

The
AREA PLAN COMMISSION
of Tippecanoe County

Ordinance Committee
Notice of Public Hearing

Date: September 2, 2020

Time: 4:35 PM

Location: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

AGENDA

I. PLEASE NOTE:

Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting at apc@tippecanoe.in.gov. Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream of the meeting on Facebook or YouTube. Links can be found on the county website at www.tippecanoe.in.gov/apc.

II. APPROVAL OF MINUTES FROM THE AUGUST 5TH MEETING

Documents:

[ORD 08.04.2020.PDF](#)

III. THE DISCOVERY PARK DISTRICT FORM-BASED OVERLAY:

Discussion regarding the Discovery Park District Form-Based Overlay amendment to the Unified Zoning Ordinance - Ryan O'Gara

Documents:

[DISCOVERY PARK DISTRICT OVERLAY AMENDMENT.PDF](#)

IV. CITIZEN COMMENTS

V. ADJOURNMENT

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY
ORDINANCE COMMITTEE
MINUTES OF A PUBLIC HEARING**

DATE.....August 4, 2020
 TIME.....4:40 P.M.
 PLACE..... COUNTY OFFICE BUILDING
 20 N. 3RD STREET
 LAFAYETTE, IN 47901

Due to the public health emergency, the meeting was held virtually. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>

MEMBERS PRESENT

Jackson Bogan
 Vicki Pearl
 Greg Jones
 Carl Griffin
 Tom Murtaugh
 Gary Schroeder
 Larry Leverenz

MEMBERS ABSENT

Jerry Reynolds

STAFF PRESENT

Sallie Fahey
 Ryan O’Gara
 Kathy Lind
 Chyna Lynch
 Larry Aukerman
 Zach Williams, Atty.

ALSO PRESENT

Chad Spitznagle

Chair Larry Leverenz called the meeting to order.

Attorney, Zach Williams, called roll to establish members present.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the July 1st, 2020 Ordinance Committee meeting. Carl Griffin seconded and the minutes, as submitted, were approved by unanimous voice vote.

II. BUSINESS PARK SIGNAGE

An amendment creating a new type of sign called a “Gateway Directory Sign” and developments defined as “Business Parks” as well as minor changes to the sign section of the UZO. Continued from the July APC meeting.

Kathy Lind said originally, staff made a proposal that was changed by the Ordinance Committee in July. She presented the proposal for August Ordinance Committee. The business park and gateway directory sign sections are unchanged. The maximum number of freestanding signs is what staff would like to change. It currently allows one freestanding sign per each road frontage. Staff has always believed that is too much and are fortunate that most business owners have not taken advantage of this. Staff wants to fix this so business owners can’t take advantage of this in the future. Staff wanted to see this changed to one freestanding sign per 2,000 total linear feet of all road frontages. That may be taking it too far. A compromise has been made for one freestanding sign per street frontage up to a maximum of two signs which shall be separated by 500’ of total street frontage. This means a business on a corner lot that was 200’ by 200’ would only get one sign. If a business was on a lot that was 200’ by 400’, they would be allowed two signs if they were separated.

Staff has been working with Chad Spitznagle from West Lafayette and Debbie Mann from Mann Properties on this proposal but had not heard from the City of Lafayette. She said she contacted the City of Lafayette and got a response from Dave Griffiee. He said regarding the number of frontages, he did not see an issue

with the original goal of going to two. She believes this would eliminate some ambiguity and would not change things a lot for anyone. For the frontage signage in general, the direction staff is headed is reasonable. He said he did not see a reason why Lafayette would not participate in these changes.

Kathy Lind said currently to determine how much signage a business is permitted, they can calculate using every road frontage they have. Staff was trying to narrow that down to two road frontages but are willing to go to three road frontages as a compromise.

Sallie Fahey said staff is trying to reach a compromise between what a standalone lot and business park will be able to achieve, which will allow each business to have a freestanding sign and a sign on the gateway directory sign. A compromise needs to be made so that the standalone lots do not have a sign advantage over someone that is in a business park. Staff thinks this compromise will get us that kind of agreement without the over reach that individual standalone lots have had in the past.

Tom Murtaugh asked staff to explain why the example of the 200' by 200' corner lot would only get one sign.

Kathy Lind said the new proposal allows one freestanding sign per street frontage up to 2 signs, but they have to be separated by 500' of street frontage. If the lot is 200' by 200', there is only 400' of frontage.

Tom Murtaugh asked what if the business could not put a sign that could be seen from both streets.

Sallie Fahey said the gas station at Ferry Street and 9th Street has one sign that is angled at the corner. There is not so much frontage that you cannot see it when you approach it from either side. That is the type of lot that would be represented by the 200' by 200' example.

Kathy Lind said there is no limit to where the freestanding sign can be placed.

Tom Murtaugh said a corner of a lot may be unavailable due to utilities or traffic signals.

Sallie Fahey said most utilities are in the right-of-way and signs cannot be in the right-of-way. Even a monument sign must be setback from the property lines the same distance as its height. This is part of the sign ordinance that gives an advantage to have a monument sign because it can be closer to the property line. With a pole that is 20' tall, the setback would be 20' from each property line whereas a monument sign that is only 6' tall only needs to be 6' from the property line. Signs are never right at the corner.

Tom Murtaugh asked if staff could foresee a situation where a sign is put on the corner.

Sallie Fahey said she does not believe so. There could be a lot that had an obtuse angle where there is sight difficulty from one approach. There are not many locations that have that situation. This could possibly happen on some of the roads that come onto US 52 S where it is angled, and intersecting roads are east to west and north to south.

Jackson Bogan asked if anything limits a business from having two signs on one pole sign so that it can be seen from north/south and east/west.

Sallie Fahey said two-sided signs are allowed. There is a limit to how wide signs can be angled to still be considered one sign.

Jackson Bogan asked if on a perfect corner, would the signs be at a 90-degree angle.

Sallie Fahey said the perfect corner would not need an angle because the two sign faces would be flush. It would be a two-sided sign.

Jackson Bogan said if you were on a corner that has traffic coming from both north to south and east to west, there could be two signs facing different directions on the same pole.

Sallie Fahey said that would be considered two signs. It would have to be 20-degrees or 30-degrees or less for it to be considered one sign.

Jackson Bogan asked if someone could file for a variance on this.

Kathy Lind said yes, a variance can be filed.

Vicki Pearl said when this amendment was first brought to the Committee, the Speedway on Creasy Lane and SR 38 was the primary example. She asked if the example falls within the 500' street frontage separation requirement.

Kathy Lind said staff had originally wanted 600' of separation. With 600' of separation, Speedway would only get one sign. The change to 500' of separation, Speedway could have two signs. But it would have to be separated.

Vicki Pearl asked if one sign would need to be on Creasy Lane and the other on SR 38.

Tom Murtaugh said they would have to be separated by 500'.

Kathy Lind said that is correct. The signs would be closer to the entrances rather than in the corner like they are now. The driveways are not close to the corner and are farther south on Creasy and west on SR 38.

Sallie Fahey said this is what we want for visibility for traffic. The signs should be near the entrances because people will drive past the entrance before they reach the sign.

Larry Leverenz asked if the 500' is along the edge of the property or if it is from sign to sign.

Kathy Lind said it is along the edge of the property.

Carl Griffin asked if street frontage is an unequivocal term that everyone will know how it is measured.

Kathy Lind said it is a term that is defined in the ordinance.

Gary Schroeder said he drove around to look for businesses that have two signs and most of these businesses were on busy four-lane roads like SR 26 or US 52. He said he doesn't know if we are trying to solve a problem that hasn't happened yet. Signs are expensive to install and maintain. The way people advertise is changing. Some are advertising online, and some have small signs on their buildings. When traveling out of town, it is hard to find these places. If these changes are made, some current signs will become nonconforming. All businesses are different. Regarding Speedway, each entrance is right-in/right-out next to a busy corner so left turns cannot be made into the parking lot. The Marathon across the street was put in before Creasy Lane was extended and they have just one sign on the corner. He said he is okay to leave the sign ordinance the way it is.

Sallie Fahey said part of the issue is that staff wants to encourage the collective signs at a business park. This sign will have the name of the business park and all the businesses located within it. Many of the businesses in the park are at a disadvantage and will not have frontage on the main street. Having a business park sign will help people notice the businesses in the park and staff wants to encourage the business park sign. The concern is why would Culvers go to a business park if they could find another lot with four frontages and have four signs. Staff is trying to make sure business parks are not being put at a disadvantage because of the sign allowance.

Larry Leverenz said that is an important point. The Committee is looking at a small group of exceptions and those exceptions still have the route of getting a variance.

Gary Schroeder said Ms. Mann was forward thinking in this because it is a disadvantage to business parks to not have signage on the main road. This may be considered an off-premise sign which is a plus for business parks to be able to do that. Ms. Mann mentioned that she wanted to be able to let her customers know how much signage they would be allowed on the building and on the business park sign. This was an issue when the Creasy Lane and SR 26 Sam's Club was built. The businesses that were built behind, like Marsh, could not advertise and were not successful. The business park is a great idea.

Carl Griffin asked if the changes in green in the proposal would cover 90-95% of the sign settings that the Committee sees and if the developer or owner would be happy with this wording.

Sallie Fahey said she believes so. Over the years, we have heard from national chains that tell franchises what they need to have for signs or a sign company that tells a business they need multiple signs to be seen. There are places in the country where signage is smaller than what is required here, and those businesses do just fine. It is not about the sign; it is about their customer service and the quality of their product. The county could have the most liberal sign ordinance in the world and we would still get pushback from some national chains. However, in general, most people will be satisfied.

Larry Leverenz asked if the Committee was ready to send the latest proposal to the full APC.

Carl Griffin moved to vote on a recommendation for the full APC. Jackson Bogan seconded.

Jackson Bogan asked if anyone had previously violated the sign ordinance. We may be putting something in place to remedy a problem we may not currently have. If there are no previous violators, what is the purpose of the ordinance.

Kathy Lind said there have not been any previous violations because someone would need to get a variance. People get variances all the time for signage. If the ordinance is too liberal, why not make it fit the way businesses have been getting signs.

Sallie Fahey said under the ordinance before the current one that was adopted in 1988, the sign ordinance did not take speed on the adjacent road or how far back the building sat from the road into consideration. These kinds of things have an impact on what people can see while they are driving. This created numerous variances and is how the mess on Teal Road happened. When the current ordinance was written we made sure we considered the things that are important to people when they are trying to find a business. For example, how fast are people going on the abutting road or how far the building is setback from the road to see fascia signs. These were considered, and the ordinance was tested based on properties that had received variances. The thinking was that the community standard was what had been granted as variances. The current ordinance matched what had been granted as variances in the past. As many know, this is no longer good enough. People want variances from standards that used to be fine in the community. The more allowances we give, the more people will push it. She said she is in favor of making the ordinance reasonable to fit what the community standards represent because inevitably there will be variances. That is okay and if they can meet the test for a variance because their property is unusual, and the ordinance is creating a hardship, they should get a variance. Making the ordinance reasonable to begin with instead of going up and up through the variance process is important.

Jackson Bogan asked if this will cause more variance requests.

Sallie Fahey said it may not cause more requests or reduce requests. Whatever the standard is, someone is still going to think it is not enough. Then it will become common place to issue variances for more signage.

Chad Spitznagle, City of West Lafayette Building Commissioner, said when Jimmy Johns went in next to Von's on campus, they were allowed 40 square feet of sign area and they requested 48 square feet from the BZA. They were denied. He said he has used this specific denial by the BZA on dozens of signs requests since. There have not been many sign requests in West Lafayette because they are scared that they can't have an astronomical amount of signage. He agrees that if there is an exception that the city is willing to accept as a sign request, it is still an option. But it is best to put it in the hands of the BZA to make those

approvals. For instance, the new Culvers in Sagamore Commons would be allowed 198 square feet of sign area and that is plenty. It is a good idea to keep it as low as possible and if they need an exception, they can go through the variance process.

Gary Schroeder said when the BZA heard the Jimmy John's case, he thought that was a tight area with a low speed limit and there was not a need for that much signage. If it would have been on a four-lane road, that would have been different. In reference to Sallie's comment, the ordinance change did solve a lot of problems with considering speed and setback distances. He said he was wondering if these should also be considered into the new ordinance change if it were to be approved. It seems like there is a standard without considering where those are located. 9th Street and Ferry is a slow street and the building is close to the street as opposed to some areas that are near major highways with a large setback.

Larry Leverenz asked for additional comments. The motion on the floor is to send the latest proposal from staff to the full APC.

Zach Williams said this will be the Committee's recommendation to the full APC who asked that the Ordinance Committee vet these new changes to the ordinance. He took a roll call vote.

Yes-Votes

Jackson Bogan
Greg Jones
Larry Leverenz
Tom Murtaugh
Carl Griffin

No-Votes

Vicki Pearl
Gary Schroeder

III. INTRODUCTION TO THE DISCOVER PARK DISTRICT FORM-BASED OVERLAY:

A brief introduction to the Discover Park District Form-Based Overlay amendment to the Unified Zoning Ordinance – Ryan O'Gara

Ryan O'Gara said this started with the US 231 Corridor Plan. One of the implementation strategies was to investigate the creation of an overlay district to better realize the mixed-use potential of areas along and adjacent to State Street. This was a medium priority item that was moved up to a more pressing priority because of PRF's activities that have been done through the planned development process. There was a future land use plan for the US 231 Corridor with an innovative mixed-use district in the south sector. That category lists an urban, midrise environment with a diverse mix of uses. This was created through working with PRF during their planning process of Discovery Park and the surrounding area. With the US 231 Corridor Plan, there was a conventional rezoning of the entire corridor to the existing zoning districts that are in the ordinance. Most of the land in blue on the map was owned by Purdue and zoned Agricultural. This needed to be up zoned to something more useful and closer to the vision of the plan. At the time, the Discovery Park District was zoned Office Research. The Provenance area, that was zoned multi-family, is now a planned development. The idea was first to address conventional zones then second the form-based overlay that looks at development standards within the district. Chapter 7 in the zoning ordinance is the form-based overlay that currently has a sub-section for the Centennial Neighborhood. We are proposing a second sub-section for the Discovery Park District.

For months, staff and PRF have been developing ideas for the form-based overlay that would fit this developing neighborhood. First, they agreed to a boundary that is outlined by State Street, Airport Road and Martin Jischke Drive. The details of the plan are similar to that of the Centennial Neighborhood in that it outlines prohibited uses, building types and prohibited materials. This section goes on to the specific requirements for the building types depending on the zone which vary from townhouses and full block buildings. There are street scape requirements that are similar to the planned developments in this area as well as parking requirements. This will also have specific permitted signage. As with form-based overlays in general, the underlying zone only controls use. PRF is interested in rezoning this area to the Central Business West Lafayette zone because it is a downtown oriented zone with a diverse mix of residential and commercial uses. If this rezone is accomplished and later PRF wants to do a heavy industrial rezone on a small area for manufacturing, they can do a spot zone. This will not carry the same negative connotation

because the form-based code will control how it looks. In PRF's estimation, the OR zone does not achieve what they thought when they agreed to the rezone. This amendment will likely accompany a rezone to fix the OR zoning in Discovery Park.

There will also be some changes to chapter 1 to outline innovative uses that PRF is interested in bringing to this neighborhood. There is not an interest in the uses to be allowed in other parts of the city. We are working with council to see what can be done. For example, urban agriculture would not typically be permitted in this zone. We wanted to craft a specific use that will be defined in chapter 1 and dedicated to the neighborhood. The listed definitions in the packet are uses that PRF is bringing to the table like urban pilot manufacturing, hospitals, micro production of alcoholic beverages, and specialty food production. There will also be a specialty gateway sign for the benefit of Purdue. There will be an amendment to chapter 7 to include this neighborhood and the development requirements within it as well as a change in the definitions in chapter 1. There will also be the opportunity for creating multi-family uses in the OR zone so if PRF decides to maintain some OR zoning it will be an option. Lafayette has shown interest in bringing in this zoning because they do not currently have OR zoning. we wanted to give the Committee a full month to read through this proposal to ask questions before we formally go through the details.

IV. CITIZEN COMMENT

Larry Leverenz said there will be a 30-second pause for citizen comment.

Sallie Fahey said there was an email received. She read the comments from the following:

Steve Clevenger, President, Area Board of Zoning Appeals, recommended that the business park signage amendment say, 'shall be separated by at least 500' of total street frontage' so that it doesn't get interpreted that it has to be exactly 500'. She asked if this change can be made by consensus.

Larry Leverenz asked if there were any objections to the change. There were none.

V. ADJOURNMENT

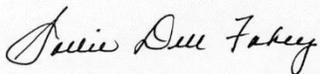
Gary Schroeder moved to adjourn.

The meeting adjourned at 5:58 p.m.

Respectfully Submitted,

Chyna R. Lynch
Recording Secretary

Reviewed By,



Sallie Fahey
Executive Director

ORDINANCE NO. 98

AN ORDINANCE AMENDING CHAPTERS 1, 2, 3, AND 7 OF ORDINANCE NO. _____ BEING THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY.

Be it ordained by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No. 98, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Add to **UZO Section 1** to read as follows:

Urban Agriculture:

The practice of cultivating, growing and processing food and non-food products (excluding livestock or poultry of any kind). Outdoor cultivating and growing activities shall be limited to a maximum area of one (1) acre. Urban Agriculture may occur on or in: vacant lots; park areas; green rooftops; vertical growing practices; kitchen gardens; or, other open spaces, located within an incorporated area. Products grown shall be for the purpose of: consumption at an on-site restaurant; sale in an on-site retail area; or, use in on-site food or beverage-related manufacturing or processing where such manufacturing or processing operations shall not exceed 10,000 sq. ft. in floor area.

Urban Pilot Manufacturing:

A small-scale research, development, manufacturing, assembly or fabrication operation which functions as a proof-of-concept facility. Fields of operation may include, by way of example: new technologies; robotics; biotechnology; information technology; pharmaceutical; medical instrumentation; computer hardware; computer software; and, similar new or innovative operations. Urban Pilot Manufacturing spaces may include associated office space, laboratories, prototype manufacturing, sample product manufacturing, 3-D printing and testing facilities. Urban Pilot Manufacturing spaces are not intended for on-site sales operations or the manufacture of sufficient volumes of products to provide for direct sale and distribution to retail or wholesale customers. Urban Pilot Manufacturing uses shall not include any outdoor storage or operations.

Micro Production of Alcoholic Beverages:

A small batch alcoholic beverage production facility, in combination with one or more of the following production facility related on-site operations: tasting room; bar; restaurant; or, retail area for business-related or business-branded items such

as glassware, clothing, and the like, in which products are sold directly to retail customers. The maximum floor area for on-site production operations shall not exceed 10,000 square feet.

Specialty Food Production:

Specialty Food Production includes the preparation of specialty food items only for: on-site direct-to-customer sales in a retail store setting; or, consumption at an on-site restaurant. Specialty Food Production preparation includes, by way of example: coffee roasting; butcher, including sausage making (except SIC 0751); creamery, including ice cream making; bakery; or, artisanal food product preparations for items such as: honey, olive oil, cheese, candy, maple syrup, jams and jellies. All Specialty Food Production processing shall occur completely indoors.

Monument Sign:

A ***freestanding sign*** that is supported by a structural base without exposed support poles which shall not exceed eight (8) feet in height and sixty (60) square feet in area.

Change **UZO Section 1** to read as follows:

GATEWAY SIGN:

Any permanent ***freestanding sign*** marking the location at which a ***public street*** enters a ***subdivision***, office park, similar unified ***development***, or Purdue University, which provides only the name of that ***development*** or university.

Change **UZO Section 1** and delete the following:

COMMUNITY GARDEN:

Any piece of privately owned land gardened by a group of people utilizing either individual or shared plots. The land may produce fruit, vegetables, and/or ornamentals which cannot be sold on-site. The use can only be accessory to a residential Primary Use and occupy no more than 25% of the residential Primary Use Lot.

Section 2: Change **UZO Section 2** to read as follows:

1. Amend the following from Chapter 2: CB Zone

2-19-1 INTENT: To provide core business areas in the central parts of the City of Lafayette for retailing, services, government and professional offices, cultural, recreational and entertainment establishments, housing, commercial lodging and transportation facilities.

Section 3: Change **UZO Section 3-2...** to amend the use table as follows:

Micro Production of Alcoholic Beverages:

- Permitted in the following zones: CB, CBW, OR, GB, NB, NBU, MR, MRU, and HB

Specialty Food Production:

- Permitted in the following zones: CB, CBW, OR, GB, NB, NBU, MR, MRU, and HB

Urban Agriculture:

- Permitted in the following zone: CBW with new Footnote #69

Urban Pilot Manufacturing:

- Permitted in the following zone: CBW with new Footnote #69

Hospital:

- Permitted in the following zone: CBW with new Footnote #70

Multi-family Dwelling:

- Permitted in the following zone: OR with new Footnote #71

New Footnotes:

- #69 = Permitted in the CBW zone only within the Discovery Park District Form-Based Overlay.
- #70 = Hospitals are permitted in the CBW zone and limited to a maximum gross floor area of 200,000 square feet per lot.
- #71 = Multi-family dwellings are permitted in the OR zone above a non-residential ground floor, or located to the rear of a commercial storefront on the ground floor, except that one accessible dwelling unit may be located on the ground floor of non-elevator buildings in addition to non-residential uses.

Section 4: Modify **UZO Section 7-2-3** to delete references to community gardens and to read as follows:

7-2-3 USES IN THE DEVELOPMENT SECTORS

(b) All uses shall be prohibited in the Conservation/Recreation Sector except for the following: public parks, public parking, all **civic uses**, all public utilities, and ~~community gardens~~.

(c) The following uses are prohibited within the overlay: (1) Agriculture (All uses in UZO 3-2-2) (~~excluding community gardens~~)

Section 5: Add **UZO Section 7-3** to read as follows:

7-3 DISCOVERY PARK DISTRICT *FORM-BASED OVERLAY*

7-3-1 PURPOSE AND INTENT

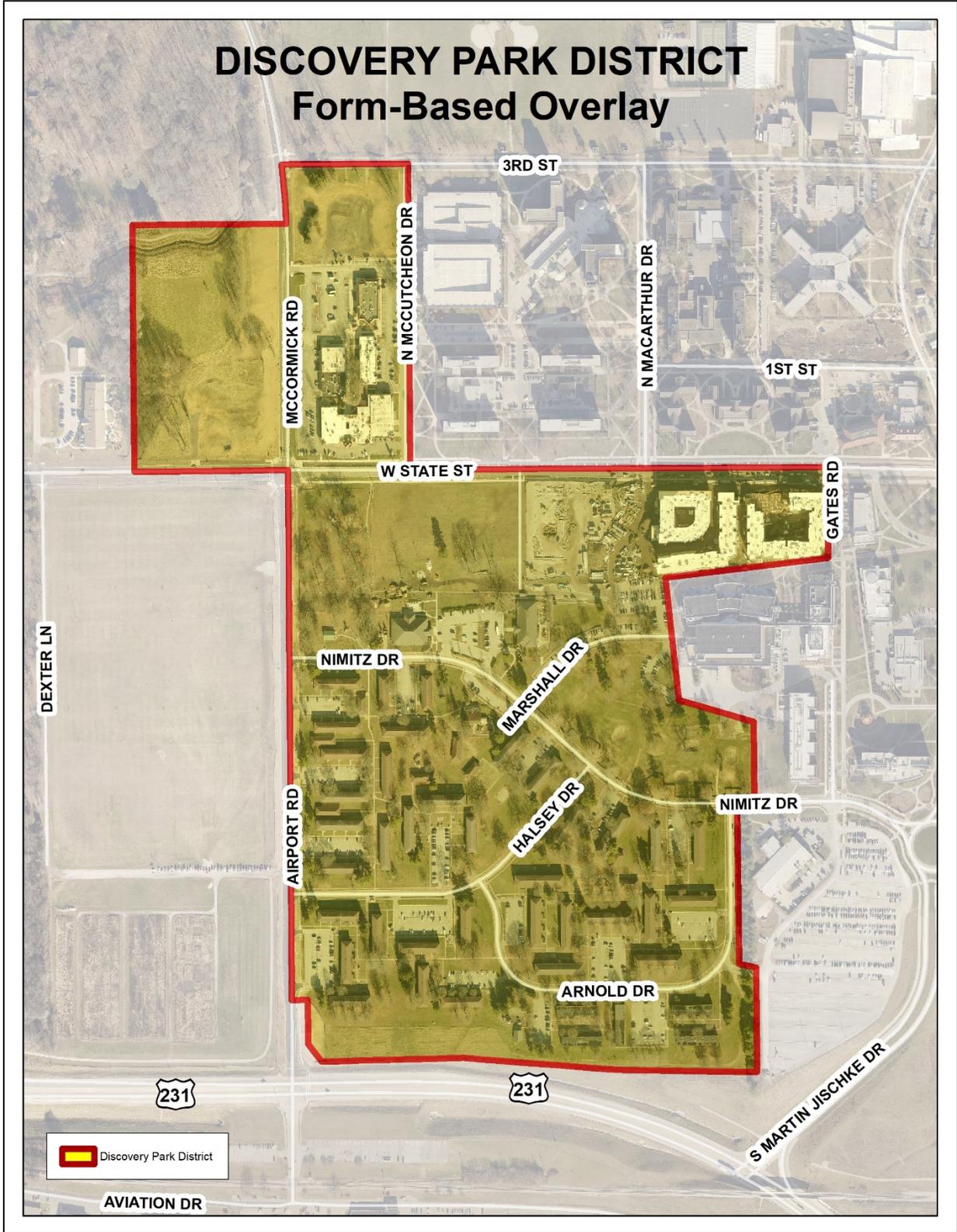
- (a) The purpose of the Discovery Park District ***Form-Based Overlay*** is to ensure that future development and redevelopment in the district is done in accordance with the policies of the *US 231 Corridor Plan*, adopted in 2018, and the *Comprehensive Plan of Tippecanoe County*. Development and redevelopment within the overlay shall comply with the following standards and the provisions of this Ordinance.

- (b) The intent of the Discovery Park District ***Form-Based Overlay*** is to establish a framework for creating a unified and cohesive community within the entire overlay that is compatible with adjacent areas immediately surrounding the overlay while recognizing the need for a potentially unique mix of land uses and zoning districts necessary to support a world class research and development park. To that end, future development and/or redevelopment activity controlled by this Ordinance is designed to support both the vision and goals outlined in Chapter 3 of the *US 231 Corridor Plan* and the needs of world class research and development park.

7-3-2 DISTRICT BOUNDARY

- (a) The Discovery Park District ***Form-Based Overlay***, shall be as shown on the following map:

DISCOVERY PARK DISTRICT Form-Based Overlay



7-3-3 USES IN THE *DISCOVERY PARK DISTRICT*

- (a) Unless otherwise prohibited or specified in this section, all permitted and special **uses** within the overlay shall conform to properties' underlying **zones** as delineated in the Permitted Use Table per Chapter 3 of the UZO.
- (b) The following **uses** are prohibited within the overlay:
- (1) Alternative financial services (e.g. refund anticipation lenders, short-term loan providers, cash for precious metal stores, or pawn shops) (SIC 6099, 60, 5932, 593)
 - (2) Auto sales
 - (3) "**Massage establishment**" (SIC 7299)
 - (4) "**Adult bookstore**" (SIC 5942)
 - (5) "**Adult motion picture theater** and **adult mini motion picture theaters**" (SIC 7832 and 7833)
 - (6) "**Adult motion picture arcade**" (SIC 7993)
 - (7) "**Adult live entertainment arcade**" & "**adult cabaret**" (SIC 7999)
 - (8) Automobile Parking as a primary use (surface lot only, except as provided for in Section 7-3-3(c)(3), below)
- (c) The following **uses** shall be permitted within the overlay as follows:
- (1) **Eating and drinking places** (with drive-in or drive-thru service) (SIC 58) shall provide said service at the side or rear of the **building**, subject to the approval of the **Administrative Officer** and respecting the design requirements specified in Section 7-3-9(a).
 - (2) Automobile parking as a primary use (structured facility only) and following the **Primary Use Building Setbacks**, Height, and **Lot** requirements for the Commercial/Mixed-Use building type in this section.
 - (3) Automobile Parking, reserved for specific **primary uses** within the Discovery Park District Form-Based Overlay, shall be permitted and may be developed as a **primary use** on a lot in the Discovery Park District Form-Based Overlay provided such automobile parking shall be structured only, except for: (1) lots abutting the west side of McCutcheon Drive north of State Street; (2) lots abutting either side of MacArthur Drive from District Boulevard south to the proposed Discovery Park greenbelt boundary street; (3) lots abutting either side of Foundry Drive from the proposed Harrison extension to the proposed Discovery Park greenbelt boundary street; and, (4) lots abutting either side of McCutcheon Drive from the proposed Harrison extension to the proposed Discovery Park greenbelt boundary street, which may contain surface parking lots. In no case, however, shall a surface parking lot front on State Street, McCormick Road, Airport Road, District Boulevard, the proposed Discovery Park greenbelt boundary street, the proposed Harrison extension, or Jischke Drive.

Any surface parking lot shall be screened from view from McCutcheon Drive, MacArthur Drive or Foundry Drive, as applicable, by an intervening lot, building, landscaping, screen wall, or other method approved by the Administrative Officer.

7-3-4 BUILDING TYPES

(a) As shown in the chart below, within Discovery Park District **Form-Based Overlay**, the following selection of **building types** are the only types permitted for **primary use buildings**. Illustrations of the **building types** are found in Appendix K-1 and the requirements are found below.

Sector	Building Type			
	Row House	Apartment	Commercial	Mixed-Use
Discovery Park District	√	√	√	√

7-3-5 GENERAL REQUIREMENTS FOR BUILDING TYPES

The following items shall be accounted for with all qualifying developments in the Discovery Park District **Form-Based Overlay**. A final determination of compliance with these items shall be made by the **APC** staff in consultation with the **Administrative Officer**, in its review for zoning compliance approval.

(a) Site Layout:

- (1) Main Façade: The main façade of all **primary use buildings** (and their corresponding main building entrances) shall front directly onto a **public street**.
- (2) Orientation: Ground floor development shall be generally parallel to the **street** or **streets** it fronts or be consistent with existing development patterns rather than being sited at unconventional angles. Upper stories of **buildings** are not bound to this requirement.
- (3) Per UZO Section 4-4-1, average **setbacks** along **street frontages** shall be permitted for qualifying, **form-based overlay** projects based on the qualifying criteria in that section unless a reduced standard is found in this section.
- (4) For all pitched-roof **primary use buildings**, the area above the top floor that is within the pitched-roof area shall not count as a floor per this chapter.

(b) Architecture, Design & Integrity:

- (1) Finished Façades: A finished façade, in terms of quality and distribution of materials on a façade, is required on every front façade of a **primary use building** oriented to a **public street**. Except in situations where **buildings** physically abut one another, there shall be no windowless façades (unless prohibited by Building Code) and each side of a **structure** shall be architecturally similar to the other sides.
- (2) Unless specified elsewhere in this code, all **buildings** utilizing a flat roof shall have a parapet or other finished treatment to complete the top of all **building** walls.
- (3) No fluorescent, neon, or other high intensity colors shall be used as a primary structure color. Accent colors of brighter hues are permitted.
- (4) Architectural details create an interesting visual environment for the pedestrian. **Building** façades should include architectural details for, at a minimum, the first two floors. Details should be incorporated into a range of façade elements such as windows, spandrels, awnings, porticos, cornices, pilasters, columns and balconies. Details should establish a varied **building** texture and highlight façade articulation.

(c) Permitted Materials & Style Requirements:

- (1) Below are the materials and style requirements for the Discovery Park District **Form-Based Overlay**. Innovative alternative materials, even those on the prohibited list, which enhance the overlay, are encouraged, subject to approval by **APC** staff in consultation with the **Administrative Officer**.

Description	Permitted	Prohibited
Façades	<ul style="list-style-type: none"> • Clay brick, thin brick, natural stone, fiber cement, concrete, simulated wood synthetic excluding vinyl siding, terra cotta, wood siding, EIFS (not to exceed 20% of each facade) • Glass (transparent, translucent, fritted, lightly tinted) • Storefront or curtain wall glazing system • Metal (metal composite material, zinc, steel, copper) • Material changes shall occur along a horizontal or vertical line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern 	Synthetic stucco, Styrofoam, or other foam-based products; vinyl siding, aluminum siding; corrugated fiberglass; use of multiple types of corrugated panels; unfinished concrete block, split-face block; and mirrored glass,

<p>Building Openings</p>	<p><u>Windows:</u></p> <ul style="list-style-type: none"> • Transparent glass or glass with low reflectivity • The frame should be recessed or projected from the wall plane consistent with the architecture of the building • Operable windows may be single hung, casement, sliding or double-hung <p><u>Doors:</u></p> <ul style="list-style-type: none"> • External door shall be framed with wood, aluminum or anodized aluminum as appropriated by use • Unless elsewhere controlled in this chapter, windows and doors may be recessed or projected from a structure to create definition or a usable patio/balcony • Except for the ground-floor, non-residential portion of a building, doors and windows on a front building façade shall be vertically oriented (i.e., the vertical dimension is greater than the horizontal dimension) and vertically aligned between floors • The ground floor of buildings requiring first floor non-residential uses shall be transparent storefronts consisting of a minimum of 40% glass on a street frontage façade. Such windows shall not be obstructed by interior walls. Window signage shall not obstruct more than 25% of the window area <p><u>Commercial Storefronts</u></p> <ul style="list-style-type: none"> • Folding, roll-up, or similarly operable storefronts are permitted 	
<p>Awnings & Canopies</p>	<p><u>Awnings:</u></p> <ul style="list-style-type: none"> • Materials must be durable and resistant to fading (canvas awnings and metal or glass for canopies) • Awnings are permitted for retail storefronts only and shall not exceed the width of the storefront • Fixed and retractable awnings are permitted • Awnings shall be a minimum of 9' above sidewalk <p><u>Canopies</u></p> <ul style="list-style-type: none"> • Canopies shall be designed to be an extension of the building and as an integral 	

	<p>part of the architectural design of the façade may be continuous across the building</p> <ul style="list-style-type: none"> • Fixed and retractable canopies are permitted and shall be a permanent structure that is fixed and/or anchored to the building. • Canopies shall be a minimum of 9' above the sidewalk 	
Louvers, Screens & Shading Devices	<ul style="list-style-type: none"> • Louvers and screens may be applied on a building façade as shading devices, as façade articulation, or to conceal mechanical vents or equipment • Fixed or adjustable (rotating, sliding or tilting) Louvres and shade devices are permitted 	
Balconies	<ul style="list-style-type: none"> • Balconies shall be projecting or recessed a minimum of 24" from the building mass and should seamlessly connect and integrate with façade design • Structural supports, fascia, and soffits may be concrete, metal or wood 	
Roof	<ul style="list-style-type: none"> • Flat roofs shall have parapet walls and coping on all sides • Flat roofs shall be: a light or white membrane with light colored pavers; an aggregate ballast; or, a vegetated green roof • Slope roofs shall be neutral-colored • Wood shingles, standing seam metal, slate, clay tile, asphalt shingles, a combination of similar material or a flat roof • Standing seam metal roofing is allowed 	For pitched-roof conditions only: Concrete tile, bitumen, plastic and exposed fiberglass, PVC
Utilities, Equipment & Penthouses	<ul style="list-style-type: none"> • Rooftop equipment and vents shall be set back from the parapet or the edge of the roof so as to not be visible from the centerline of the abutting public street right-of-way • Step-backs, roof forms, tower elements, screens and scrim walls may be used to shield or conceal rooftop utilities and equipment 	
Architectural Lighting	<ul style="list-style-type: none"> • Wall washes and up lighting shall be prohibited • Building lighting fixtures shall be Dark Sky compliant and limit light pollution 	
Service & Loading Screening	<ul style="list-style-type: none"> • Loading berths, trash enclosures, and services entries shall be located in the interior of blocks, at the rear or sides of buildings, and shall be screened from public streets by 	

	<p>fences, walls, landscaping, overhead doors, or similar elements. In the event that landscaping is used, a minimum 4' wide planting bed shall be provided and plant materials shall be of evergreen varieties.</p> <ul style="list-style-type: none"> • Trash collection shall occur away from the public realm along rear or side alleys, in service courts, or in enclosed trash enclosures or rooms • Trash rooms in buildings shall have floor drains to capture any liquid waste leaking from dumpsters. 	
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(d) **Building** Façade and Projections:

(1) Permitted projections from a **building's** façade shall include but are not limited to: balconies, windows, awnings, signs, flags, and cornice elements. Alternative projections may be approved by the **Administrative Officer**.

(2) Permitted encroachments in the public **right-of-way** include but are not limited to: awnings, galleries, stoops, flags, **signs**, and patio seating areas designed to improve the pedestrian environment. Private use of the public **right-of-way** is encouraged where the encroachment meets this chapter's intent and the encroachments do not impact existing or anticipated utility or other public infrastructure. All proposed encroachments are subject to the approval of the West Lafayette Board of Public Works and Safety.

(e) Other Requirements:

(1) **Accessory buildings** shall be of the same or complementary materials as the **primary use building(s)**. They must be located in the side or rear yard and no closer than 1-foot minimum to any **lot line** unless along a **side street frontage** in which case the **building** shall be a minimum of 4-feet from the side street **lot line**. Height: 15' maximum.

(2) Free standing trash enclosures shall not be placed in any **front setback** and shall be masonry or of a material that matches the **primary use building**.

(3) Outdoor storage along **street frontages** is prohibited.

(4) Bike racks, trash bins, and seating shall be incorporated into streetscape designs on all **public streets** pursuant to current city code.

- (5) Outdoor dining/seating areas are encouraged along the **street frontages** for all **buildings** located in non-residential or mixed-use **zones**. Maximum **setback** from **streets** and **building** width along a **street frontage** may be modified, in consultation with the **Administrative Officer**, to incorporate a public plaza, seating, or outdoor dining into the development.
- (6) Residential Density: For qualifying projects with a residential component there shall be no maximum residential density requirement.
- (7) Walls and Fences along street frontages: Front yard 30-42 inches maximum height. Walls and fences along the side and rear yards: 72 inches maximum height. Allowable materials for walls and fences shall be the same as allowable building materials.
- (8) Vegetative green roofs shall be permitted for all building types. The plant material selection for vegetative green roofs shall exclude invasive species. If a vegetative green roof is required to comply with open space requirements, a full landscape plan review shall be required by the Greenspace Administrator. If, however, a vegetative green roof is provided which is above and beyond otherwise applicable open space requirements, the review by the Greenspace Administrator shall be limited to assure that species selection is non-invasive.
- (f) **Bufferyard: Bufferyards** are not required in the Discovery Park District **Form-Based Overlay**.

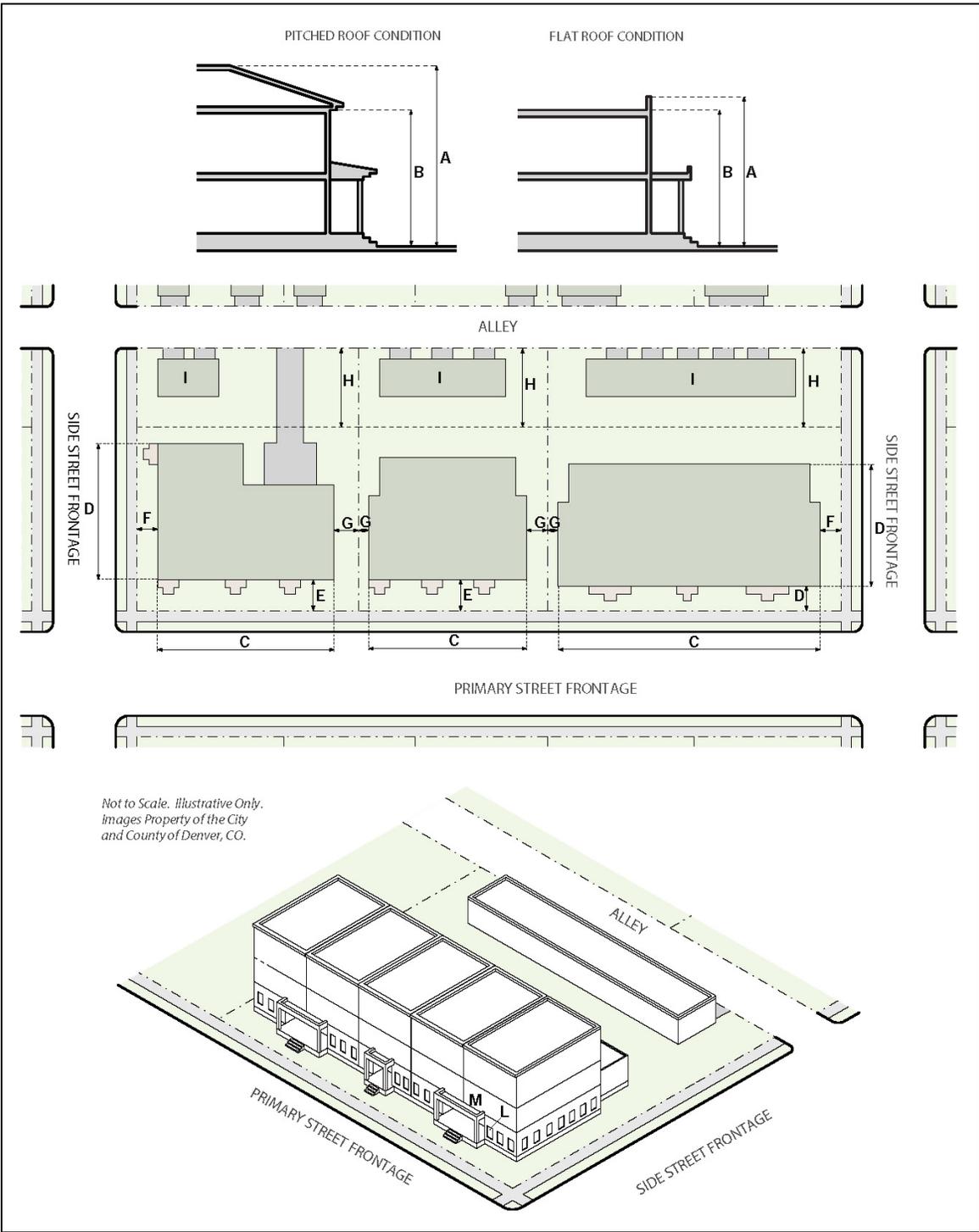
7-3-6 SPECIFIC REQUIREMENTS FOR *BUILDING TYPES*

(Note: Capital letters in quotation marks refers to *building type* illustrations and corresponding labels found per *building type* illustration in this section.)

(a) Row House:

- (1) All **zones**: The row house *building type* is permitted on *lots* primarily with *alley frontage* to facilitate rear *loading berth*. One (1) driveway per block off the *street frontages* leading to common *parking areas* or *structures* behind the *buildings* shall be allowed.
- (2) There must be at least three row house units/façades in a single *building* group, but no more than ten units/façades. Unit entrances must be located along the *primary street frontage* in all **zones**. For *corner lots*, the *side street frontage* may also be utilized for a unit's entrance.

<p>Residential Use:</p> <ul style="list-style-type: none">• All single-family zones: <i>building</i> groups shall be on <i>lots</i> divided along common party walls with <i>lot lines</i> running through the party walls.• All two-family zones: units shall be stacked one on top of the other. Each duplex stack shall be divided along common party walls with <i>lot lines</i> running through the party walls. Unit entrances shall either be two along the <i>primary street frontage</i> or a single entrance with common lobby along the <i>primary street frontage</i>. <i>Corner lots</i> may have an additional entrance on the <i>side street frontage</i>.• All multi-family zones: to maintain the row house appearance, multiple dwelling units are permitted with a single entrance into a common lobby at the <i>primary street frontage</i> for every two (2) row-house façades maximum. <i>Corner lots</i> may have an additional entrance on the <i>side street frontage</i>.	<p>Non-Residential or Mixed-Use:</p> <ul style="list-style-type: none">• Non-residential zones: To maintain the row house appearance, non-residential <i>uses</i> permitted on all floors with each <i>building</i> group shall have a single entrance along the <i>primary street frontage</i> into either a common lobby or into a single non-residential <i>use</i> for every two row-house façades at a minimum. <i>Corner lots</i> may have an additional entrance on the <i>side street frontage</i>.• All Mixed-use zones: non-residential <i>uses</i> are reserved for the ground floor, residential <i>uses</i> and non-residential <i>uses</i> are permitted on the upper floors, and a single entrance into a common lobby at the <i>primary street frontage</i> for every two row-house façades maximum. <i>Corner lots</i> may have an additional entrance on the <i>side street frontage</i>.
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<p>Building Height:</p> <ul style="list-style-type: none"> • Roof Height “A”: none • Stories “B”: 2’ minimum, 3’ maximum • Flat Roof Parapet Height “A”: 2’ minimum above roof • Roof Pitch Range: 6:12 or steeper • Ground Story Floor to floor height: 9’ minimum, no maximum • Upper Story Floor to floor height: 9’ minimum, 15’ maximum 	<p>Lot:</p> <ul style="list-style-type: none"> • Width per row house unit/façade: 25’ minimum / 35’ maximum • Impervious Surface coverage: 80% maximum • Vegetative Coverage (including but not limited to planters, potted plants and landscape areas): 5% minimum at ground level.
<p>Primary Use Building Setbacks:</p> <ul style="list-style-type: none"> • Primary Street “D”: 5’ minimum, 15’ maximum • Side Street “F”: 5’ minimum, 10’ maximum • Side “G”: 5’ minimum between Building groups (unless building code requirements are stricter) • Rear “H”: 10’ minimum (alley), 20’ minimum (no alley) 	

(3) Garages and Parking for single and two-family **zones**:

(A) Rear-loaded detached garages “I” are required in the **rear setback** for **lots** with **alley frontage**. 0’ minimum **setback** from **alley**, 4’ side yard / **side street setback** if detached. **Corner lots** with no **alley frontage** must load from the **side street**.

(B) For **lots** without **alley frontage**: detached garages shall be located behind the **primary use buildings** with access driveways between **building** groups from the **primary** and/or **side street frontages**.

(C) Detached Garage Height: 1 story

(4) Multi-family, non-residential or mixed-use **zone** required off-street parking shall be located behind the **primary use building** and shall utilize one of the following required parking options, as described in Appendix K-1-5: Garage, Tuck-Under Parking, Midblock Structure, Lined Structure, Integrated Structure, or Underground Structure. A surface lot may be used when the surface lot is: (a) located beside or behind the **primary use building** being served; (b) separated from a **public street** by a developed or developable **lot**; or, (c) intended as a temporary use for a period not to exceed five (5) years. If temporary, the **Administrative Officer** may grant extensions of such five (5) year period, as necessary, for good cause shown.

(5) General Design Criteria

- (A) The primary entrance to the **building** "I" shall be located on the **primary street frontage** and either under a covered porch or a 3' minimum recessed entrance. Stairs to a primary entrance shall maintain a minimum setback of 3'. **Corner lots** may use the **side street frontage** for the unit entrance.
- (B) Covered Porches shall be completely roofed: 5' deep minimum, width: 25% (minimum) of **primary street building** unit/façade width, porch height above grade: none, porch clear height 8' minimum, may encroach into the **primary street setback** within 2 feet of the **right-of-way line**.
- (C) Permitted Private Frontage Types: porch & fence, terrace or lightwell, forecourt, stoop (see Appendix K-1-4 for descriptions).
- (D) Ground Floor Transparency = 20% minimum for all **street frontage** façades.

(b) Apartment:

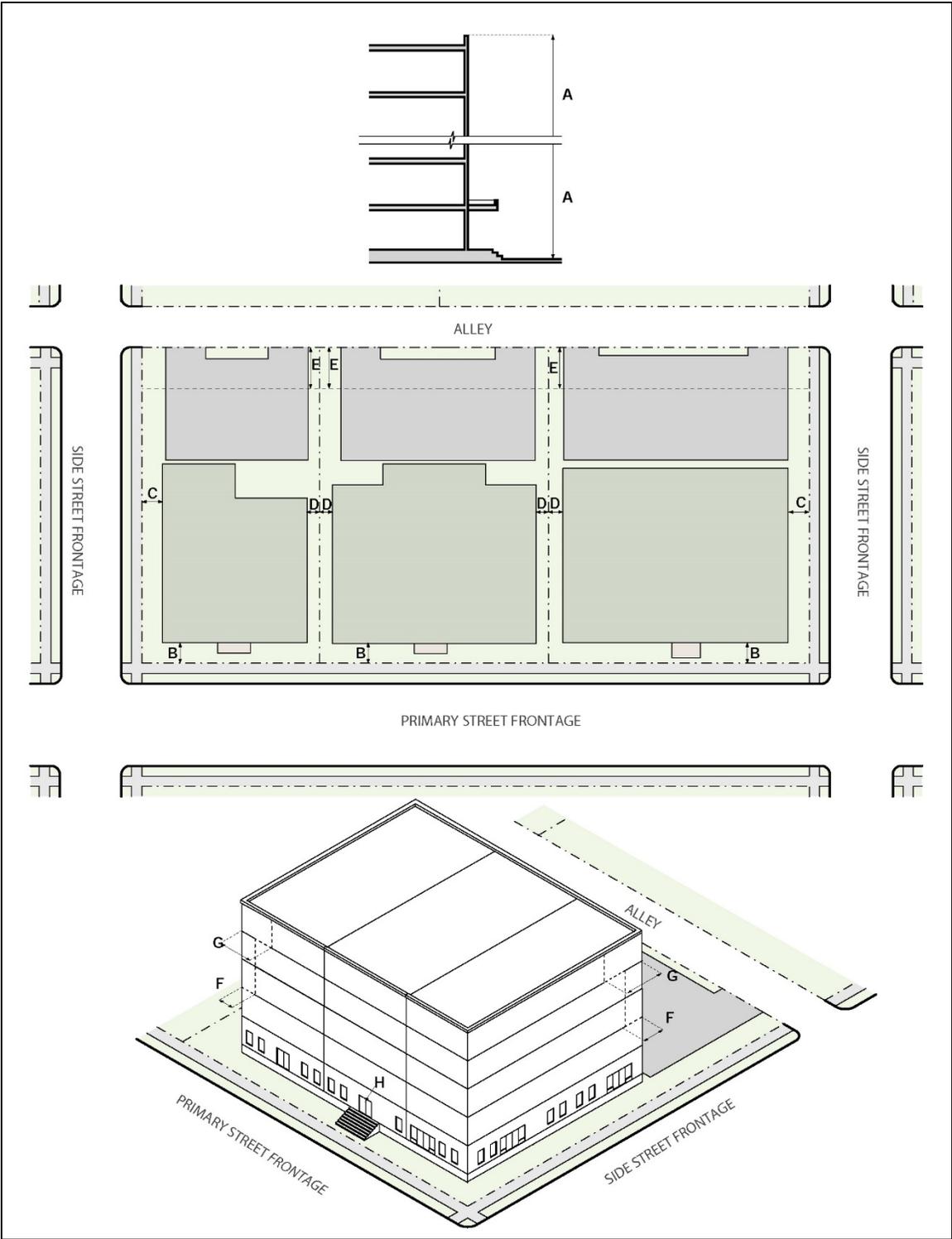
<p>Multi-family zones only:</p> <ul style="list-style-type: none"> • Building entrance "H" into a common lobby along the primary street frontage. Secondary lobby entrance on a side street or a single corner entrance also permitted on corner lots. 	<p>General Height Requirements:</p> <ul style="list-style-type: none"> • Roof Height "A": none • Roof Pitch Range: none • Flat Roof Parapet Height: 2' minimum • Ground story floor elevation above ground elevation: 2' minimum only when residential units are on the ground floor.
<p>Height</p> <ul style="list-style-type: none"> • Stories: 2' minimum, 6' maximum • Upper Story Stepbacks "G" & "F": none • Ground Story Floor to floor height: none • Upper Story Floor to floor height: 10' minimum, 16' maximum 	<p>Lot:</p> <ul style="list-style-type: none"> • Building width along primary street frontage per lot: up to 100%; provided that when said Building width is greater than 150', one of the following architectural details shall be provided: (1) change in Building façade depth; (2) change in Building materials; or, (3) a Building entrance. • Vegetative Coverage per lot: 0% • Impervious Surface coverage per lot: up to 100%
<p>Primary Use Building Setbacks:</p> <ul style="list-style-type: none"> • Primary Street "B": 0' minimum, 20' maximum • Side Street "C": 0' minimum, 20' maximum • Side "D": 0' minimum • Rear "E": 0' minimum (alley), 0' minimum (no alley) 	

- (1) Required off-street parking for the **primary use building** shall utilize one of the following required parking options, as described in Appendix K-1-5: Garage, Tuck-Under Parking, Midblock Structure, Lined Structure, Integrated Structure, or Underground Structure. A surface lot may be used when the surface lot is: (a) located beside or behind the **primary use building** being served; (b) separated from a **public street** by a developed or developable **lot**, or, (c) intended as a temporary use for a period not to exceed five (5) years. If temporary, the **Administrative Officer** may grant extensions of such five (5) year period, as necessary, for good cause shown.
- (2) General Design Criteria
 - (A) **Corner lot buildings** are encouraged to locate the entrance to the corner as part of an architecturally prominent focal point.
- (3) Permitted Private Frontage Types: terrace or lightwell, forecourt, stoop, shopfront (see Appendix K-1-4 for descriptions).
- (4) Ground Floor Transparency = 30% minimum for all street frontage façades.

(c) Commercial / Mixed-Use:

<p>Non-residential & Mixed-Use zones only:</p> <ul style="list-style-type: none"> • Multiple ground floor entrances permitted along primary and side street frontages to accommodate smaller tenants and lobby entrances for upper floors. • At a minimum, there shall be a single building entrance “H” on a primary street frontage. Corner lot buildings may utilize only one entrance to the building if that entrance is located at the corner of the building as part of an architecturally prominent focal point. • Residential and Non-residential uses permitted on all floors. 	<p>General Height Requirements:</p> <ul style="list-style-type: none"> • Roof Height “A”: none • Flat Roof Parapet Height: 2’ minimum • Ground story floor elevation above ground elevation: none
<p>Height:</p> <ul style="list-style-type: none"> • Maximum of: 8 stories north of State Street; 8 stories south of and on lots abutting State Street; 10 stories elsewhere in the Discovery Park District Form-Based Overlay (unless Airport Overlay requires less). • Upper Story Stepbacks “G” & “F”: none • Ground Story Floor to floor height: none • Upper story floor to floor height: 10’ minimum, 16’ maximum 	<p>Lot.</p> <ul style="list-style-type: none"> • Building width along primary street frontage per lot: up to 100%; provided that when said building width is greater than 300’, one of the following architectural details shall be provided: (1) change in building façade depth; (2) change in building materials; or, (3) a building entrance. • Vegetative coverage per lot: 0% • Impervious surface coverage per lot: up to 100%
<p>Primary Use Building setbacks</p> <ul style="list-style-type: none"> • Primary Street “B”: 0’ minimum, 20’ maximum • Side Street “C”: 0’ minimum, 20’ maximum • Side “D”: 0’ minimum • Rear “E”: 0’ minimum (alley), 0’ minimum (no alley) 	

- (1) Required off-street parking for the **primary use building** shall utilize one of the following required parking options found in Appendix K-1-5: Tuck-Under Parking, Mid-Block Structure, Lined Structure, or Underground Structure. A surface lot may be used when the surface lot is: (a) located beside or behind the **primary use building** being served; (b) separated from a **public street** by a developed or developable **lot**; or, (c) intended as a temporary use for a period not to exceed five (5) years. If temporary, the **Administrative Officer** may grant extensions of such five (5) year period, as necessary, for good cause shown.
- (2) Permitted Private Frontage Types: forecourt, stoop, shopfront, gallery, arcade (see Appendix K-1-4 for descriptions). Said Private Frontage Types may encroach into the public **right-of-way** subject to the approval of an encroachment agreement with the West Lafayette Board of Public Works and Safety.
- (3) Ground Floor Transparency = 40% minimum for all street frontage façades.



7-3-7 STREET REQUIREMENTS

All new **public streets** or **public street** segments within the Discovery Park District **Form Based Overlay** shall be developed in compliance with the applicable standards or requirements of the Thoroughfare Plan, Unified Subdivision Ordinance, and West Lafayette City Code, provided, however, where a street segment is being developed as an extension of a previously approved **public street**, the requirements applicable to the area from a street curb to the lot line for such extension, including but not limited to design criteria for sidewalks, trails, planters and street trees, shall be developed consistent with and as a continuation of the previously approved **public street** segment. The **Administrative Officer** may approve alternate requirements to any new, redeveloped/reconstructed or extension of a **public street** within the Discovery Park District **Form-Based Overlay**.

7-3-8 GENERAL PARKING REQUIREMENTS

- (a) Accessory use parking structures visible from **streets** shall be architecturally similar to the **primary use building** by using similar architectural elements, unless the parking structure is intended to be wrapped by or otherwise blocked from street view by a **primary use building**. The **use** of landscaping, including but not limited to trellises, greenscreens and other climbing plant materials may also contribute to this requirement.
- (b) Primary use parking structures shall use the permitted Façade, Storefront and Curtain Wall materials set forth in Section 7-3-5(c)(1), above. The use of landscaping, including but not limited to trellises, greenscreens and other climbing plant materials may also contribute to this requirement.
- (c) Minimum parking requirements are listed in the table below.
- (d) **Accessible** parking requirements remain unaltered by the requirements of this section. Within the limits of this restriction, the **APC** staff in consultation with the **Administrative Officer** can consider alternative placement of **building** entrances and other development standards to accommodate required accessible parking. The **Administrative Officer** may also approve on-street accessible parking to serve the requirement for a **building**.
- (e) Developers are encouraged to employ practical alternative parking design solutions for providing the required amount of parking while minimizing the impact on the site, including but not limited to tandem parking, compact parking spaces, and shared parking agreements. All alternatives are subject to the approval of **APC** staff in consultation with the **Administrative Officer**.

- (f) On-street parking abutting the street frontage of the **primary use building**, subject to the approval of the design by the **Administrative Officer**, shall count toward fulfilling the minimum off-street parking requirements for commercial / mixed use developments.
- (g) Dedicated off-site parking located within 1,300 feet of the **primary use building** served shall count toward fulfilling the minimum off-street parking requirements.

7-3-9 PARKING & LOADING

- (a) Auto **parking spaces**, drive-in or drive-thru services, **maneuvering spaces**, and **maneuvering aisles** within the Discovery Park District **Form-Based Overlay** shall be paved or otherwise hard surfaced with an alternative surface as provided for by 4-6-15(a). Provided, such drive-in or drive-thru services, shall not be located south of State Street and any drive-in or drive-thru services located north of State Street shall be screened from view from State Street by an intervening lot, building, landscaping, screen wall, or other method approved by the **Administrative Officer**.
- (b) Required off-street parking within the Discovery Park District **Form-Based Overlay** shall conform to the following schedule. Required parking for **uses** not specifically mentioned in the chart below shall be determined by the **Administrative Officer**. Bicycle parking shall conform to UZO standards unless waived or reduced by the **Administrative Officer**.
- (c) Properties developing under the Discovery Park District **Form-Based Overlay** provisions shall abide by existing UZO parking requirements, unless a standard that permits less minimum parking is available in the following schedule:

USE TYPE	MINIMUM PARKING REQUIREMENT
RESIDENTIAL USES	
All Residential Use Types	0.70 spaces per Unit
NON-RESIDENTIAL USES	
Retail	1 space per 1,000 sq. ft. of GFA
Office/Research	2.5 spaces per 1,000 sq. ft. of GFA
Service/Manufacturing	1 Space per 500 sq. ft. of GFA
Restaurant	1 Space per 1,000 sq. ft. of GFA
LODGING / BED & BREAKFASTS	0.75 Spaces per room
PUBLIC UTILITIES (per Section 3-2-6)	1 Space per 1,000 sq. ft. of GFA
OTHER USES NOT SPECIFIED ABOVE	As determined by the Administrative Officer but no lower than 50% of what would be required per Section 3-2 and 4-6-3

(d) Parking Reductions for Mixed Uses.

Those developments that include a combination of multiple land use categories may reduce the overall supply of parking based on the following ratios:

<u>Use Combinations</u>	<u>Required Parking</u>
Residential and Office	25% reduction of combined total
Residential and Retail	10% reduction of combined total
Office and Retail	25% reduction of combined total
Lodging and Residential	10% reduction of combined total
Lodging and Office	20% reduction of combined total
Lodging and Retail	10% reduction of combined total

The **Administrative Officer** may approve additional parking reductions to those noted above based upon the findings of a parking study analysis of existing parking use patterns and unused supply.

(e) Parking Reductions for uses with a Purdue University parking agreement.

The minimum required parking for uses operating under a parking agreement with Purdue University, wherein parking for the uses is located off-site at locations under the control of Purdue University, shall be reduced by the Administrative Officer to the extent that alternative parking is provided.

(f) Loading.

Loading berths shall conform to UZO standards, provided, however, the **Administrative Officer** may reduce the number of required on-site **loading berths** by the amount of designated **street** or **alley** loading zones located within 250' of the development which have been approved by the West Lafayette Board of Public Works and Safety.

7-3-10 PERMITTED SIGNAGE

(a) The following on premise **signage** shall be permitted in all non-residential and mixed-use **zones** in the Discovery Park District Form-Based Overlay as described below except within planned development **zones**:

- (1) **Freestanding Signs**
- (2) **Building Signs**
- (3) **Event Oriented**

(b) **Signage** in residential **zones** shall follow the requirements of Section 4-8.

(c) Permitted **Freestanding Signs** (all others not listed are prohibited)

(1) Purdue University related **Gateway Signs**: Purdue University related **Gateway Signs** shall not exceed twenty-five (25) feet in height, thirty (30) feet in width, or one-hundred (100) square feet in area. Lettering on the signage shall not exceed three (3) feet in height. Purdue University related **Gateway Signs** and may be located at various main entry points into the Discovery Park District **Form-Based Overlay** and may be located either on private property or in the public **right-of-way**. If located on private property, the **Gateway Sign** shall be setback from the property line the same distance as the height of the **sign**. If located in the public right-of-way, the **Gateway Sign** location shall be subject to the approval of an encroachment agreement with the West Lafayette Board of Public Works and Safety and, where applicable, the ownership of State Street. In the event of conflict between these **Gateway Sign** provisions and the provisions of the UZO Sign Regulations, this section shall control.

(2) **Monument Signs**: As defined shall not encroach into a public **right-of-way**. Each **building** may have one (1) freestanding monument **sign** per **street** and shall be setback from the property line the same distance as the height of the **sign**.

- (d) Permitted **Building Signs** (all others not listed are prohibited)
- (1) Project / Major Tenant **Signs**: Each **building** may have two (2) **signs** located on each of the **building's** longest façades and one (1) **sign** located on each of the **building's** remaining shorter façades. Each **sign** shall not exceed forty-eight (48) inches in height or fifty (50) square feet in area.
 - (2) Entrance Signs: Each ground floor entrance into a main common area or lobby of a **building** may have one (1) **sign** located above each ground floor entrance to the **building**. Each **building** entrance **sign** shall not exceed thirty-six (36) inches in height of forty (40) square feet in area.
 - (3) Wall **Signs**: Each ground floor **use** entrance into a **building** may have one (1) **sign** located above each ground floor entrance to the **building**. Each wall **sign** shall not exceed thirty (30) inches in height, and the width shall not exceed the lesser of 75% of the **use's** storefront length or twenty-four (24) square feet.
 - (4) Blade **Projecting Signs**: Each **building** may contain one (1) blade **projecting sign** per individual **use**. Blade **projecting signs** shall be located along the façade of the **use** space, may be wall or soffit-mounted, and shall hang perpendicular to the **building** façade. Each blade **projecting sign** shall not exceed six (6) square feet in area and shall not project more than four (4) feet from the **building** façade. Blade **projecting signs** may encroach over the **right-of-way** if the owner presents the **Administrative Officer** with a signed statement accepting liability for any damages caused by the sign and receives approval from the City of West Lafayette Board of Public Works and Safety.
 - (5) Project / Major Tenant and Garage Blade **Projecting Signs**: Each **building** or garage may include one (1) blade **projecting sign** located near each of the corners of the **building** or garage. Each blade **projecting sign** shall not exceed thirty-six (36) inches in width or sixty (60) square feet in area. Blade **projecting signs** may encroach over the **right-of-way** if the owner presents the **Administrative Officer** with a signed statement accepting liability for any damages caused by the **sign** and receives approval from the City of West Lafayette Board of Public Works and Safety.

- (6) Garage Entrance **Signs**: Each **building** which includes a parking garage may include up to one (1) **sign** located above each vehicular entrance **canopy** to a parking garage. Each garage entrance **sign** shall not exceed thirty-six (36) inches in height or forty-five (45) square feet in area.
 - (7) Garage **Banners**: Each garage may include up to five (5) **banners** on each face of the garage **building**. Garage **Banners** shall be limited to text or images related to Purdue University. Each **banner** shall not be less than ten (10) feet above grade, not closer than five (5) feet to a **building** corner or the **building** parapet. Garage **Banners** shall not be subject to the limitations typically applicable to **banners** or **event oriented signs**.
- (e) Permitted Miscellaneous **Signs**
- (1) Directional, Wayfinding, and Informational **Signs**: Each **lot** may include free standing directional, wayfinding and informational **signs** in multiple locations as necessary. Each directional, wayfinding and informational **sign** shall not exceed six (6) feet in height or eighteen (18) square feet total.
 - (2) Miscellaneous **Signs**: Wall-mounted menu **signs**: shall not exceed two (2) feet by three (3) feet or six (6) square feet total.
 - (3) Window **Signs**: All window **signs**, including temporary window **signs**, shall be limited to 25% of the area of the window.
 - (4) **Event Oriented Signs**: Permitted in all **zones** per Section 4-8.

7-3-11 PROHIBITED SIGNAGE

- (a) The following **signage** prohibitions shall apply:
- (1) **Animated Sign**
 - (2) **Changeable Copy Sign**
 - (3) **Marquee Sign**
 - (4) **Signs** with moving or flashing lights
 - (5) "Sandwich Board" **Sign**
 - (6) Neon **Sign**
 - (7) **Outdoor Advertising Sign** (billboards)

This ordinance shall be in full force and effect from and after its passage.