

2024



# SOUTH VILLAGE

## Planned Unit Development

ZIONSVILLE, INDIANA

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UPDATE POSTED 05/03/24

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- THIS IS A DRAFT DOCUMENT AND IS BEING UPDATED REGULARLY TO REFLECT INPUT. MINOR EDITS ARE NOT REFLECTED IN THE REDLINE.
- FORMER WEEKLY EDITS HAVE BEEN ACCEPTED AND ONLY NEW OR ON-GOING CHANGES ARE REFLECTED IN THIS REVISION.

THE TEAM IS CURRENTLY WORKING ON THESE EDITS, NOT REFLECTED IN THIS DRAFT:

1. ADDING HEIGHT CROSS-SECTION GRAPHIC
  2. ADDITIONAL INPUT FROM PUBLIC
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## SECTION 2. INTENT

The purpose of the South Village Planned Unit Development District (“South Village”) is to create and protect land areas for development south of the Village Business District, including small-scale mix of uses like retail, residential, office, and community facilities designed to meet the cultural and economic needs of the community. The South Village is intended to stabilize an area that has fallen into disuse and provide an energetic focus to the South Village area. The combination of retail shopping and entertainment is intended to provide a destination for non-residents and a community enhancement for residents. Office development in the area is intended to attract the very best corporate citizens to the community. Residential development component is intended to create a 24/7 environment and increase the economic vitality and versatility of Zionsville.

South Village area is generally located south of Pine Street, west of Elm Street, north of Zionsville Cemetery on Zionsville Road, and east of 2nd Street. The district is bisected by Eagle Creek and encompasses both active, passive, and natural park settings. South Village will embrace a new urban park that will support and attract festivals, markets, entertainment events, winter activities for residents, as well as draw visitors to Zionsville. To promote the development of the South Village, Zionsville will lead master land planning, street improvements, landscaping, parking, and utility infrastructure improvements.

The South Village promotes an aesthetic compatible with the Village character, characterized by multi-story connected buildings that define the street and create a sense of enclosure. Buildings are the dominant visual element. Landscaping is formal, with regular street trees, planters, and the lawn areas around the park areas comprise the dominant vegetative elements. Surface parking areas are located behind buildings and screened from view of the street by the principal building, or by landscaping or other buildings when the parcel does not front on the street. Structured parking is highly desirable and likely necessary and parking variances are discouraged. Refer to Character Images in the document.

The South Village District encourages vertical-mixed-use development and residential development of a variety of housing types. Retail, restaurants, and service businesses are desired on the street level along highly visible corridors. Upper levels of mixed-use buildings should provide office and residential uses. Less visible streets may be developed with residential uses that include village homes, rowhouses and multi-family buildings.

Additionally, the intent of the South Village Planned Unit Development is to:

1. Develop sensitively, providing a transition from the industrial zoning to the east to the mixed-use village zoning along 106<sup>th</sup> Street and Zionsville Road and north into the Village Business District.
2. Develop responsibly and reasonably to preserve, enhance, and celebrate the terrain and prime natural amenities on the site.
3. Provide architectural standards and building types creating a sense of harmony between existing and new development by requiring the alignment of building features and details, and scaling of building heights to be sensitive to development adjacent and throughout the district.

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4. Allow land uses that will complement the region, add high quality jobs, and encourage higher quantity of jobs per square foot of building space.
5. Allow complementary support businesses that are subordinate to the primary permitted uses.
6. Develop natural amenities through the use of floodways, water features, existing open spaces and parkland, and other sensitive areas.
7. Provide a trail network for recreation and pedestrian transportation purposes, allowing employees and residents a safe and enjoyable experience in the Village and South Village areas.
8. Provide adequate parking to accommodate resident users and visitors to the area.
9. Provide enhanced traffic flow through the South Village District.

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## SECTION 3. DEFINITIONS

REFER TO ZIONSVILLE ZONING CODE FOR ALL DEFINITIONS NOT INCLUDED.

**Artisan Industrial:** Artisan industry. Small-scale fabrication, preparation, or production of arts, crafts, foods, and beverages by an artist, artisan, craftsperson, or cook, on the premises, by hand or with minimal automation.

**Bar:** An establishment or part of an establishment used primarily for the sale or dispensing of alcoholic beverages by the drink. Bars include taverns, bottle clubs, and similar facilities serving alcoholic beverages.

**Micro-Brewery:** (AKA Small brewery) per I.C. 7.1-3-2-7(5). An industrial use that brews ales, beers, meads, and/or similar beverages on site. Breweries are classified as a use that manufacturers more than stores and/or small breweries operated in conjunction with a bar or restaurant as an accessory use.

**High-tech/White-Glove Manufacturing:** a subset of the manufacturing industry that focuses on products that use advanced technologies. These technologies can include circuit boards, semiconductors, fiber optic cables, and capacitors. It is characterized by the application of intensive research and development (R and D) efforts to manufacture products with an advanced scientific and engineering character. High-tech products can include electronics, software, aerospace technology, medical devices.

**V/C RATIO:** Volume is the number of vehicles passing through a point on either a lane, a direction, or a highway. It is expressed as vehicles per time. Volume-to-Capacity (v/c) ratio, also known as demand-to-capacity ratio, is the ratio of current or projected demand flow rate to capacity of a segment.

$$\frac{V}{C} \text{ ratio} = \frac{\text{Demand flow rate}}{\text{Capacity}}$$

**Tree Canopy Preservation:** (1) Retaining an existing tree on site. (2) An orientation to provide for maximum tree coverage on site by retaining existing trees, especially those of high value, rather than by replanting, or a combination of the two.



SECTION 4. SOUTH VILLAGE MAPS



Figure 4.1 – South Village Area map

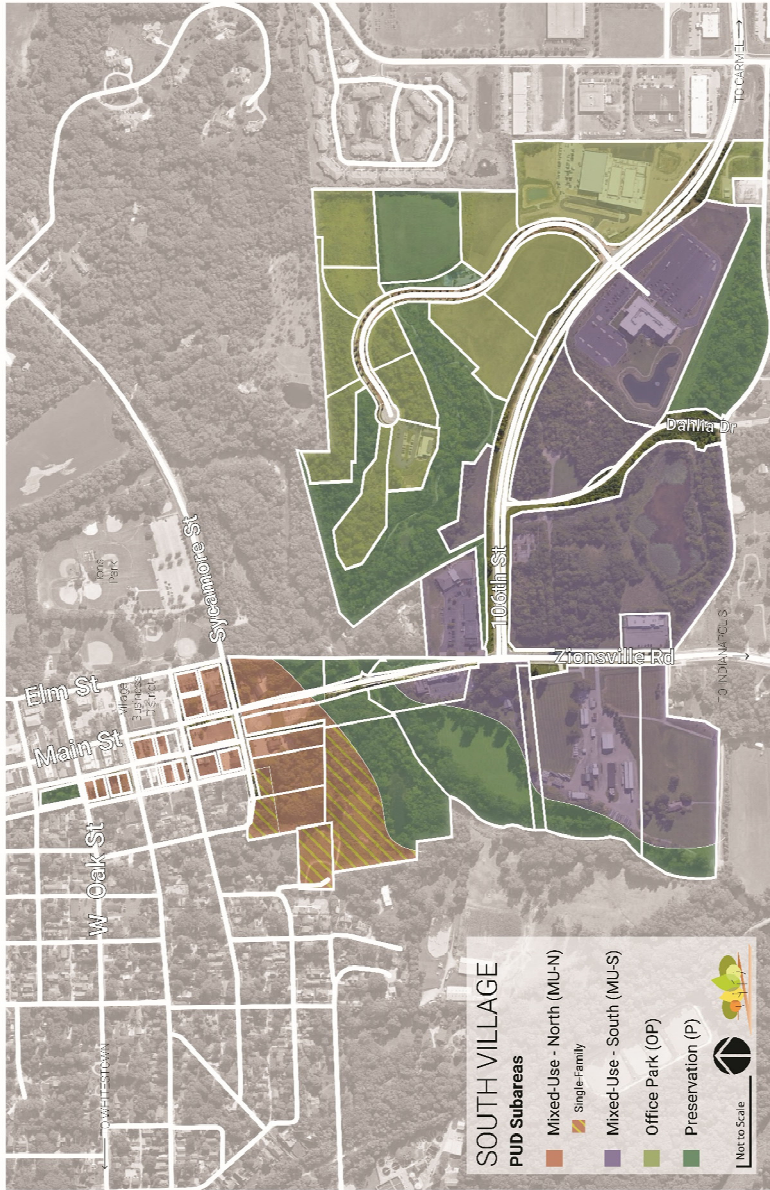




Figure 4.2 – Subarea Map

## SECTION 5. PERMITTED USES

**Underlying Zoning District(s).** The Underlying Zoning District of this South Village shall be the 194.062 Urban VBD: Urban Village Business (the "Underlying Zoning District").

MIXED-USE – NORTH (MU-N)	MIXED-USE – SOUTH (MU-S)
<ul style="list-style-type: none"> <li>Art And Music Center</li> <li>Art Gallery</li> <li>Artisan Industrial</li> <li>Catering Establishment</li> <li>Clinic or Medical Health Center</li> <li>Day Nursery/Day Care</li> <li>Dwelling Units above first floor</li> <li>Dwelling, Attached/Rowhouse</li> <li>Dwelling, Multiple Family</li> <li>Dwelling, Single Family (MU-N* only)</li> <li>Financial Institution, Bank, ATM</li> <li>Fire/Police Substation</li> <li>Food Stand/Farmer’s Market</li> <li>Home Occupation</li> <li>Hotel</li> <li>Medical Surgery Center</li> <li>Outdoor sales and dining shall be permitted in the public right-of-way so long as it does not impede with American Disabilities Act. Encroachment Permit required.</li> <li>Park/Plaza, Public</li> <li>Parking Garage</li> <li>Personal Service (dry cleaning, salon/barber shop, tattoo shop, etc.)</li> <li>Professional Office</li> <li>Restaurant- Bar, Tavern, Micro-Brewery</li> <li>Restaurant, with walk up Food Sales</li> <li>Retail Sales and Service (Less than 5,000-square feet of gross floor area per business use on a single floor/level)</li> <li>Rooftop Parks/Gardens</li> <li>Rooftop Restaurants/Bars</li> <li>Special Event, Outdoor</li> </ul> 	<ul style="list-style-type: none"> <li>Art and Music Center</li> <li>Art Gallery</li> <li>Artisan Industrial</li> <li>Catering Establishment</li> <li>Clinic or Medical Health Center</li> <li>Day Nursery/Day Care</li> <li>Dwelling Units above first floor</li> <li>Dwelling, Multiple Family</li> <li>Entertainment- Commercial Recreation/Fitness Facility, Indoor or Outdoor</li> <li>Entertainment- Indoor or Outdoor Theater</li> <li>Entertainment- Meeting or Party Hall</li> <li>Financial Institution, Bank, ATM</li> <li>High-tech Manufacturing</li> <li>Home Occupation</li> <li>Hotel</li> <li>Medical Surgery Center</li> <li>Outdoor sales and dining shall be permitted in the public right-of-way so long as it does not impede with American Disabilities Act. Encroachment Permit required.</li> <li>Park/Plaza, Public</li> <li>Parking Garage</li> <li>Personal Service (dry cleaning, salon/barber shop, tattoo shop, etc.)</li> <li>Private Club or Lodge</li> <li>Professional Office</li> <li>Research Laboratory/Facility</li> <li>Restaurant- Bar, Tavern, Micro-Brewery</li> <li>Restaurant, with drive-thru food sales (Special Exception)</li> <li>Restaurant, with walk up Food Sales</li> <li>Retail Sales and Service (Less than 5,000-square feet of gross floor area per business use on a single floor/level)</li> <li>Rooftop Parks/Gardens</li> <li>Rooftop Restaurants/Bars</li> <li>School, Trade or Business, for-profit</li> <li>Special Event, Outdoor</li> <li>Trail/ROW uses</li> </ul> 

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OFFICE PARK (OP)	PRESERVATION (P)
<p>Automobile (High-end) club/member meeting and conference facilities and outdoor food service/beer garden</p> <p>Automobile-Centric Social Club with conference and outdoor food/beer garden facilities</p> <p>Automobile-Related indoor retail</p> <p>Automobile-Themed restaurant and/or pub uses Automobile-themed restaurant and/or pub uses (including outdoor seating)</p> <p>Automotive Labs and Office</p> <p>Automotive Racing Team</p> <p>Automotive Sales and Service - Specialty and High-Performance</p> <p>Catering Establishment</p> <p>Clinic or Medical Health Center</p> <p>Enclosed High-end vehicle storage</p> <p>Entertainment- Meeting or Party Hall</p> <p>Fire/Police Substation</p> <p>Medical Surgery Center</p> <p>Motorcycle and/or E-Bike Sales and Service</p> <p>Museum</p> <p>Outdoor Storage- screened with 6' masonry wall</p> <p>Park/Plaza, Public</p> <p>Private Club or Lodge</p> <p>Product Research and Development</p> <p>Professional Office</p> <p>Research Laboratory/Facility</p> <p>Restaurant- Bar, Tavern, Micro-Brewery</p> <p>Restaurant, with walk up Food Sales</p> <p>Retail Sales and Service (Less than 5,000-square feet of gross floor area per business use on a single floor/level)</p> <p>Special Event, Outdoor</p> <p>Vehicle Performance, Paint Protection and Accessory Installation</p>	<p>Erosion Control activities</p> <p>Floodplain Management</p> <p>Passive Recreation activities (trail walking/running, cycling, bird watching, etc.) - nonmotorized mobility equipment</p> <p>Reforestation Activities</p> <p>Trailhead rest and messaging amenities</p> <p>South Village District Tree Canopy Preservation</p>



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## SECTION 6. NOT PERMITTED

Any uses not permitted within the Permitted Uses Section shall not be permitted within the South Village.

MIXED-USE – NORTH (MU-N)	MIXED-USE – SOUTH (MU-S)
Crematorium, Embalming Center Fueling Station/Car Wash Outdoor Storage Restaurant – with drive-thru Retail larger than 5,000 square feet Sexually Oriented Businesses Vehicle Sales and Service Warehouse/Distribution/Datacenter	Crematorium, Embalming Center Outdoor Storage Vehicle Service Fueling Station/Car Wash Warehouse/Distribution/Datacenter Retail larger than 5,000 square feet Sexually Oriented Businesses
OFFICE PARK (OP)	PRESERVATION (P)
Crematorium, Embalming Center Fueling Station/Car Wash Restaurant – with drive-thru Retail larger than 5,000 square feet Sexually Oriented Businesses Warehouse/Distribution/Datacenter	Any enclosed structure. Outdoor Storage



## SECTION 7. DESIGN STANDARDS

**Underlying Zoning District.** The Underlying Zoning District of the South Village shall be the Urban VBD: Urban Village Business (the "Underlying Zoning District").

The South Village will aesthetically trend towards Modern Colonial architecture. Modern Colonial architecture is a style of building that emphasizes function and a streamlined form over ornamentation. This design aesthetic began in the 1930s as a departure from more elaborate and decorated homes like Queen Anne, Victorian, or Gothic Revival styles. Modern Colonial architecture, which was most often seen through the 1970s, usually involves sharp, clean lines. Additional architectural styles compatible in this district include Georgian, Federal, Greek Revival, and Victorian.

Development in this PUD area shall follow these design principles, at a minimum.

- 1) The proposed development should be designed to produce an environment of stable and desirable character not out of harmony with the Brick Street Business District, character images included in this document, and the Town's Comprehensive Plan.
- 2) Interest and variety should be sought, by means of street design and changes in and mixtures of building types, heights, façades, setbacks, planting, or size of open space. The design should be harmonious as a whole and not simply from street-to-street.
- 3) The height of buildings more than 40 feet should be designed and planned to be reasonably consistent with the neighboring property and foster efficient use of existing public services and facilities.
- 4) Streets shall incorporate a safe pedestrian environment that is buffered from vehicular traffic and shall include safe/adequate pedestrian crossings.
- 5) Incorporate a use that engages with public street frontage on the first floor in MU-N and MU-S, like retail restaurant or personal service.
- 6) Sidewalks and trails shall actively connect to existing networks.
- 7) The proposed development has consistent Signage-Branding with the South Village character.

## A. Character Exhibit

New buildings shall be substantially similar in quality and character to the Character Exhibit. The images below represent a design intent and shall not be interpreted as literal examples. They represent examples of what characteristics the new architecture in South Village should capture. Characteristics shown include window/wall ratio, building materials, height, ornamental details, building placement, public plaza elements, etc.

Character Exhibits are organized by building use and public amenity

- Mixed-Use
- Residential
- Commercial/Office
- Garage
- Public Plaza
- Streetscape
- Public Crossing
- Signage

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1) MIXED USE





2) RESIDENTIAL  
NORTH OR SOUTH OF CREEK

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SOUTH OF CREEK



*SINGLE FAMILY RESIDENTIAL (MU-N\* ONLY)*



GARAGE ENTRANCE IN REAR



GARAGE IN FRONT



REAR AND END UNIT FEATURES

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3) COMMERCIAL/OFFICE



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4) GARAGE



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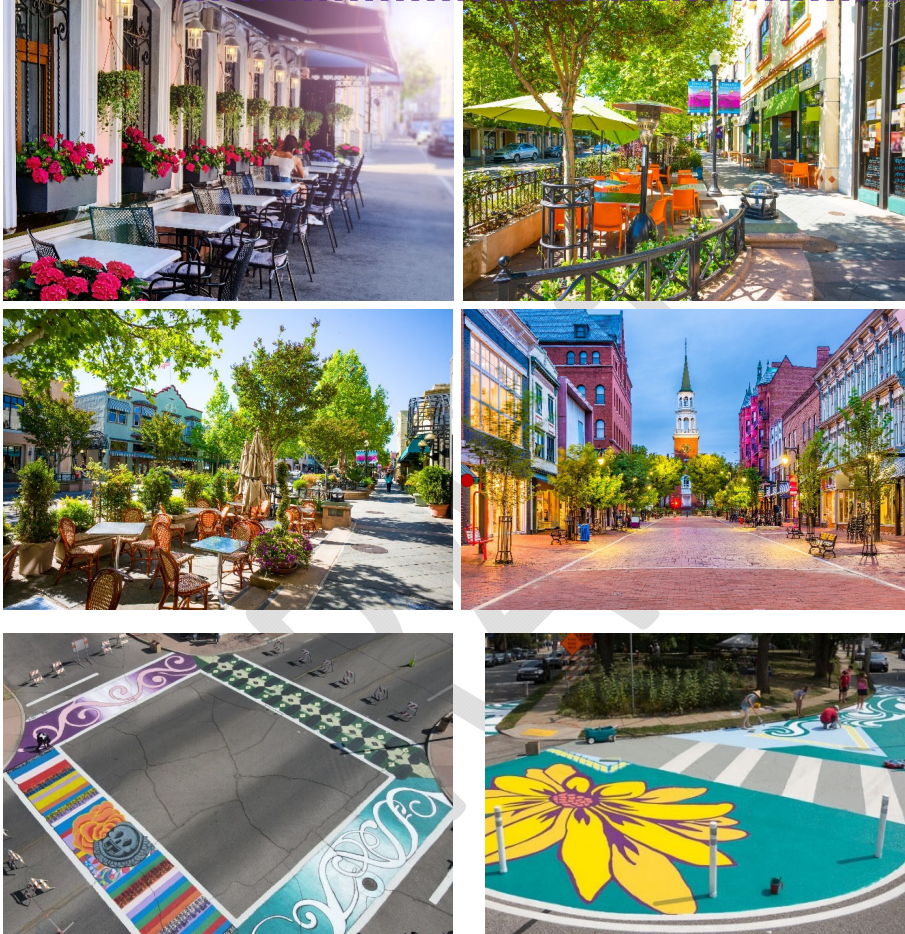
## 5) PUBLIC PLAZA



### Plaza amenities may include;

- Band shell
- Covered pavilion
- Infrastructure for the Zionsville Farmer's Market
- Lawn (artificial or real)
- Ice Skating rink
- Trees and landscaping
- Permanent and/or temporary seating
- Decorative pavement and/or sidewalks
- ADA accessibility
- Safety/security features
- Access to water and electric
- Stormwater infrastructure
- Other public facilities as deemed necessary by the Town

6) STREETScape



**Commented [OY1]:** DPW: Please remove street art photos. We would need to discuss the specific plan/context and maintenance implications of something like this before allowing/encouraging this.

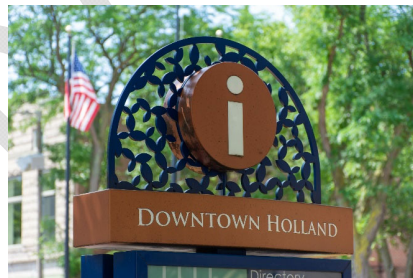
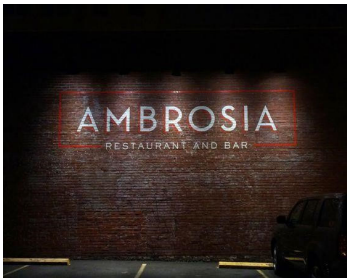
**Streetscape amenities may include;**

- Public Art (paint and sculpture)
- Consistant lighting (vehicular and/or pedestrian)
- Trash recepticles
- Trees and landscaping
- Permenant and/or temporary seating
- Decorative pavement and/or sidewalks
- ADA accessibility
- Safety/security features
- Stormwater infrastructure



7) PUBLIC SIGNAGE

South Village Logo

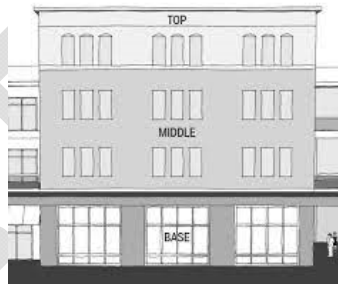


Public signage features may include;

- Wayfinding
- Viewshed framing
- Public Destination branding

## B. Architectural Standards for New Construction

- 1) **Review and Approval Authorization.** The architecture of all initial buildings (new construction only) shall be subject to the RDC Architectural Committee review and approval prior to seeking Development Plan Approval from the Plan Commission. The details of an approved project shall be written in the public-private partnership agreement between the developer and RDC. Changes to a pre-existing building after the initial construction (e.g., an addition, façade alteration, or the like) shall be reviewed by the RDC.
- 2) **Base, Middle, and Cap.** All buildings shall incorporate a base, middle, and top, as is applicable.
  - a) **Base.** The base shall include an entryway with transparent windows and a horizontal molding or reveal placed between the first and second stories or over the second story. The molding or reveal shall have a depth of at least two (2) inches and a height of at least four (4) inches. If a one-story building is proposed, the molding or reveal is not required.
  - b) **Middle.** The middle may include balconies that are located between the reveal and the cap area.
  - c) **Top.** The top includes the area from the top floor to the roof of the building and shall include a cornice or roof overhang.
- 3) **Alignment.** Windowsills, moldings, and cornices shall align with those of adjacent buildings. The bottom and top line defining the edge of the windows (the “windowsill alignment”) shall not vary more than two feet from the alignment of surrounding buildings. If the adjoining buildings have windowsill alignments that vary by more than two feet from one another, the proposed building shall align with one of the adjoining buildings.
- 4) **Spacing of Buildings.** The intent of these standards is to offer space for public amenities, parking, pedestrian access, etc. The minimum spacing between multi-family buildings shall be not less than twenty (20) feet. Provided, however, where the front of a building faces the rear of a building the space between the front and rear of such buildings shall be not less than fifty (50) feet.
- 5) **<<<STILL DISCUSSING AS A TEAM>>> Articulation.** Large blank facades are not permitted. Buildings shall not have a façade with a vertical wall plane greater than fifty feet (50’). Buildings shall be broken into smaller components by one or more combination of the following techniques:
  - a) **Offsets (projections or recesses).** Massing shall create deviations in the wall plane of at least two feet (2’) if projecting from the façade and at least five feet (5’) feet if recessed from the façade and continuous for not less than ten feet (10’) along the length of the façade.
  - b) **Structural Bays.** Emphasize vertical breaks in interior components or massing elements of the building, with visual features such as columns, pillars, or pilasters, and material, color changes or other details and accents that project between four (4”) and twelve inches (12”) off the façade.



6) **Building materials.**

- a) Intent: The intent to regulate building materials is to establish a consistent look and feel of South Village Developments that harmonize with the existing Village/Brick Street Business District and/or Creekside Corporate Park. Likewise, the intent is to design buildings with materials that do not lose their quality, color, or safety integrity over time.
- b) **Primary building materials.** Durable natural building materials such as brick, stone, exposed timber, and other similar materials are preferred primary building materials. Concrete block or similar masonry units (including CMU or split-face blocks), glass block on façades abutting a street, except as a specific architectural element, windows, or replacing windows with glass block, aluminum or vinyl siding products, aluminum or vinyl soffits, fascia, or trim are prohibited as a primary building material unless covered with a veneer of natural building materials.
- c) **Accent building materials.** In addition to approved primary wall materials, tinted, textured or glazed decorative concrete masonry units, shingles, EIFS, stucco, parging and other materials may be used on façades as an accent or secondary material only. Such accent material may not comprise more than twenty percent (20%) of any building façade. Acceptable accent materials shall be approved by the Director of Planning or designee during the site plan review and approval process.

7) **Ground floor design.**

- a) **Building entrance(s).** All buildings shall have their principal entrance or entrances open onto a street, sidewalk, or public space. The principal building entrance shall not open onto a parking lot, although a secondary or subordinate entrance should be provided to a parking lot. When the principal structure is greater than 100 feet from the right-of-way, these buildings may meet this standard by providing new sidewalks and appropriate pedestrian accommodations.
- b) **Mixed-use building(s).** The main entry for first floor retail and restaurants shall open onto a street, sidewalk, or public space. The main entry to upper-level office and residential shall have a main entrance opening to the side or back of the building.

8) **Entryway alignment.**

- a) **Nonresidential uses.** For all buildings with nonresidential uses on the first floor, the ground floor of the principal entrance shall align with the elevation of the adjacent sidewalk. Sunken terraces or stairways to a basement shall not constitute principal entrances to a building for the purposes of this section. It is not the intent of this section to preclude the use of below or above grade entryways, provided that such entryways are secondary, not principal entrances.
  - i) **Residential and live/work uses.** For first-floor residential and live/work, the ground floor of the building (and consequently the principal entrance as well) may be raised up to 36 inches above the elevation of the adjacent sidewalk. This is intended to create greater privacy for first floor residential uses by elevating windows above the view of passing pedestrians.
- b) **Recessed entrances encouraged.** Doors are encouraged to be recessed into the face of the building to create a sense of entry and to add variety to the streetscape.

9) **Transparency.** The transparency of the front façade creates actual and perceived connections between the uses in the building, particularly at street level, and the activity along the street scale. The degree of transparency and the composition of windows and doors on the façade contribute to the quality and character of the street. The following requirements apply to façades of buildings facing a public street or public space such as a plaza or square.

**a) Ground floor façade transparency.**

- i) Buildings with first floor nonresidential uses shall maintain transparency for at least 70% of the first-floor façade area between two and eight feet above grade level. Doors and windows provide transparency.
- ii) All windows shall use transparent, non-reflective glass.
- iii) Areas of solid wall shall not exceed a length of 20 feet.

**b) Upper floor façade transparency.**

- i) Upper stories shall have a minimum of 30 percent transparency.
- ii) The percentage of transparency shall be measured between the floor level and ceiling level of each story.

10) **Encroachments.** The following building elements must go through the Right-of-Way Encroachment process before being permitted to encroach into a public right-of-way.

a) **Balconies.** Balconies on upper stories may encroach up to 6 feet into any required setback area and up to 4 feet into any right-of-way area.

b) **Stoops.** Unenclosed and uncovered front stoops may encroach up to 5 feet into a front yard setback area, provided that the stoop maintains a minimum setback of five feet from any right-of-way line.

**c) Awnings.**

- i) Ground-story awnings may encroach up to six feet from the face of the building into the setback or right-of-way area.
- ii) Awnings shall have a minimum of eight (8) feet of clear space between the sidewalk and the bottom of the awning or any support structure and shall not exceed a height of 12 feet to the highest point of the canopy.
- iii) If the awning encroachment of six (6) feet would interfere with the placement of street lighting or street trees, the awning projection shall be reduced to resolve the conflict.
- iv) Awning material and lighting shall be approved by the Plan Commission during the Development Plan process.

d) **Bay windows.** Bay windows on the ground story may encroach up to three (3) feet into any setback area but may not encroach into a right-of-way area. Bay windows on upper floors may encroach up to three (3) feet into any setback or right-of-way area.

e) **Eaves.** Roof eaves may encroach up to three (3) feet into any setback or right-of-way area.

### C. Aesthetic Design per Building Type.

1) **Apartment.** A building dwelling unit with an at-grade main entrance and lobby located along the principal frontage. Amenity spaces are encouraged to be located along a public street frontage.

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- a) Minimum one horizontal molding or accent material projection dividing the façade into layers.
  - b) Pattern solids and voids generated by the vertical and horizontal alignment of windows and doors in repeating sizes.
  - c) Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and elevator.
- 2) **Office/Financial.** A building without shopfronts, built to corresponding right-of-way lines, and sharing most other attributes with Mixed-use Building (See Mixed-use Building Type). This is one of the few building types without shopfronts that can be appropriately located within a walkable shopping district.
- a) Façades where windows and door openings occur shall be recessed.
  - b) Minimum one horizontal molding or accent material projection dividing the façades into layers.
  - c) Pattern solids and voids generated by horizontal alignment of windows and doors in repeating sizes.
  - d) Window groupings encouraged, with groups of up to 3 allowable.
  - e) Prominent sills and/or heads required for windows located along façades.
  - f) Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and elevator(s).
- 3) **Mixed-use.** Multi-Story building built at the right-of-way line with a transparent first floor storefront.
- a) Open, plate-glass shopfronts, located at ground-floor level along street of building address, with façade supported above by columns and beams and extending for one structural bay around building corners at intersecting streets.
  - b) Sign band and/or secondary cornice integral with shopfronts and above plate glass and/or transoms. Such cornice may be used to satisfy the one horizontal molding or accent material band projection requirement.
  - c) Minimum one additional horizontal molding or accent material band projection, casting a secondary horizontal shadow line, dividing the façade into layers.
- 4) **Office/Research/Fabrication.** Urban commercial building without shopfronts and with allowable setbacks. Accessible at grade. Owners are permitted to construct a building that complies with district standards outside of the permitted building type. Any specifically designed buildings can be permitted or default to district dimensional standards.
- a) Masonry construction.
  - b) Pattern solids and voids created by vertical and horizontal alignments of windows.
  - c) Parking behind.
  - d) Properties located in the Office Park Subarea shall have a setback from the rear property line, adjacent to single-family residential, of forty (40) feet; and the minimum parking lot setback from the rear property line, adjacent to single-family residential, shall be thirty (30) feet.
- 5) **Parking Garage.**
- a) Parking deck constructed at right-of-way lines with ground-floor shopfronts along street frontages.
  - b) Brick upper Façades along street frontages.
  - c) If garage is wrapped with a surrounding use, the rooftop may be 1-story taller than connecting building.
  - d) Multi-family parking garages shall not be visible from the street.

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- 6) **Retail/Office.** Single-story building with shopfront frontage type constructed at the right-of-way lines along street frontages.
  - a) Building cornice (at top of building). (Min. 3" conc. Cap on masonry wall).
  - b) Sign band and/or secondary cornice integral with shopfronts and above plate glass and/or transom windows.
- 7) **Rowhouse.** Traditionally styled single-family house form containing multiple residential units each with their main entrances at the front and alternate or service entrances along the sides and/or back. Residential units exist side-by-side within building enclosures with each extending front to back and foundation to roof.
  - a) Residential units existing side-by-side within building enclosure with each unit extending front to back and foundation to roof.
  - b) Front elevation to extend along Min. 80% of principal lot frontage (illustrated but not labeled).
  - c) Pattern of solids and voids generated by the vertical and horizontal alignment of windows and doors in variously repeating sizes.
  - d) Min. 6'-6" deep front porch maximum 30" above grade
  - e) Setback shall match average setback of existing residential buildings along block frontage (as measured from building face) wherever residential buildings exist. Porches may encroach  $\leq 12'$  into required front setbacks.
  - f) If the garage door is on rear of building, maintain 30' clear of any structures or other obstructions opposite.
  - g) When two rowhouses share a side wall on a property line, no setback is required.
- 8) **Theater Building.** Cavernous building with lobby frontage, façade, and marquee along street of address with fire exits and blank walls along all other frontages.
  - a) Traditional building façade treatments (including masonry reliefs and/or motifs), as well as main business entrance, to be located along street of corresponding building address and at right-of-way line. Side entrances subordinate and allowable at right-of-way lines along intersecting streets only. Rear entrances are also subordinate.
  - b) Opaque Façade above ground floor.
- 9) **Linear Building.** Shallow, mixed-use building with shopfronts required, and shopfronts and main entrances allowable on all sides. Building type approval conditional on need employ such a building to screen large parking lot from corresponding street frontage. Short spans allow for pitched roofs and a more intimate scale.
  - a) Masonry, Portland Cement Stucco, or lap siding.
  - b) Shopfronts required along principal frontage extending min. 14' around building corners at street intersections but allowable on all elevations.
  - c) Traditional building façade treatments (including masonry reliefs and/or motifs), as well as main business entrances, to be located along streets of corresponding building addresses and at right-of-way lines.
  - d) Parking behind building and screened from view of public way substantially by the building or buildings.
  - e) Open-ended, canvas, sloped awnings above shopfront windows.

## D. Service Areas

- 1) **Service areas.** All service areas, including utility access, above ground equipment and dumpsters shall be located in rear or side yards and shall be screened from view from any street or residential use.
- 2) **Mechanical and utility equipment.** Mechanical equipment, electrical and gas meter and service components, and similar utility devices (whether ground level, wall mounted, or roof mounted) shall be screened from view from the front property line. Exterior screening materials shall be the same as the predominant exterior materials of the principal building.
- 3) **Buffers and Screening.** All buffer areas shall be designed and constructed as approved by the Plan Commission; a minimum of a fifty (50) feet wide natural or landscaped buffer shall be provided adjacent to every exterior property line excluding portions abutting a street right-of-way. Provided, however, where like-kind or similar-type development adjoins (i.e. residential next to similar residential), the required buffer may be automatically waived, provided the adjacent buffer is in place and in good condition, as determined by the Town's Planning staff.
- 4) **Storage.** Storage of all products, goods, and materials shall be within an enclosed building.
- 5) **Trash container(s).** Be completely screened on all four (4) sides with a solid-walled or opaque fenced enclosure with gate not less than six (6) feet, nor greater than eight (8) feet in height above grade;
  - a) Be located behind the established front building line; and,
  - b) Not be located within a required yard.

## E. Site Design

- 1) See "LIGHTING/ SIGNS/ INFRASTRUCTURE"
- 2) See "PARKING & LOADING STANDARDS"
- 3) Buildings shall be arranged in a manner that optimizes the ability of adjacent residents and consumers to access public spaces and pedestrian amenities.
- 4) Open space provided shall be designed as a public gathering place. Arcades, courtyards, parks, greenspace, or other common areas shall be located in a manner that connects buildings to each other and to public/private sidewalks without interruption from parking areas or automobile travel lanes to the greatest particular extent possible.
- 5) Features used to create open space areas may include, without limitation, fixed benches, fixed tables, fountains, pathways, bikeways, period lighting, shade trees, perennial gardens and other similar fixtures or features.
- 6) Open space ownership and maintenance shall require the applicant to document the ownership of said common areas and provide a detailed maintenance schedule to ensure the long-term care of open space and shall be approved by the Plan Commission and Council.
- 7) Where existing residential neighborhoods abut the new residential development, appropriate transitional features shall be used and may include landscaping, open space, and clearly defined and designed pedestrian features.
- 8) Pedestrian connections shall be established between any rear parking areas and the sidewalk areas in front of the building.

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- 9) All stormwater management measures, and related site design must be in compliance with the requirements of the Town's Stormwater Ordinance and Technical Standards. Parking lot designs shall encourage the use of low impact development (LID) practices to reduce, absorb, and filter storm water rather than pipe it to a retention pond or other outlet. The use of French drains, cisterns, brick pavers, rain gardens, swales, vaults, and the like are recommended. However, no such LID stormwater management measures are to be installed within the public right of way unless approved by Zionsville's Department of Public Works (DPW).
- 10) **Stormwater Runoff from a Building:** The site designs should attempt to offset the stormwater impact of the impervious surface created by a building through the utilization of green roofs, pervious sidewalks, brick pavers, rain gardens, rain barrels, cisterns, swales, selection of plant material, and the like.
- 11) **Retention Pond/Detention Basin:** Open retention/detention systems are permitted with enhanced parklike landscaping as approved by the Director of Planning or designee.

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## F. Base Dimension Standards

### 1) SETBACKS

	Front Setback minimum	Side Setback minimum	Rear Setback minimum	Lot Coverage (%) Maximum
<b>MU-North</b>	0'	0'	0'	90 %
<b>MU-South</b>	10'	10'	30'	60 %
<b>OP</b>	15'	10'	10'	N/A
<b>P</b>	Administrative Approval (Planning Director or designee)			

The following standards shall be applicable to all subareas:

- (a) If the structure is higher than 30 feet and adjacent to single-family residential the setback shall be ½ the building height.  
 (b) If a commercial use abuts a single-family residential the minimum setback shall be 50 feet.

### 2) SINGLE-FAMILY RESIDENTIAL (MU-N\* ONLY)

<b>Minimum Lot Size</b>	28' X 81'	
<b>Minimum Front Setback</b>	10'	
<b>Minimum Rear Setback</b>	8'	
<b>Minimum Side Setback</b>	Attached Dwellings – 0'	
	Detached Dwellings – 6'	
	<b>2-Story</b>	<b>3-Story</b>
<b>Maximum Building Length</b>	62'	46'
<b>Maximum Building Height</b>	30'	40'
<b>Maximum Building Width</b>	22'	22'
<b>Minimum Parking</b>	2-car garage; 10' x 16' drive	2-car garage; 16' x 20' drive

## G. Height Standards

- 1) **Intent.** It is the intent that the prescribed maximum building heights should not be exceeded regardless of the project type. In other words, height variances are strongly discouraged to maintain the character and small town feel of the Main Street streetscape; do so, will adversely impact the nature of the surrounding areas.
- 2) **Minimum and Maximum Height.** The maximum height, measured by linear feet, of structures shall be established by the Building Height Transition Map.
- 3) Height shall be measured from the primary public street intersection to the top of coping or top of street façade. **Additional height may be added for mechanical screening, additional height not to exceed <<<x>>>.**
- 4) Half-Stories shall be stepped back a minimum of ten feet (10') from the front façade.
- 5) Half-Stories shall not have a conditioned occupiable space that is larger than 50 percent of the total ground floor area.
- 6) As shown below along Zionsville Road and 106<sup>th</sup> Street, developments shall remain at or below the height illustrated for a minimum of 50' from the edge of right-of-way.



Figure 7.1 – Building Height Transition Map

## H. Improvements within the Floodplain or Preservation Subarea

- 1) **Intent.** The flood hazard areas 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. Additionally, structures that are inadequately elevated, floodproofed, or otherwise protected from flood damage also contribute to flood loss. To minimize the threat of such damage and to achieve the purposes hereinafter set forth, these regulations are adopted. The uses listed within this district are restrictive to preserve and increase the active and passive open space within the Town. These areas may consist of public parkland, trails, wetlands, wooded areas, etc. Open space development has numerous environmental and community benefits, which can include:
  - a) A reduction in impervious surface improving water quality, reducing surface runoff, and improving water infiltration into the soil.
  - b) Reduces rainfall pollutants infiltration into the water system.
  - c) Reduces pressures to encroach into natural resources.
  - d) Reduces soil erosion.
  - e) Preserves green space and open space for recreation.
  - f) Reduces the capital cost of development.
  - g) Reduces the cost of stormwater management.
  - h) Can increase future property values.
  - i) Create urban wildlife habitat "islands."
  - j) Creates a sense of community and pedestrian movement.
  - k) **Floodplain Management.** It is the purpose of this ordinance 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:
    - i) Protect human life and health.
    - ii) Minimize expenditure of public money for costly flood control projects.
    - iii) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
    - iv) Minimize prolonged business interruptions.
    - v) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets, and bridges located in floodplains.
    - vi) 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 area.
    - vii) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
    - viii) Minimize the impact of development on adjacent properties within and near flood prone areas.
    - ix) Ensure that the flood storage and conveyance functions of the floodplain are maintained.
    - x) Minimize the impact of development on the natural, beneficial values of the floodplain.
    - xi) Prevent floodplain uses that are either hazardous or environmentally incompatible; and
    - xii) Meet community participation requirements of the National Flood Insurance Program.
- 2) **Areas to be preserved.** Areas designated as Preservation areas by the Section 4.B. "South Village Subarea Map" shall be designated for only open space.

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- a) Also, Floodplain. This section shall apply to all areas of special flood hazard (SFHAs), as designated on a FEMA map. In the absence of a published FEMA map, or absence of identification on a FEMA map, the regulatory flood elevation, floodway, and fringe limits of any watercourse in the community's known flood prone areas shall be according to the best available flood layer as provided by the Indiana Department of Natural Resources, provided the upstream drainage area from the subject site is greater than one square mile. Upon issuance of a Letter of Final Determination (LFD), any more restrictive data in the new (not yet effective) mapping/study shall be utilized for permitting and construction (development) purposes, replacing all previously effective less restrictive flood hazard data provided by FEMA.
- i) **Discrepancy** between Mapped Floodplain and Actual Ground Elevations: In cases where there is a discrepancy between the mapped floodplain (SFHA) with base flood elevations provided (riverine or lacustrine Zone AE) on the FIRM and the actual ground elevations, the elevation provided on the profiles or table of still water elevations shall govern.
- (1) If the elevation of the site in question is below the base flood elevation, that site shall be included in the SFHA and regulated accordingly.
- (2) If the natural grade elevation of the site in question is at or above the base flood elevation and a LOMA or LOMR-FW is obtained, the floodplain regulations will not be applied provided the LOMA or LOMR-FW is not subsequently superseded or invalidated.

**3) Open Space Management**

- a) Development in designated open spaces in the future is prohibited. Properties should be designated for this purpose through ownership, deed restrictions, conservation easements, or the like.
- b) A conservation easement, established as defined in subsection c), may be transferred to an established, designated land trust organization, among whose purposes is to conserve open space and/or natural resources. This option is recommended for natural open space areas. Such transfer is allowable, provided that:
- i) The organization is acceptable to (planning agency) and is a bona fide conservation organization with perpetual existence.
- ii) The conveyance contains appropriate provision for proper reverter or retransfer in the event that organization becomes unwilling or unable to continue carrying out its functions; and
- iii) A maintenance agreement acceptable to the homeowners' association is entered into by the developer and the organization.
- c) The conservation easement shall:
- i) Protect open space from future development and environmental damage by restricting the area from any future building and from the removal of soil, trees, and other natural features, except as is consistent with conservation, recreation, or agricultural uses or uses accessory to permitted uses.
- ii) Provide that residents always have access to the open space.
- iii) Dictate whether open space is for the benefit of residents only or may be open to residents of the Town of Zionsville.

**4) Floodplain Status Standards.**

See FLOOD HAZARD PREVENTION chapter in Town of Zionsville's Planning and Zoning Ordinance, as amended.

## SECTION 8. STANDARDS APPLICABLE TO SPECIFIC USES

### A. Brewpubs, Craft Distilleries, Microbreweries, and Small Wine Makers

- 1) Brewpubs, Craft Distilleries, Microbreweries, and Small Wine Makers must obtain all required County, State, and Federal approvals.
- 2) No more than 65% of the total gross floor space of the establishment shall be used for the brewing or distilling function.
- 3) Hops, barley, grains, grapes, apples, and other products used in the distilling, fermentation or brewing process may be stored in a detached structure, provided that the following are true:
  - a) Any such structure complies with the setback requirements for the district in which it is located.
  - b) The structure is compatible in color and materials with the primary structure.
  - c) No outdoor storage of bottles, pallets, or other containers is permitted.
  - d) Storage in tractor trailers shall be permitted for periods not exceeding 24 hours.
- 4) Products used in the brewing or distilling process must be stored within the primary building or off-site.

### B. Outdoor Seating; Outdoor Display

- 1) Outdoor seating for restaurants may be conducted subject to the following regulations:
  - a) Shall not reduce the effective sidewalk width, measured from the back of curb, to less than eight (8) feet;
  - b) Shall be located against the building façade;
  - c) Shall not block access points to the business or building; and,
  - d) If located in a public right-of-way, shall require right-of-way encroachment approval.
- 2) Outdoor display of merchandise is subject to the following regulations:
  - a) Shall not reduce the effective sidewalk width, measured from the back the curb, to less than five (5) feet;
  - b) Shall be located against the building façade;
  - c) Shall not block access points to the business or the building;
  - d) Shall be permitted only along the business' tenant bay or storefront façade;
  - e) Shall be permitted only during the hours of operation of the business and shall be removed at the close of each business day; and,
  - f) If located in a public right-of-way, shall require temporary right-of-way encroachment approval.

### C. Drive-Thru and Walk-Up Service Units

- 1) Location.
  - a) Shall only be permitted where the underlying district allows and approved as a Special Exception. See Permitted Uses Section.
  - b) Walk-up facilities may be placed between the public right-of-way and the associated building.
  - c) **MU-S only.** Drive-Thru facilities, including service window(s), menu board(s), vehicle aisles and/or the like shall not be placed between the public right-of-way and the associated building.
  - d) Alternate locations for service unit windows, stalls, menu boards, and/or associated components may be considered by the Plan Commission (PC) on a case-by-case basis when seeking Development Plan approval.

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- 2) Canopies. Over service unit structures shall be designed to be consistent with the approved building materials and colors of the overall associated building.
  - a) Signs and color bands shall not be permitted along the canopy.
- 3) Menu Board. Signs for service units that are incidental shall be exempt from the sign requirements, permitted it is not visible from the right-of-way. Menu boards and incidental signs shall also comply with lighting requirements per the Zoning Ordinance.
- 4) Walk-up: customer service windows or automated teller machines (ATMs) where allowed, shall not be free standing and shall be set flush with the façade of the building.
- 5) Drive-Thru:
  - a) Location. Drive-thrus shall be limited to the side or rear yard only.
  - b) Uses without menu boards (i.e. banks, drugstores) drive-thru facilities shall be located at the rear of a building and shall be located in a manner where they cannot be seen from the public rights-of-way.
  - c) Uses with Menu Boards. (i.e. Restaurants) shall be required to have the menu board located at the rear of the building and be located in a manner where it cannot be seen from public rights-of-way. The drive-thru window may be located on the side of a building, and the drive-thru window lane exit area shall be screened from the public right-of-way with a landscape island at the facility exit to screen the drive-thru lane and window. Drive-thru facilities on either side of a building that are visible to pass-by traffic shall be screened by a five-foot wide landscape buffer of a length to cover the entire drive-thru stacking area.
  - d) Minimum Width. The traffic lane serving the drive-thru window shall be at least ten feet (10') wide
  - e) By-Pass Lane. A by-pass lane or other suitable means of access to a public street shall be provided for vehicles that do not use the drive-thru window
  - f) Off-Street Stacking Spaces. The purpose of off-street stacking space regulations is to promote public safety by alleviating on-site and off-site traffic congestion from the operation of a facility which utilizes a drive-thru service unit ("service unit"). Any use having a service unit shall provide the minimum required off-street stacking spaces ("stacking spaces") as follows:
    - g) Service units may contain more than one component part. Service units may contain such components as menu board(s), order stations, pay windows, food/service pickup windows or service bays. The final component of a service unit shall be the last component reached before exiting the service unit. In the case of car washes, the final component of a service unit is the entrance to the car wash building itself.
    - h) Each stacking space shall be not less than eight and 8-1/2 feet in width and 17-1/2 feet in length, with additional stacking spaces for necessary turning and maneuvering.
    - i) The area required for stacking spaces shall be exclusive of and in addition to any required parking space, loading space, driveway, aisle and required yard, unless specifically noted.
    - j) A parking space at any component of a service unit (window, menu board, order station or service bay) shall be considered to be a stacking space.
    - k) An area reserved for stacking spaces shall not double as a circulation driveway or maneuvering area.
    - l) Sites with stacking spaces shall include an exclusive bypass aisle, driveway, or other circulation area in the parking lot design to allow vehicles to bypass the stacking area.

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- m) A service unit may project up to one foot into the stacking area.
- n) Service units shall not abut a residential, school, church like use.
- o) Development Plan submission.
- p) All stacking spaces and circulation pattern(s) shall be demonstrated on the Development Plan that is submitted at the time of filing for an Development Plan and Improvement Location Permit.
- q) The submitted Development Plan shall also delineate:
- r) All existing and proposed points of ingress and egress, circulation and maneuvering areas, off-street parking and loading areas; and
- s) Separately tabulate the number of required off-street parking, loading and stacking spaces in a conspicuous place on the plan for easy reference.

Required Stacking Spaces	
Use/Facility	Minimum Number of Stacking Spaces Required
Bank (including ATMs)	6 stacking spaces, measured from the final component of each service unit; 1 stacking space after the final component of each service unit.
Restaurants	6 stacking spaces, measured from the final component of the service unit; 2 stacking spaces after the final component of the service unit.

### D. Temporary Uses and Special Events

**Temporary Uses.** Temporary uses, including seasonal sales, outdoor dining, outdoor displays and sales, and semi-permanent structures may be permitted in any district, upon approval of the Director of Planning or assignee.

- 1) Temporary uses shall not exceed 275 consecutive calendar days.
- 2) Temporary uses shall submit hours of operation to the Administration Department for approval.
- 3) Temporary uses shall comply with all applicable standards of this Section and outside agency requirements.
- 4) Temporary uses shall require a Special Event Permit prior to operation.

**Special Events.** Festivals, farmers markets, or other special events may be permitted in any district, upon permit approval by the Town based upon the finding that the location of such an activity will not adversely affect adjoining properties, or adversely affect public health, safety, morals, and the general welfare.

- 1) Such special events shall submit all necessary information as required by the Special Event Permit Application.
- 2) Special events shall comply with all applicable Town Ordinance standards and outside agency requirements.

## SECTION 9. PARKING & LOADING STANDARDS

- 1) **Intent:** Variances of the parking requirement minimums are discouraged.
- 2) At the discretion of the Planning Staff, a traffic impact study shall be provided by the applicant as part of the General Development Plan. The Plan Commission shall not approve the General Development Plan if it finds that the total peak hour trips that would be generated by the proposed mixed-use development will adversely impact the traffic capacity (V/C ratio) of the streets which provide primary access to the proposed mixed-use development. However, the developer may negotiate an agreement for construction and installation of traffic improvements necessary to preserve and maintain acceptable traffic capacity as determined by the Town Engineer for the primary access streets. Vehicular trip generation rates shall be obtained by utilizing the most current data and procedures established by the Institute of Transportation Engineers. The Town's Traffic Study – as amended – is referenced as a baseline for the current traffic capacity in the area and is incorporated herein by reference.
- 3) Developments shall have direct access to and from a public or local street at a location acceptable to Planning Staff. Individual uses within mixed use developments shall not have exclusive direct access to an abutting public street but shall have access via common curb cuts and drives.
- 4) Provision shall be made for the separation of delivery service from general vehicular traffic and separation of vehicular traffic from pedestrian traffic.
- 5) Parking Lots shall not be permitted between a Front Building Line and a Front Lot Line.

### A. Shared Parking

Different types of uses have different peak usage times. For instance, residential land uses generate the most parking demand during evening and night hours, while office uses generate the most parking demand during business hours. Therefore, the minimum parking requirement may be adjusted by a shared parking factor that considers a mixture of uses sharing a common parking facility. The uses that share a common parking facility may be located within a single building or in separate buildings located on the same or different sites.

- 1) **Shared Parking Procedure.** The number of shared parking spaces required for two (2) or more land uses sharing a parking lot or located on the same parcel of land shall be determined by the following procedure:
  - a) Multiply the minimum parking required for each individual use by the appropriate percentage indicated in the Shared Parking Factors Table below for each of the six (6) designated time periods.
  - b) Add the resulting sums for each of the six (6) columns.
  - c) The minimum parking requirement shall be the highest sum among the six (6) columns resulting from the above calculations.
  - d) **Other Uses.** If one (1) or all the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in the Shared Parking Factor Table, as determined by the Plan Commission, the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the Plan Commission shall determine the appropriate shared parking requirement, if any, for such uses.



Shared Parking Factor Table						
Land Use	Weekdays			Weekends		
	1 AM – 7 AM	7 AM – 7 PM	7 PM – 1 AM	1 AM – 7 AM	7 AM – 7 PM	7 PM – 1 AM
Residential (other than single-family)	95%	25%	95%	95%	75%	95%
Commercial	0%	95%	75%	0%	90%	75%
Office	5%	95%	5%	0%	10%	0%

- 2) **Agreement.** A written agreement between joint users in a form approved by the Town shall be filed with the Boone County Recorder’s Office and a copy submitted to the Town. The agreement shall ensure the continued availability of the parking facility for the uses it is intended to serve.

## B. Off-Street Parking

The total number of Off-Street Parking Spaces required for any use, calculated per the provisions of URBAN OFF-STREET PARKING REGULATIONS of the Zionsville Zoning Ordinance, as amended, shall be reduced by <<<INSERT>>> (x) percent.

## C. Off-Street Parking Findings

- 1) The Plan Commission may modify the numerical requirements for off-street parking based on evidence submitted by the applicant that another standard would be more reasonable because of the level of current or future employment or customer traffic.
- 2) The Plan Commission may attach conditions to the approval of a modification of the requirements that bind such approval to the specific use in question, including requiring banked parking for waived parking spaces.
- 3) **Banked Parking.** Where banked parking is required by the Plan Commission, the following standards shall be met:
  - a) <<<STILL DISCUSSING AS A TEAM>>> The Development Plan shall show all required spaces, including waived (deferred) spaces. The Development Plan shall note the area where parking is being deferred, including dimensions and parking lot layout, and set aside as landscaped open area.
  - b) The property owner shall agree in writing to construct some or all the deferred spaces upon written order of the Community and Economic Development Department.
  - c) Stormwater calculations shall be provided to verify adequate capacity if an expansion is necessary.
  - d) Any landscaping that is located within the banked parking areas shall not count toward the required landscaping within this Ordinance.
  - e) At the time of approval for banked parking, the landscape plan will be reviewed for compliance.

## D. Bicycle Parking

- 1) Non-residential uses located in all zoning districts containing 30 or more automobile spaces shall provide bicycle-parking facilities at the rate of one bicycle parking space per ten parking spaces, up to a maximum of 20 bicycle parking spaces.
- 2) Up to 50 percent of the required bicycle parking spaces may be accommodated indoors in a secure storage area.
- 3) Bicycle racks shall be installed to support the frame of the bicycle.

## E. Off-Street Loading Regulations

### 1) Location of off-street loading spaces.

- a) All loading spaces shall be located on the same lot as the use served.
- b) All loading spaces shall be oriented toward a side or rear lot line.
- c) No loading space shall be located between the front lot line and the front line of any portion of the building served.
- d) No loading space shall be located in a required side or rear yard or required side or rear bufferyard or greenbelt.
- e) Shall not face 106 Street, Creek Way, Zionsville Road, or Dahlia Street.
- f) Shall not be visible from 106 Street, Creek Way, Zionsville Road, or Dahlia Street
- g) Shall not be visible from multi-family apartments east of Creekside (Williams Glen Apartments) or the single-family residential lots to the north of Creekside
- h) Shall not be a visual nuisance from an adjacent building.

- 2) **Surface of loading areas.** All off-street loading areas and the ingress/egress to and from such off-street loading areas shall be hard surfaced with asphalt, concrete or other material to provide a dust-free surface.

## SECTION 10. LIGHTING/ SIGNS/ INFRASTRUCTURE

Apply Zionsville urban zoning and development plan standards, except for standards noted below.

### A. Lighting

- 1) Shall conform with Lighting Standards found in the Zoning Ordinance (as amended)
- 2) Lighting is considered to be a South Village brand item, approved by the RDC, and shall be consistent within the District.
  - a) <<<INSERT LIGHT STANDARD FROM DPW>>>
- 3) All lighting shall be coordinated throughout the development and be of uniform design and materials.
- 4) Exterior lighting of the site shall be designed so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
- 5) All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
- 6) Light fixtures in parking areas shall not exceed twenty-five (25) feet in height.
- 7) All building and pole mounted lighting fixtures shall have a ninety (90) degree cut off and/or flat lenses.

**LANDSCAPING STANDARDS HAVE BEEN REMOVED. STANDARDS WILL BE SET BY THE UNDERLYING DISTRICT.**

### B. Signs

- 1) As per VBD VILLAGE BUSINESS DISTRICT unless specified below.
- 2) Primary signs include wall, canopy, window, suspended, and/or blade signs per commercial use.
  - a) Blade Sign – Four (4) square feet maximum size and shall meet all standards for a lower-level suspended sign.
  - b) Canopy/Awning Sign – Signs on awnings or canopies may be no larger than twenty (20) percent of the area of the angled face constructed of cloth or canvas. No reflective, glossy materials, or illuminated plastic may be used.
  - c) Theatre Building: Marquee, with illuminated vertical sign, displaying venue name and changeable horizontal rows of black letters on a back-lit white background above main entrance and 8'-0" clearance above sidewalk.
  - d) Window Sign (vinyl, gold leaf or substantially similar materials)
    - i) Second Floor Tenant - Twenty (20) percent of the total window area on which the sign is located.
    - ii) Ground Floor tenant - Fifteen (15) percent of the total window area.
- 3) Signage Lighting Standards
  - a) May be internally or externally illuminated and shall conform with Lighting Standards found in the Zoning Ordinance (as amended)
- 4) Signs shall be made of materials consistent with the character of the buildings and district. Materials may include painted or natural wood, stone, copper, brass, galvanized steel, or engraved into the façade surface.

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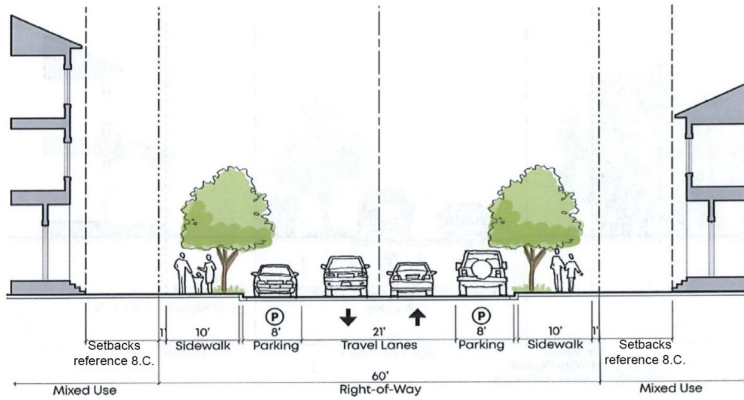
- 5) Maximum of two (2) signs per tenant based on the standards above. No tenant shall have the same type of sign on the same façade.
- 6) MU-N\*
  - a) A Neighborhood Identification Ground Sign may be provided at or near the project entry, which sign design shall be approved in the Development Plan process. Such sign may consist primarily of stone, cast stone, masonry or similar durable material. The project entry sign may be two-sided. The project entry sign may be located within a boulevard-type entry drive or near the entry drive in the western portion of the development area. If near the entry drive, the project entry sign shall not be closer to the pavement than three (3) feet and outside of any vision clearance area.
  - b) Area: Maximum sign area shall be fifty (50) square feet, per side.
  - c) Height: Maximum sign height shall be five (5) feet tall.
  - d) Setback: Sign shall be setback from the pavement area of not less than three (3) feet.
  - e) Illumination: Sign may not be externally illuminated and shall conform with Lighting Standards found in the Zoning Ordinance (as amended)
- 7) Office Park
  - a) Creekside Lot(s) 10 & 11
    - i) Wall Signs:
      - (1) 106th Street Frontage
        - (a) Ducati – two-hundred (200) square feet maximum total - [two (2) signs – one-hundred (100) square feet maximum each]]
        - (b) GRP-two-hundred (200) square feet maximum – one (1) sign
        - (c) Rahal Paint Protection – one-hundred and twenty (120) square feet – one (1) sign - six (6) x twenty (20)
        - (d) Bar/restaurant - forty (40) square feet - one (1) sign
      - (2) Auxiliary Signage (final location to be approved with Development Plan submission)
        - (a) Rahal Paint protection – thirty (30) square feet [one (1) sign]
        - (b) Bar/restaurant - forty (40) square feet [one (1) sign]
    - ii) Ground Signs: Ground signs are not permitted. However, the developer may choose to add their business name to the development-wide internal way located at the front entrance of Creekside Corporate Park (Creek Way and 106<sup>th</sup> Street).

## C. Infrastructure

- 1) Water and Sanitary System Requirements - attachment to public water and sanitary sewer facilities shall be mandatory for development. Septic systems and wells are prohibited.
- 2) Typical local street cross-section

**Commented [ZL2]:** 1) Alternative to consider: Water and Sanitary System Requirements - attachment to public water (for domestic water usage, but fire protection may be provided through a static water supply in accordance with the terms of the Zionsville Subdivision Control Ordinance) and sanitary sewer facilities shall be mandatory for development. Septic systems and wells are prohibited.

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3) Pedestrian Connectivity:

- a) All buildings shall have an internal pedestrian/bikeway system in compliance with the following requirements:
  - i) Sidewalk Connection: A minimum six (6) foot wide sidewalk shall functionally and efficiently connect the primary building entries with the public sidewalk or path system.
- b) Trail System Connection: Any lot which abuts the Town's trail system shall provide a connection between those trails and the building per above. Said connection shall be a sidewalk or otherwise improved path, allowing a connection for pedestrians and bicyclists. If the internal trail system has not yet been installed, this requirement may be delayed up until the internal trail system is built. Upon its completion, the adjacent property owner shall be required to install their connection within six (6) months.

4) Access

- a) The exact location of any median opening, major or shared drive, or additional curb cuts to serve individual uses shall be determined on a case-by-case basis as a part of a final plat or development plan approval.
- b) Median Openings along 106th Street: There shall be no more than two (2) median cuts/openings along 106th Street; those being directly across from the main entrance into Creekside/Group 1001 and the other directly across from Dahlia Drive for Creekside - Lot 9. Any other median cut shall be strongly discouraged and shall only be considered for exceptional purposes.
- c) Right-in and Right-out:
  - i) Office Park: Creekside Corporate Park – Lot(s) 10 & 11: One (1) shared right-in and right-out access will be allowed along the property line between Lot(s) 10 & 11.
- d) No Access to Old 106th Street - Direct curb-cut or driveway access to Old 106th Street shall be prohibited.

## SECTION 11. ADMINISTRATION

### A. Incorporation of the Zionsville Zoning Ordinance

Certain Sections of the Town of Zionsville Zoning Ordinance, as amended, have been specifically noted in the text above as providing regulations for South Village PUD. Where the South Village PUD is silent and the Zoning Ordinance is not, the Zoning Ordinance shall apply. If conflicting standards are found, South Village PUD shall apply.

It is restated here that the underlying Zoning District of this PUD is URBAN VBD: URBAN VILLAGE BUSINESS.

### B. Determination of Permitted Uses

**Similar and Comparable Uses** - It is recognized that the PERMITTED USE provisions of this South Village PUD may require interpretation. Therefore, any land use which is not specifically set forth in this South Village PUD shall be reviewed by the Director of Planning or designee for consistency with the INTENT of this document. The Director of Planning or designee shall then determine whether the proposed use is appropriate.

**Uses Not Specified** - If it is determined by the Director of Planning or designee that a particular use is not permitted, then such use shall be deemed to require a petition for a text amendment to add the use.

**Clarification of Determination of Permitted Uses** - The Director of Planning or designee may request input from the Plan Commission prior to making a determination regarding a permitted use.

### C. Modifications

(A) **Purpose and limitations.** Upon submission to the Town of Zionsville and review of the findings, found in Building Type Standards for New Construction for the permitted building type modification, the Town may modify certain requirements in the South Village PUD. Regulations that may be altered through the modification process are described below, along with the specific parameters by which the regulations may be altered on a project-by-project basis. Modification are only applicable to Section 8.E Architectural

(B) **Modifications.** Modifications are intended to permit reasonable use of the property where the strict application of the requirements of South Village PUD would not further the public purpose. The Board of Zoning Appeals, Director of Planning or designee as outlined below, shall determine whether a relaxed or altered standard will meet the intent and purpose of the district where the site is located.

(C) **Dimensional Standards.** Within each building type are standards within the "Dimensional Standards" Table. Deviations from these Standards shall be a Development Standards Variance Petition to the Board of Zoning Appeals.

(D) **Modification of Standards.** All standards within "Architectural Standards for New Construction" and "Aesthetic Design per Building Type", except those Dimensional Standards noted above, may be

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petitioned for modification to be reviewed and heard by the Redevelopment Commission Architecture Committee.

- (E) Criteria for Modification Approvals. The Director of Planning or designee may modify this South Village PUD's Architectural Standards for New Construction and Building Type Standards for New Construction requirements. The purpose is to approve architectural design that incorporates architecture, design, and overall aesthetic exterior character consistent with the South Village PUD standards. These modifications will be approved finding all the following standards have been met:
- (F) The proposed development is consistent and compatible with the intent and purpose of the South Village PUD.
- (G) The proposed development is consistent and compatible with the architecture, design, and overall exterior character of other buildings on the site and surrounding area.
- (H) The proposed development brings the site more into compliance with the intent, character, and standards of the South Village PUD.
- (I) Building materials, building design, or site design features shall not be detrimental to the use or value of area properties.
- (J) Application and Review Procedures. The applicant shall identify all requested modifications on the submitted application, site plan, and supporting documentation. The review authority shall evaluate the requested modifications and approve, approve with conditions, or deny the modification request. In evaluating a modification request, the reviewing authority shall determine the following findings:
- (K) Approval of the modification will not result in development that is incompatible with or will negatively impact existing or potential future development in the vicinity of the property to be developed.
- (L) The requested modification is consistent with the intent and purpose of this Section.
- (M) The modification will result in a superior development when compared with what could be achieved through the strict application of the requirements of this Section.
- (N) A lesser modification will not accomplish the same purpose as the requested modification.
- (O) The modification will not negatively impact the potential of adjacent parcels to develop according to the requirements of this Section.

## D. Appeals

Any final official determination of the Director of Planning or designee under this South Village PUD rezoning, including the determination to issue or not issue an Improvement Location Permit, shall be a determination appealable to the Board of Zoning Appeals as set out in the Zionsville Zoning Ordinance.

## E. Severability

It is hereby declared that the sections, paragraphs, sentences, clauses, and phrases of this Petition for Zone Map Change are severable and, if any such section, paragraph, sentence, clause, or phrase is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgment or decree, such

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unconstitutionality or invalidity shall not affect any remaining sections, paragraphs, sentences, clauses or phrases of this Petition for Zone Map Change because the same would have been enacted without the incorporation into this Petition for Zone Map Change of such unconstitutional or invalid section, paragraph, sentence, clause, or phrase.

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## SECTION 12. PROCEDURAL PROVISIONS <<<STILL REVIEWING AS A TEAM>>>

### A. Approval or Denial of Plats.

- 1) With respect to any portion of the South Village other than the areas on which lots are developed for Detached Dwellings, the platting into smaller sections shall be permitted, but shall not be required in order to divide the Real Estate into smaller areas for purposes of conveying title to a parcel or creating separate tax parcels. Platting or otherwise dividing the Real Estate into smaller parcels for the purpose of conveying title or creating separate tax parcels shall not create property lines to which setback or any other standards of this the South Village shall be applied, provided that development of the parcels conforms to an approved Development Plan.
- 2) Primary and secondary platting shall be required with respect to any portion of the South Village on which lots are developed for Detached Dwellings. All secondary plats for any portion of the South Village may be approved administratively by the Department, and may not require a public hearing before the Plan Commission, so long as the proposed secondary plat substantially conforms with the corresponding approved primary plat.
- 3) If there is a Substantial Alteration in an approved primary plat, review and approval of the amended plans shall be made by the Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure. Minor Alterations and Material Alterations may be approved by the Director or designee.

### B. Approval or Denial of Development Plans.

- 1) No Development Plan (DP) approval by the Plan Commission shall be required with respect to Detached Dwellings, Development Amenities and their associated Accessory Structures, landscaping, lighting and signage, but all other buildings and associated parking, landscaping, lighting and signage (not for the overall District) shall require Development Plan (DP) approval by the Plan Commission. The addition of consistent street signage, entryway signage, streetlights or crossing signage shall not require a DP filing so long as they are the same as previously approved items.
- 2) Development Plan (DP) approval by the Plan Commission, as prescribed in Article 4 of the Zoning Ordinance, shall be necessary prior to the issuance of a building permit.
- 3) The Plan Commission shall review a Development Plan (DP) application to determine if the Development Plan (DP) satisfies the Development Requirements specified within the South Village.
- 4) If there is a Substantial Alteration in an approved DP, review and approval of the amended plans shall be made by the Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure. Minor Alterations and Material Alterations may be approved by the Director or designee.

### C. Modification of Development Requirements.

The Plan Commission may, upon petition of the Controlling Developer, modify any requirements specified in the South Village. However, any approval of such waiver is subject to all of the following criteria:

- 1) The proposal must be in harmony with the purposes and the land-use standards contained in the South Village.
- 2) The proposal must enhance the overall development plan, the adjoining streetscapes, and the overall South Village.
- 3) The proposal must not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the development plan or the South Village, and must not adversely affect emergency access or deprive adjoining noncommercial properties of adequate light and air.
- 4) In granting a waiver, the Commission may impose such conditions that will, in its judgment, secure the purposes of the South Village.
- 5) This Section does not affect the right of an applicant to petition the BZA for a variance from development standards.

### D. Variance of Development Requirements

The BZA may authorize variances from other terms not defined herein of the South Village, subject to the procedure prescribed in Article 8, Section 8.3 of the Zoning Ordinance.



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property line to the southeast corner of state parcel ID: 06-04-01-000-012.001-006 with a common address of 5298 West Old 106<sup>th</sup> Street, proceeding NORTH along property lines to the northeast corner of state parcel ID: 06-04-01-000-012.001-006 with a common address of 5298 West Old 106<sup>th</sup> Street, proceeding WEST along property line to the northwest corner of the previously identified parcel, proceeding SOUTH along property lines to the southwest corner of state parcel ID: 06-04-01-000-012.001-006 with a common address of 5298 West Old 106<sup>th</sup> Street, proceeding in a meandering way WEST following property lines and centerline of Old 106<sup>th</sup> Street until it fades out along the southern property line of state parcel ID: 06-04-01-000-009.001-006 with a common address of 10619 Zionsville Road, continue WEST along southern property line of previously identified parcel across Zionsville Road to the northeast corner of state parcel ID: 06-04-02-000-023.000-006 with a common address of 10602 Zionsville Road, proceeding WEST along property lines to the northwest corner of state parcel ID: 06-04-02-000-128.001-006 with a common address of 10604 Zionsville Road, proceeding SOUTH/SOUTHWEST along property lines to the northeast corner of state parcel ID: 06-04-02-000-001.000-029 with a common address of 10506 Zionsville Road, proceeding WEST along property lines to the southwest corner of state parcel ID: 06-04-02-000-022.000-006 with a common address of 10610 Zionsville Road, proceeding NORTH in a meandering way following the water course of Eagle Creek to the southeast corner of state parcel ID: 06-04-02-000-002.035-006 with a common address of 500 South Main Street, proceeding WEST along property lines to the southeast corner of state parcel ID: 06-04-02-000-034.000-006 with a common address of 521 South Fifth Street, proceeding NORTH/NORTHWEST along property lines to the northeast corner of state parcel ID: 06-04-02-000-040.001-006 with an estimated address of 420 South 4<sup>th</sup> Street, proceeding WEST along property lines to the southwest corner of state parcel ID: 06-04-02-000-046.000-006 with a common address of 410 South 4<sup>th</sup> Street, proceeding NORTH to the northwest corner of the previously identified parcel, proceeding EAST to the northeast corner of the previously identified parcel, proceeding NORTH/NORTHWEST to the northwest corner of state parcel ID: 06-04-02-000-045.000-006 with a common address of 235 West Sycamore Street, proceeding EAST along property lines and centerline of West Sycamore Street to the intersection of West Sycamore Street and South Second Street, proceeding NORTH/NORTHWEST along the centerline to the southwest corner of state parcel ID: 06-04-02-005-010.046-006 with a common address of 105 West Pine Street, proceeding EAST/NORTHEAST to the southeast corner of the previously identified parcel, proceeding NORTH/NORTHWEST along property lines to the northeast corner of state parcel ID: 06-04-02-005-010.046-006 with a common address of 105 West Pine Street, proceeding WEST/SOUTHWEST to the northwest corner of the previously identified parcel, proceeding WEST/NORTHWEST to the intersection of West Pine Street and South Second Street, proceeding NORTH/NORTHWEST to the intersection of South Second Street and West Oak Street, proceeding EAST/NORTHEAST along centerline to the intersection of West Oak Street and South Second Street, proceeding along centerline to the intersection of South Second Street and West Cedar Street, thus closing the area ending where it began.

## SECTION 14. APPENDIX B - PROJECT BACKGROUND

### A. 2021 Zionsville Gateway Area Master Plan (REFERENCE ONLY)

With the demolition of the PNC bank building and locksmith shop at the northwest corner of Main and Sycamore Streets on July 28, 2020, the Town of Zionsville began the first stage of planning for what would become known as the Zionsville Gateway Area (“ZGA”) – which has now been expanded to the South Village. The ZGA represented decades of underutilized area of downtown Zionsville. As the under-realized southern entry point and major gateway into the downtown area. It lacked the same sense of place as the adjacent Brick Street Village Business District. The Town recognized the potential boon to the overall economy, an underused resource to residents, and understood the need to revitalize the area. Some challenges in this area include vehicular congestion, and a lack of walkability, connectivity, and parking. Including land surrounding the intersection of Sycamore Street and Main Street, the ZGA’s northern boundary generally followed Sycamore Street. Creekside Corporate Park generally represented the boundary to the east and private property borders the area to the west. Eagle Creek is the extreme southern boundary and included land adjacent to South Main Street on the east and west. The ZGA included a parcel of land currently owned by The Town. North of Sycamore Street, and used as a surface parking lot.

The mission statement of the ZGA is “[t]he purpose of the ZGA planning process was to identify the highest, best, and most sustainable mix of uses within the ZGA and to explore ideas for an economically vibrant, whole community serving, and authentically Zionsville experience.” This mission statement was generated by the Town of Zionsville and highlights the importance of identifying a current resident enhancement and an economically vibrant outcome for ZGA. The Town’s goal was to address the area’s challenges and promote development to complement the activity and character of the Brick Street Village District. The plan included a mix of public and private development options that brought together greenspace, parking, and a variety of commercial, residential, and mixed-use developments.

One option within the ZGA (right) looked at using the central block for a mixed-use structure. The development would front both the pedestrian walkway and the relocated South Main Street, as well as serve as an architecturally significant element to help define the aesthetics of the area. The adjacent plot of land to the north could be used for public gathering space, a mini-park, or as an area for branding by way of a large sculpture or signage—furthering the significance of the central block as building by way of forming an iconic destination. The areas to the west of the new South Main Street were suggested to become lower-height residential uses to better transition to the existing neighborhoods. Areas to the east of South Main Street would be mixed-use in nature.

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Figures 1-3: ZGA Development Suggestions - Scenarios

1) ZGA PLAN RECOMMENDATIONS (REFERENCE ONLY)

**Residential:** The rowhouses in the ZGA are meant to be a buffer between the larger mixed-use buildings to the east and the existing neighborhood to the west and north. It is suggested that they be a mix of, but no more than, two to three stories in height and of an architectural style that blends within the existing context but does not try to replicate a historic style. Future designs could include traditional forms with modern materials and detailing or more modern forms with traditional materials. Either could feel at home in the ZGA. Both connected rowhouses with modern detailing and detached style single-family homes with traditional styling are welcome in the ZGA.

**Public Space:** During the community listening sessions, Zionsville residents shared they would like to see a mix of hardscape/plaza spaces and landscaped beds/lawn areas. Those spaces could incorporate amenities such as public restroom facilities, seasonal or special uses, and a myriad of other programmatic elements. Small-scale structures within the public area could house functions such as restrooms, stage areas, and farmers markets. All these amenity offerings were discussed and generally desired by stakeholders in the Listening Sessions.

**Mixed-Use Development:** As each parcel is developed either separately by individual owners/developers or as a larger more encompassing endeavor, the materials and style of the buildings will take on a life of their own. That said, the structures will need to complement and fold into the fabric of the existing downtown area. A two and three-story development with modern and traditional elements will complement the scale and style of the adjacent areas. Traditional forms and modern materials are welcomed, as are more modern forms and traditional materials. In any case, the design of the new structures should not try to emulate or replicate a historic style. Outdoor activation of both the street and roof levels is highly desired, especially when fronting the new pedestrian section of Main Street. Buildings along the Main Street walkway have a unique opportunity to emulate and/or influence the quality, feeling, and attitude of the entire ZGA.

## B. 2012 Economic Development Plan (REFERENCE ONLY)

Select "downtown" Action Plan Recommendations from the 2012 plan.

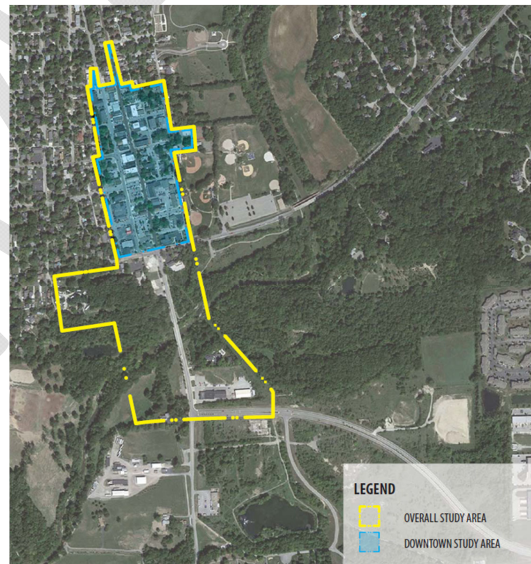
- 1) Work with the current downtown community to create effective downtown representation through a consolidated downtown partnership.
- 2) Complete market analysis of downtown area.
- 3) Maintain strong retail mix.
- 4) Continue and expand façade enhancement program.
- 5) Create a capital improvements plan for the downtown in coordination with downtown merchants and property owners.
- 6) Investigate the potential for establishing a Business Improvement District to assist in funding enhancements in the downtown.
- 7) Promote tourism to Zionsville and its many amenities including the commercial village and parks.

## C. 2014 Downtown Zionsville Market Study + Parking Analysis (REFERENCE ONLY)

### 1) EXECUTIVE SUMMARY

The Town recognized the need to develop a strategy that helped guide future planning and economic development efforts to strengthen the Brick Street Village Business District in the short-term and ensure it remained viable for years to come.

Considering the interrelationship between economic development strategies and parking conditions and how they collectively contribute to the success of a downtown district, it was important that both key elements were considered together throughout the study process. Thus, the study collectively integrated both market and parking considerations in the identification of recommended strategies to support and strengthen the study area.



### 2) MARKET STUDY

The brick street Village Business District serves strong local and regional consumer and visitor markets. The existing market attributes create competitive advantages for the study area and provide the basis for capitalizing

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on the multiple growth opportunities identified in this study. To take advantage of the study area's inherent strengths, four (4) initial recommendations were identified for implementation.

- 1) The Town and the Zionsville Chamber can begin to strategically market the downtown offering to regional consumers and potential tenants. Part of this initial work should be an assessment of the existing special events calendar and of all current marketing efforts to Zionsville's residents and downtown's broader trade area. The work of the five (5) peer communities described in this study presented multiple examples of successful downtown marketing efforts.
- 2) Town officials and the Zionsville Chamber should share the results of this study's consumer survey with downtown's business and property owners and with the local commercial real estate community.
- 3) Reinforce the importance of collaboration as fundamental to downtown success.
- 4) The Town and its partners should work together to identify how to best manage and advocate for the Village and the overall study area.

The longer-term recommendations consist of three (3) sets of strategic action plans. For the Town, its partners, and its residents, incremental implementation of these plans will ensure the study area's vitality over time. These action plans specifically address:

- 1) Future Roles and Responsibilities for implementation of these study results;
- 2) Image and Identity actions to guide the Town, the Chamber, and their partners in promoting and marketing the study area to investors of all types; and
- 3) Business Development to focus on business growth through expansion and recruitment.

**3) 2014 PARKING ANALYSIS**

General parking conclusions and recommended strategies:





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- 1) Parking demand peaked on weekdays at 12:00 PM during the lunch hour and on Saturdays at 10:00 AM, coinciding with the Farmer's Market. A similar utilization of public parking is also experienced on Saturday evenings at 7:00 PM resulting from patrons at the various restaurants.
- 2) Overall, pre-development, ample parking was available within the study area. However, during peak conditions, public parking was more limited than privately-owned parking and visitors may have needed to park a few blocks from their primary destination to find available public spaces.
- 3) On a typical weekday, approximately sixty (60) people parked their vehicles along Main Street and in the adjacent public lots for six or more hours, suggesting use of primary convenient spaces by business owners and employees.
- 4) Establish partial or full lease agreements with private property owners to allow public parking in privately-owned spaces.
- 5) Establish an in-lieu parking fee policy that allows property owners to pay a fee to the Town for a waiver from providing their full off-street parking requirement. This policy compensates the Town for use/maintenance of public parking and promotes economic development by facilitating appropriate site design by not placing a full on-site parking requirement on smaller parcels to the point that developing the site is no longer feasible.
- 6) Designate peripheral or potential publicly leased private parking areas for Downtown business employees. This strategy was intended to free up some of the more convenient parking spaces for customers.

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