance with the original construction standards.
 2. *Investigation*: The Zoning Administrator and the Building Commissioner may enter onto the property to investigate the matter and may order the appropriate action to bring the facility into compliance.
 3. *Violations*: Notices of Violation will be sent in accordance with [Article 10: Enforcement and Penalties](#) for any known violation on the telecommunication facility.
- F. Abandoned Towers: Any tower unused or left abandoned for six (6) months shall be removed by the property owner at its expense. Should the property owner fail to remove the tower after thirty (30) days from the date a Notice of Violation is issued, the City may remove the tower and bill the property owner for the costs of removal and cleanup of the site.

Temporary Use and Structure Standards (TU)

5.89 TU-01: General Temporary Use and Structure Standards

This Temporary Use and Structure Standards section applies to the following zoning districts:



The intent of Temporary Use and Structure Standards is to protect the public health, safety, and welfare of the residents of the zoning jurisdiction of the City by establishing standards for temporary uses and temporary structures. The following standards apply:

- A. **Cross Reference:** See *Sign Standards* for temporary sign standards.
- B. **Permits:** A Temporary Improvement Location Permit shall be obtained prior to establishing the temporary use or structure except as indicated otherwise in this section.
- C. **Types:**
 - 1. **Fund-raising Events:** Fund-raising events (e.g. pancake breakfast, fish fry, and car wash) shall be permitted and shall be exempt from obtaining a Temporary Improvement Location Permit if the duration of the event is less than twenty-four (24) hours over a two (2) day period.
 - 2. **Garage and Yard Sales:** Garage and yard sales shall be permitted and shall be exempt from obtaining a Temporary Improvement Location Permit and shall follow all guidelines established in *Chapter 126* of Richmond Code.
 - 3. **Portable Storage:** Portable Storage (e.g. PODS) units shall be permitted as described below:
 - a. **Permit:** Portable storage units shall be exempt from obtaining a Temporary Improvement Location Permit if the portable storage unit is not located on the lot for more than:
 - i. Residential District: Fourteen (14) cumulative days per calendar year.
 - ii. Parks or Institutional District: Thirty (30) cumulative days per calendar year.
 - iii. Commercial: Thirty (30) cumulative days per calendar year.
 - iv. Agriculture and Industrial: 120 cumulative days per calendar year.
 - b. **Extension:** An extension to the maximum duration shall only be considered and approved by the Zoning Administrator. This extension is fully discretionary. If an extension is granted, it shall require a new Temporary Improvement Location Permit.
 - c. **Location:** Portable storage units shall be located as follows:
 - i. Parks or Institutional District: Side yard or rear yard, whichever is least visible from public view.
 - ii. Commercial: Rear yard only and shall meet the Accessory Structure Standards.
 - 4. **Portable Storage Exemption:** A lot where a building permit has been issued may utilize portable storage units without permit and for the duration of construction (i.e. until occupancy permit has been issued).
 - 5. **Portable Storage Unit Restrictions:** A portable storage unit shall not exceed eight (8) feet six (6) inches in height, ten (10) feet in width, and twenty (20) feet in length.
- D. **Termination:** Temporary uses shall be terminated and structures removed at the end of the permitted event period.

5.90 TU-02: Roadside Sales of Produce Standards

This Temporary Use and Structure Standards section applies to the following zoning districts:



The following standards apply:

- A. **Roadside Sales of Produce:** The roadside sales of farm produce shall be permitted if the following conditions are met:
 - 1. **Grown On-site:** Eighty percent (80%) of the produce offered for sale shall be grown on the same lot the where the roadside sales is located.
 - 2. **Sales Stand:** The sales stand shall be portable or seasonal construction, shall comply with the provisions of *Section 5.95: Vision Clearance Triangle Standards*, and shall be removed so as to observe the setback line for accessory structures when not in use.
 - 3. **Parking:** The roadside sales of produce shall be arranged so that parking does not block any right-of-way.

Temporary Use and Structure Standards (TU)

5.91 TU-03: Model Home Standards

This Temporary Use and Structure Standards section applies to the following zoning districts:



The following standards apply:

- A. **Model Homes:** Model homes, apartments, and condominiums that contain a sales office shall be permitted with the following requirements:
1. *Duration:* The duration of a Temporary Improvement Location Permit for a model home, apartment, or condominium shall be three (3) years and may be renewed annually after the initial three-year period.
 2. *Location:* Model homes, apartments, and condominiums shall be on the site of the development for which the sales are taking place.
 3. *Parking:* The model home, apartment, or condominium shall provide the required parking in *Parking Standards* for the applicable district.

5.92 TU-04: Farmer's market Standards

This Temporary Use and Structure Standards section applies to the following zoning districts:



The following standards apply:

- A. **Farmer's market:** Farmer's markets shall be permitted and exempt from obtaining a Temporary Improvement Location Permit provided the following standards are met:
1. *Duration:* The farmer's market shall occur on a regular basis, no more than twice per week, for a period not to exceed seven (7) months per calendar year.
 2. *Location:* The farmer's market shall consist of vendors transporting produce and products to the site of the farmer's market, setting up tables or booths, and removing all produce, products, tables, and booths at the end of the day.
 3. *Parking:* One (1) parking space shall be required for every vendor space in a farmer's market. The required parking spaces shall be within 600 feet of the farmer's market and may include on street parking spaces and public parking lots.

5.93 TU-05: Sale of Seasonal Items Standards

This Temporary Use and Structure Standards section applies to the following zoning districts:



The following standards apply:

- A. **Sale of Seasonal Items:** The sale of seasonal items such as Independence Day fireworks, Christmas trees, and Halloween pumpkins shall be permitted if the following standards are met:
1. *Duration:* The duration of a Temporary Improvement Location Permit for the sale of seasonal items shall be no more than forty-five (45) days. All unsold merchandise shall be removed within five (5) days after the expiration of the Temporary Improvement Location Permit.
 2. *Location:*
 - a. The sale of seasonal items shall be on a lot that fronts a collector or arterial street.
 - b. The sale of seasonal items shall be at least fifty (50) feet from residential zoning districts.
 3. *Additional Requirements:* The sale of seasonal items shall comply with all requirements of applicable State laws.

Trash Receptacle Standards (TR)

5.94 TR-01: Trash Receptacle Standards

This Trash Receptacle Standards section applies to the following zoning districts:



The intent of the Trash Receptacle Standards section is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by requiring outdoor trash receptacles to meet certain standards and to enhance the aesthetic environment of the City. The following standards apply:

- A. Project Applicability: Any new outdoor trash receptacle, dumpster, compactor, or similar container placed after the effective date of this Unified Development Ordinance shall be permitted if all of the following standards are met.
 1. *Exemptions*: Outdoor trash receptacles, dumpsters, compactors, or similar containers temporarily placed (e.g. construction projects) shall be exempt from the standards in this section.
- B. Design:
 1. *Screening*:
 - a. Outdoor trash receptacles, dumpsters, compactors, or similar containers shall be screened on all sides by a fence or wall that is constructed with wood, brick, or stone.
 - b. Outdoor trash receptacles, dumpsters, compactors, or similar containers shall be accessible by gates.
 - c. The screening of outdoor trash receptacles, dumpsters, compactors, or similar containers shall meet the location and setback requirements in *Fence and Wall Standards*.
 2. *Surface Materials*: Outdoor trash receptacles, dumpsters, compactors, or similar containers shall be placed on a paved surface.
- C. Setbacks:
 1. *Front Yard*: Trash receptacles shall not be located in a front yard.
 2. *Side Yard*: Trash receptacles may project into a side yard setback for a primary structure by fifty percent (50%) of the minimum side yard setback.
 3. *Rear Yard*: Trash receptacles may project into a rear yard setback for a primary structure by fifty percent (50%) of the minimum rear yard setback.
- D. Maintenance: All trash receptacles and screening associated with trash receptacles shall be properly maintained and kept in good condition.

Vision Clearance Triangle Standards (VC)

5.95 VC-01: Vision Clearance Triangle Standards

This Vision Clearance Standards section applies to the following zoning districts:

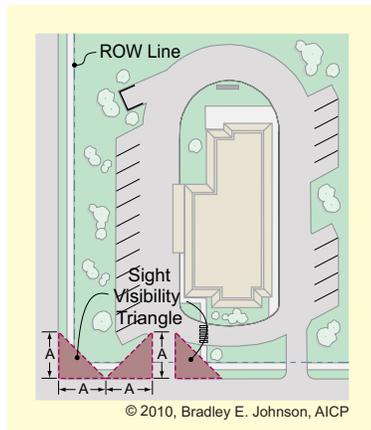


The intent of the Vision Clearance Triangle Standards section is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by eliminating visual obstructions at intersections. The following standards apply:

A. **Vision Clearance Triangle:** A vision clearance triangle shall be maintained at every intersection of two (2) or more streets, intersection of a street and alley, and intersection of a street and driveway.

1. *Horizontal Area:*

- a. **Arterial Streets:** The vision clearance triangle leg lengths shall be twenty-five (25) feet as measured from the edge of pavement (see "A" in the illustration below) when one (1) or more of the intersecting streets is an arterial street.
- b. **Other Streets:** The vision clearance triangle leg lengths shall be fifteen (15) feet as measured from the edge of pavement (see "A" in the illustration below) when one (1) or more of the intersecting streets is a collector or local street.



- 2. **Vertical Area:** No primary or accessory structures, landscaping, fences, walls, or signs shall be permitted to be placed or to project into the vision clearance triangle between the heights of two and one-half (2.5) feet and nine (9) feet above the crown of the adjacent roadway.
- 3. **Exemptions:** The following shall be exempt from the Vision Clearance Triangle Standards:
 - a. Public street signs,
 - b. Utility poles,
 - c. Utility warning marker (e.g. buried gas line),
 - d. Any driveway intersections with an interior local street within a subdivision, and
 - e. A mailbox and post at the intersection of a single-family dwelling's or two-family dwelling's driveway and a street; provided the post does not exceed exceed two (2) feet in circumference.

5.96 WT-01: Small Wind Turbine Systems

This Wind Turbine System Standards section applies to the following zoning districts:



The following standards apply to Small Wind Turbine Systems:

A. Permitted Systems:

1. *Horizontal Axis Wind Turbine:* A horizontal axis small wind turbine system shall be permitted as per the standards in *Section 5.96: Small Wind Turbine Systems*.
2. *Vertical Axis Wind Turbine:* A vertical axis small wind turbine system shall be permitted as per the standards in *Section 5.96: Small Wind Turbine Systems*.
3. *Rated Power Limits:* A small wind turbine system is limited to a rated power level as indicated in *Article 2: Zoning Districts* in the permitted use or special exception use column.

B. Prerequisites:

1. *Energy Production Purpose:* Small wind turbine systems shall be primarily sized and installed for the purpose of generating energy for an on-site use (i.e. residence, small business, or farmstead). The small wind turbine system shall be sized to not produce more than 150% of the annual on-site electricity needs.
2. *Lot Size:* A minimum three-quarter (3/4) acre lot shall be required for a small wind turbine system to be installed.
3. *Manufacturer Installation Specifications:* Any permitted small wind turbine system shall be installed according to the manufacturer's specifications unless in conflict with applicable standards in the *City of Richmond Unified Development Ordinance*. When conflicts exist, the following standards apply:
 - a. *Manufacturer Specifications are More Strict:* When the manufacturer's specifications are more strict than this ordinance, the manufacturer's specifications shall be followed.
 - b. *Zoning Standards are More Strict:* When this ordinance is more strict than the manufacturer's specifications, this ordinance shall prevail, and that particular small wind turbine system shall be considered not permitted.

C. Turbine System Limitations:

1. *Minimum Ratings:* A small wind turbine system shall be Underwriters Laboratories (UL) listed, have Conformité Européenne marking (CE Mark) for Europe-based manufacturers, be certified by the Canadian Standards Association (CSA) for Canada-based manufacturers, or otherwise approved by an equivalent region-based or county-based standards association recognized as equivalent to the Underwriters Laboratories (UL).
2. *Experimental Turbines:* Any small wind turbine system that does not meet the minimum ratings shall be considered experimental and shall not be permitted.
3. *Connection to the Grid:* Any small wind turbine system that is intended to be connected to the power grid shall be IEEE 1547 compliant (Institute of Electrical and Electronics Engineers Standard for Interconnecting Distributed Resources with Electric Power Systems).

D. Supporting Structure:

1. *Tower Mounted:* A horizontal axis small wind turbine system designed for tower mounting may be mounted on a monopole, pole with guy wires, lattice tower, or lattice tower with guy wires.
2. *Roof Mounted:* A horizontal or vertical axis small wind turbine system designed for roof mounting may be mounted to the roof of a primary or accessory building.
3. *Ground Mounted:* A vertical axis small wind turbine system designed for ground mounting shall be mounted on the ground.

E. Height Limitations:

1. *Tower Mounted:* The maximum tower height for a small wind turbine system shall be eighty (80) feet for lots under five (5) acres, and 110 feet for lots five (5) acres or greater.
2. *Roof Mounted:* The maximum height of all components of a roof mounted small wind turbine system shall be six (6) feet above the highest point of the roof for residential buildings and ten (10) feet above the highest point on the roof for agricultural, commercial, institutional, and industrial uses.

Wind Turbine System Standards (WT)

3. *Ground Mounted*: The maximum height of all components of a ground mounted small wind turbine system shall be forty (40) feet.
- F. Maximum Number of Turbine Systems:
 1. *Small Lot*: A lot with two (2) acres or less shall be restricted to one (1) horizontal axis small wind turbine system and one (1) vertical axis roof mounted small wind turbine system.
 2. *Large Lots*: A lot with more than two (2) acres may have:
 - a. Up to two (2) tower mounted horizontal axis or ground mounted vertical axis small wind turbine systems, and
 - b. Up to three (3) roof mounted vertical axis small wind turbine systems.
- G. Wind Load: A small wind turbine system shall be engineered to survive a 100 mph wind load or greater.
- H. Rotor Diameter: The maximum rotor diameter shall be twenty (20) feet for a small wind turbine system with a maximum rated power of less than eleven kilowatts (11kW); and forty (40) feet for a small wind turbine system with a maximum rated power of eleven kilowatt (11kW) or greater.
- I. Location Restrictions:
 1. *Setback from Property Line*: A small wind turbine system, not including guy wires, shall be a minimum of twenty-five (25) feet from the property line or 110% of the height of the tower, whichever is greater.
 2. *Setback from Buildings*: A small wind turbine system, not including guy wires, shall not be required to be setback from any on-site building.
 3. *Setback from Utilities*: A small wind turbine system, not including guy wires, shall be a minimum of fifty (50) feet from any above-ground utility line or 120% of the height of the tower, whichever is greater.
 4. *Setback for Guy Wires*: Guy wire anchors shall be at least fifteen (15) feet from all property lines.
- J. Safety:
 1. *Roof Mounted Systems*: The rotors (i.e. blades) of a horizontal axis turbine mounted on a roof shall not extend horizontally beyond the roof line of the building to which it is attached.
 2. *Ground Clearance*: The rotors (i.e. blades) of a horizontal axis wind turbine mounted on a tower shall not extend vertically to within twenty (20) feet of the ground.
 3. *Overspeed Protection*: A small wind turbine system shall have a fail-safe breaking system, auto-furling system, or similar system to prevent structural failure due to excessive revolutions per minute (rpm). Overspeed protection shall be a proven industry standard.
- K. Nuisance Prevention:
 1. *Noise*: A small wind turbine system shall not generate more than forty decibels (40db) at any point 100 feet from the small wind turbine system.
 2. *Illumination*: A small wind turbine system shall not be illuminated in any way unless required by FAA regulations.
- L. Abandoned Systems: A small wind turbine system shall be considered abandoned if its use as a wind turbine system is discontinued for more than six (6) months. The small wind turbine system shall be removed within six (6) months after being abandoned.
- M. Appurtenances: A small wind turbine system shall not have any appurtenances (e.g. lighting, flags, signs, or decorations) attached to it except for meteorological measuring equipment.

5.97 WT-02: Large Wind Turbine Systems

This Wind Turbine System Standards section applies to the following zoning districts:



The following standards apply to Large Wind Turbine Systems:

A. Permitted Systems:

1. *Horizontal Axis Wind Turbine:* A horizontal axis large wind turbine system shall be permitted as per the standards in *Section 5.97: Large Wind Turbine Systems*.
2. *Vertical Axis Wind Turbine:* A vertical axis large wind turbine system shall be permitted as per the standards in *Section 5.97: Large Wind Turbine Systems*.
3. *Rated Power Limits:* A large wind turbine system shall have a minimum rated power of fifty kilowatts (50kW) and shall have a maximum rated power level as indicated in *Article 2: Zoning Districts* in the permitted use or special exception use column.

B. Prerequisites:

1. *Energy Production Purpose:* Large wind turbine systems shall be primarily sized and installed for the purpose of generating energy for an on-site use (e.g. a school, industry, or office building). The large wind turbine system shall be sized to not produce more than 200% of the annual on-site electricity needs.
2. *Lot Size:* A minimum two (2) acre lot shall be required for a large wind turbine system to be installed.
3. *Manufacturer Installation Specifications:* Any permitted large wind turbine system shall be installed according to the manufacturer's specifications unless in conflict with applicable standards in the *City of Richmond Unified Development Ordinance*. When conflicts exist, the following standards apply:
 - a. *Manufacturer Specifications are More Strict:* When the manufacturer's specifications are more strict than this ordinance, the manufacturer's specifications shall be followed.
 - b. *Zoning Standards are More Strict:* When this ordinance is more strict than the manufacturer's specifications, this ordinance shall prevail, and that particular large wind turbine system shall be considered not permitted.

C. Turbine System Limitations:

1. *Minimum Ratings:* A large wind turbine system shall be manufactured to meet all applicable industry standards for manufacturing practices and safety.
2. *Experimental Turbines:* A large wind turbine system that does not meet the applicable minimum ratings shall be considered experimental and shall not be permitted.
3. *Connection to the Grid:* A large wind turbine system that is intended to be connected to the power grid shall be IEEE 1547 compliant (Institute of Electrical and Electronics Engineers Standard for Interconnecting Distributed Resources with Electric Power Systems).

D. Supporting Structure:

1. *Tower Mounted Systems:* A horizontal axis large wind turbine system designed for tower mounting shall be mounted on a monopole. Lattice towers and towers with guy wires shall not be permitted.
2. *Roof Mounted:* A large wind turbine system shall not be permitted to be mounted on a roof.
3. *Ground Mounted Systems:* A vertical axis large wind turbine system designed for ground mounting shall be mounted on the ground.

E. Height Limitations:

1. *Tower Mounted:* The maximum tower height for a large wind turbine system shall be 120 feet for lots under five (5) acres, and 140 feet for lots five (5) acres or greater.
2. *Roof Mounted:* Large wind turbine systems are not permitted to be mounted on a roof.
3. *Ground Mounted:* The maximum height of all components of a ground mounted large wind turbine system shall be sixty (60) feet.

F. Maximum Number of Turbine Systems:

1. *Small Lot:* A lot with fifteen (15) acres or less shall be restricted to one (1) horizontal axis or vertical axis large wind turbine system.

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2. *Large Lots*: A lot with more than fifteen (15) acres may have up to two (2) horizontal axis or vertical axis large wind turbine systems.
- G. Wind Load: A large wind turbine system shall be engineered to survive a 110 mph wind load or greater.
- H. Rotor Diameter: The maximum rotor diameter shall be 200 feet for a large wind turbine system.
- I. Location Restrictions:
1. *Setback from Property Line*: A large wind turbine system shall be a minimum of 100 feet or 200% of the hub height from the property line, whichever is greater.
 2. *Setback from On-site Buildings*: A large wind turbine system shall be required to be setback 100 feet from any on-site primary building. There is no required setback from accessory structures.
 3. *Setback from Off-site Land Uses*: A large wind turbine system shall be a minimum of 1,000 feet from a platted residential subdivision, multiple-family residential development, institutional use (e.g. school or church), land zoned single-family residential, land zoned multiple-residential, or land zoned institutional. These standards only apply to off-site properties and should not be construed as restricting any of the above listed types of development (e.g. school or multiple-family development) from choosing to have an on-site large wind turbine system.
 4. *Setback from Utilities*: A large wind turbine system shall be a minimum of 200 feet or 200% of the hub height from above ground transmission lines, utility lines, or substations, whichever is greater.
- J. Safety:
1. *Ground Clearance*: The rotors (i.e. blades) of a horizontal axis large wind turbine system mounted on a tower shall not extend vertically to within thirty (30) feet of the ground.
 2. *Anti-icing Technology*: A large wind turbine system shall be equipped with technology able to detect icing on rotors that causes the system to shut down when experiencing a significant icing event; or shall utilize another industry accepted standard for protecting against shedding of significant pieces of ice capable of damaging nearby buildings and/or injuring persons or animals on the ground.
 3. *Controls and Brakes*: A large wind turbine system shall be equipped with a redundant braking system that includes both aerodynamic overspeed controls (i.e. variable pitch, tip, and other similar systems) and mechanical brakes.
- K. Nuisance Prevention:
1. *Noise*: A large wind turbine system shall not generate more than forty decibels (40db) at 1,000 feet from the large wind turbine system.
 2. *Illumination*: A large wind turbine system shall not be illuminated in any way unless required by or Federal Aviation Administration (FAA) regulations. Federal Aviation Administration (FAA) regulations shall be demonstrated to the Zoning Administrator prior to installation. If signal lighting is required on the top of a large wind turbine system, then it shall be shielded to prevent light below the horizontal plain.
 3. *Shadow Flicker*: The flickering effect caused by an Federal Aviation Administration (FAA) required signal light and the turning of the rotor shall be mitigated to the extent possible with the best known technology or practice.
 4. *Color*: A large wind turbine system shall be a non-obtrusive color such as white, off-white, gray, earth tones, or similar non-reflective colors.
 5. *Signs*: No large wind turbine system shall be used to display a commercial message.
 6. *Signal Interference*: The owner shall make reasonable efforts to avoid any disruption or loss of radio, telephone, television or similar signals, and shall mitigate any harm caused by the large wind turbine system.
- L. Abandoned Systems: A large wind turbine system shall be considered abandoned if its use as a wind turbine system is discontinued for more than six (6) months. The large wind turbine system shall be removed within nine (9) months after being abandoned.
- M. Appurtenances: A large wind turbine system shall not have any appurtenances (e.g. exterior lighting, wireless communication antennae, or ornamentation). Weather monitoring devices and safety equipment shall not be considered appurtenances.

