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**UNIFIED ZONING ORDINANCE Amendment 98**

**Discovery Park District Form-based Overlay  
with other amendments**

**STAFF REPORT  
October 15, 2020**

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# Unified Zoning Ordinance Amendment 98 DISCOVERY PARK DISTRICT FORM-BASED OVERLAY

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## **BACKGROUND:**

In 2018 the Area Plan Commission West Lafayette City Council adopted the *US 231 Corridor Plan* as an amendment to the *Comprehensive Plan*. In both its implementation strategies and future land use plan, the *Plan* contemplated a unique treatment to the future zoning of the Discovery Park District. Among these policy strategies was to explore the creating of a Form-Based Overlay to better assist in the implementation of the future land use plan.

Beginning well over a year ago, staff began a series of discussions with the Purdue Research Foundation that gradually led to a two-prong strategy for fulfilling the goals of both PRF and the *US 231 Corridor Plan*. The first step was to identify a conventional zone that could capture the vast majority of uses PRF is anticipating coming into Discovery Park District. The second step was to create a new sub-section to Chapter 7 of the UZO, Form-Based Overlays, to establish development ground-rules for what new construction would look like. The CBW (Central Business, West Lafayette) zone was chosen as the underlying zone to switch to and the following amendment to Chapter 7 contains the Discovery Park District Form-Based Overlay. Additionally, some changes to the definitions chapter and use table and completing some unrelated City of Lafayette requests concerning the CB zone and a redundant use definition have been included.

After numerous meetings with PRF and a thorough review and endorsement by the Ordinance Committee, staff is excited to see these changes implemented as the Discovery Park District's development unfolds.

## **PROPOSAL**

**Section 1** provides additions to Chapter 1 Definitions for new commercial uses and signage that are more urban in scale, along with a deletion (as requested by the City of Lafayette) of the redundant definition of "Community Gardens".

**Section 2** amends the CB zone's intent, making it clear that the zone is exclusive to the City of Lafayette.

**Section 3** amends the use table and footnotes to assign the new commercial uses outlined in Section 1 to specific zones, provide a mixed-use option for the OR (office research) zone, and provide limitations for certain uses in the CBW zone.

**Section 4** removes a reference to "Community Gardens" in Chapter 7 in order to be consistent with the removal of the definition in Section 1.

**Section 5** creates a new sub-section in Chapter 7 establishing development requirements for the Discovery Park District Form-Based Overlay.

## **RECOMMENDATION:**

Approval

**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***

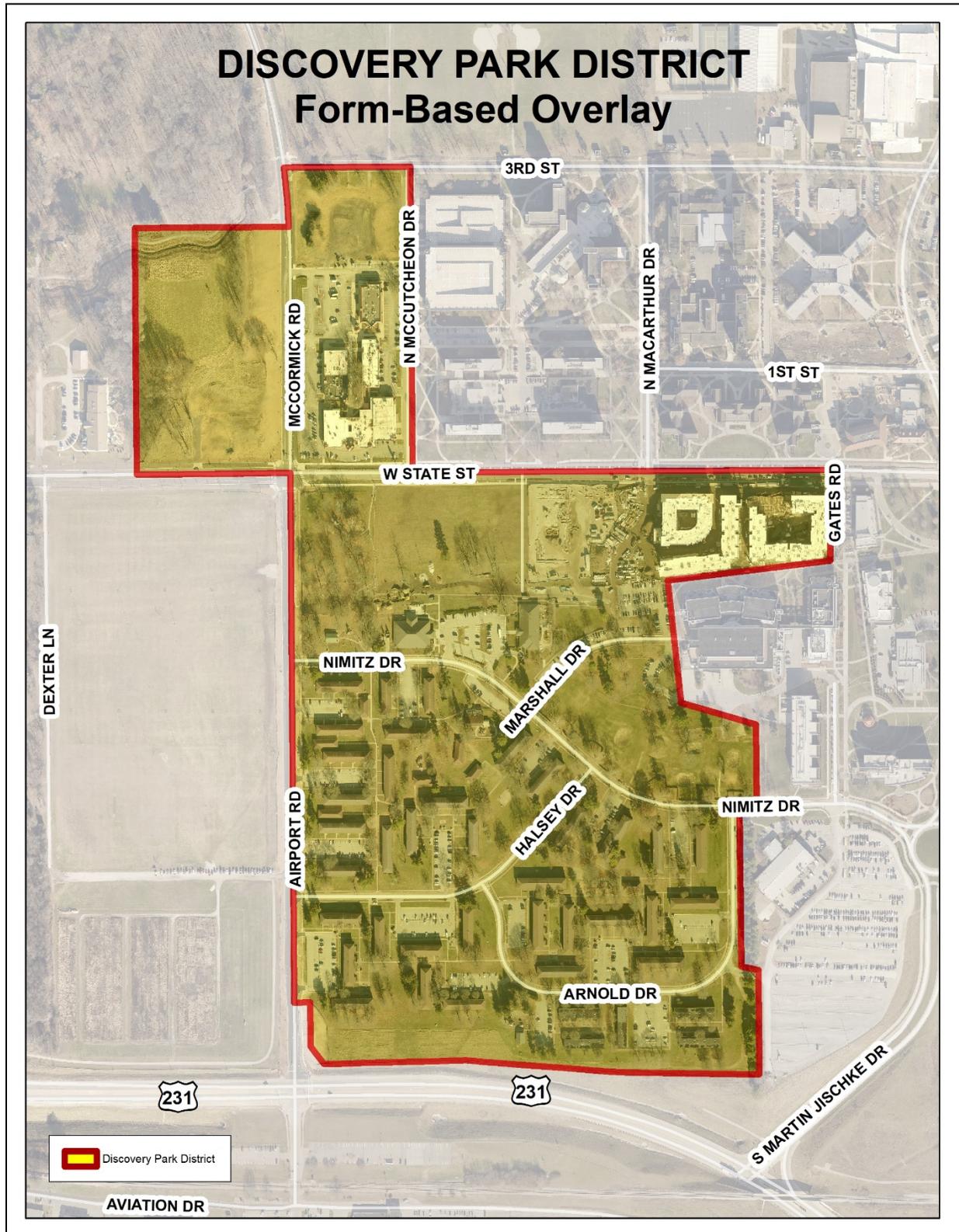
#### **7-3-1 PURPOSE AND INTENT**

- (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"> <li>• 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)</li> <li>• Glass (transparent, translucent, fritted, lightly tinted)</li> <li>• Storefront or curtain wall glazing system</li> <li>• Metal (metal composite material, zinc, steel, copper)</li> <li>• 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</li> </ul>	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,
<b>Building</b> Openings	<p><u>Windows:</u></p> <ul style="list-style-type: none"> <li>• Transparent glass or glass with low reflectivity</li> <li>• The frame should be recessed or projected from the wall plane consistent with the architecture of the <b>building</b></li> <li>• Operable windows may be single hung, casement, sliding or double-hung</li> </ul> <p><u>Doors:</u></p> <ul style="list-style-type: none"> <li>• External door shall be framed with wood, aluminum or anodized aluminum as appropriated by use</li> <li>• Unless elsewhere controlled in this chapter, windows and doors may be recessed or projected from a <b>structure</b> to create definition or a usable patio/balcony</li> </ul>	

	<ul style="list-style-type: none"> <li>• Except for the ground-floor, non-residential portion of a <b>building</b>, doors and windows on a front <b>building</b> façade shall be vertically oriented (i.e., the vertical dimension is greater than the horizontal dimension) and vertically aligned between floors</li> <li>• The ground floor of <b>buildings</b> requiring first floor non-residential uses shall be transparent storefronts consisting of a minimum of 40% glass on a <b>street frontage</b> façade. Such windows shall not be obstructed by interior walls. Window signage shall not obstruct more than 25% of the window area</li> </ul> <p><u>Commercial Storefronts</u></p> <ul style="list-style-type: none"> <li>• Folding, roll-up, or similarly operable storefronts are permitted</li> </ul>	
<p>Awnings &amp; <b>Canopies</b></p>	<p><u>Awnings:</u></p> <ul style="list-style-type: none"> <li>• Materials must be durable and resistant to fading (canvas awnings and metal or glass for canopies)</li> <li>• Awnings are permitted for retail storefronts only and shall not exceed the width of the storefront</li> <li>• Fixed and retractable awnings are permitted</li> <li>• Awnings shall be a minimum of 9' above sidewalk</li> </ul> <p><u>Canopies</u></p> <ul style="list-style-type: none"> <li>• <b>Canopies</b> shall be designed to be an extension of the <b>building</b> and as an integral part of the architectural design of the façade may be continuous across the <b>building</b></li> <li>• Fixed and retractable <b>canopies</b> are permitted and shall be a permanent <b>structure</b> that is fixed and/or anchored to the <b>building</b>.</li> <li>• <b>Canopies</b> shall be a minimum of 9' above the sidewalk</li> </ul>	
<p>Louvers, Screens &amp; Shading Devices</p>	<ul style="list-style-type: none"> <li>• Louvers and screens may be applied on a <b>building</b> façade as shading devices, as façade articulation, or to conceal mechanical vents or equipment</li> <li>• Fixed or adjustable (rotating, sliding or tilting) Louvers and shade devices are permitted</li> </ul>	

Balconies	<ul style="list-style-type: none"> <li>Balconies shall be projecting or recessed a minimum of 24" from the <b>building</b> mass and should seamlessly connect and integrate with façade design</li> <li>Structural supports, fascia, and soffits may be concrete, metal or wood</li> </ul>	
Roof	<ul style="list-style-type: none"> <li>Flat roofs shall have parapet walls and coping on all sides</li> <li>Flat roofs shall be: a light or white membrane with light colored pavers; an aggregate ballast; or, a vegetated green roof</li> <li>Slope roofs shall be neutral-colored</li> <li>Wood shingles, standing seam metal, slate, clay tile, asphalt shingles, a combination of similar material or a flat roof</li> <li>Standing seam metal roofing is allowed</li> </ul>	For pitched-roof conditions only: Concrete tile, bitumen, plastic and exposed fiberglass, PVC
Utilities, Equipment & Penthouses	<ul style="list-style-type: none"> <li>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 <b>public street right-of-way</b></li> <li>Step-backs, roof forms, tower elements, screens and scrim walls may be used to shield or conceal rooftop utilities and equipment</li> </ul>	
Architectural Lighting	<ul style="list-style-type: none"> <li>Wall washes and up lighting shall be prohibited</li> <li>Building lighting fixtures shall be Dark Sky compliant and limit light pollution</li> </ul>	
Service & Loading Screening	<ul style="list-style-type: none"> <li><b>Loading berths</b>, trash enclosures, and services entries shall be located in the interior of blocks, at the rear or sides of <b>buildings</b>, and shall be screened from <b>public streets</b> by 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.</li> <li>Trash collection shall occur away from the public realm along rear or side <b>alleys</b>, in service courts, or in enclosed trash enclosures or rooms</li> <li>Trash rooms in <b>buildings</b> shall have floor drains to capture any liquid waste leaking from dumpsters.</li> </ul>	

(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*

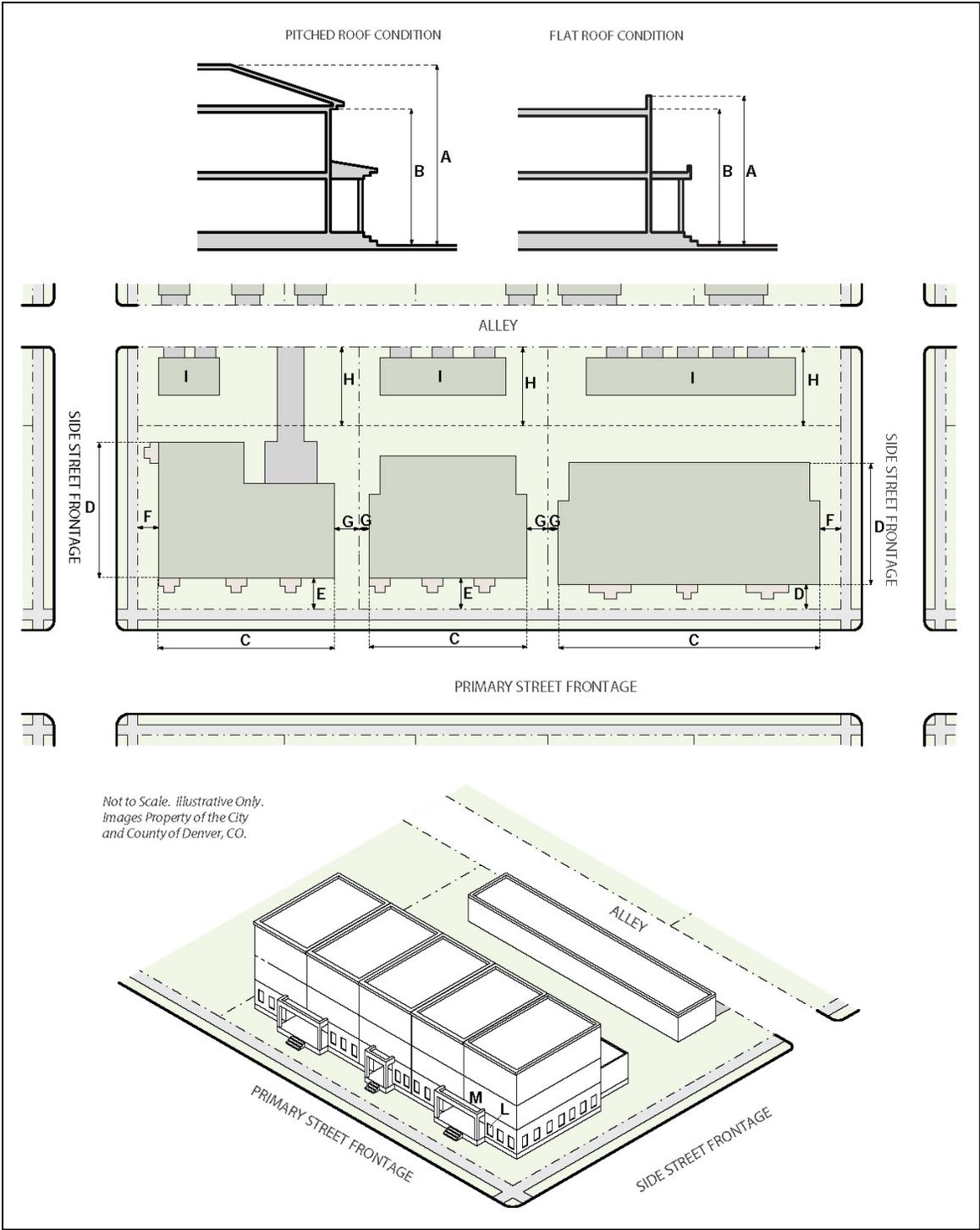
(Note: Capital letters in quotation marks refers to *building type* illustrations and corresponding labels found per *building type* illustration in this section.)

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

(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:

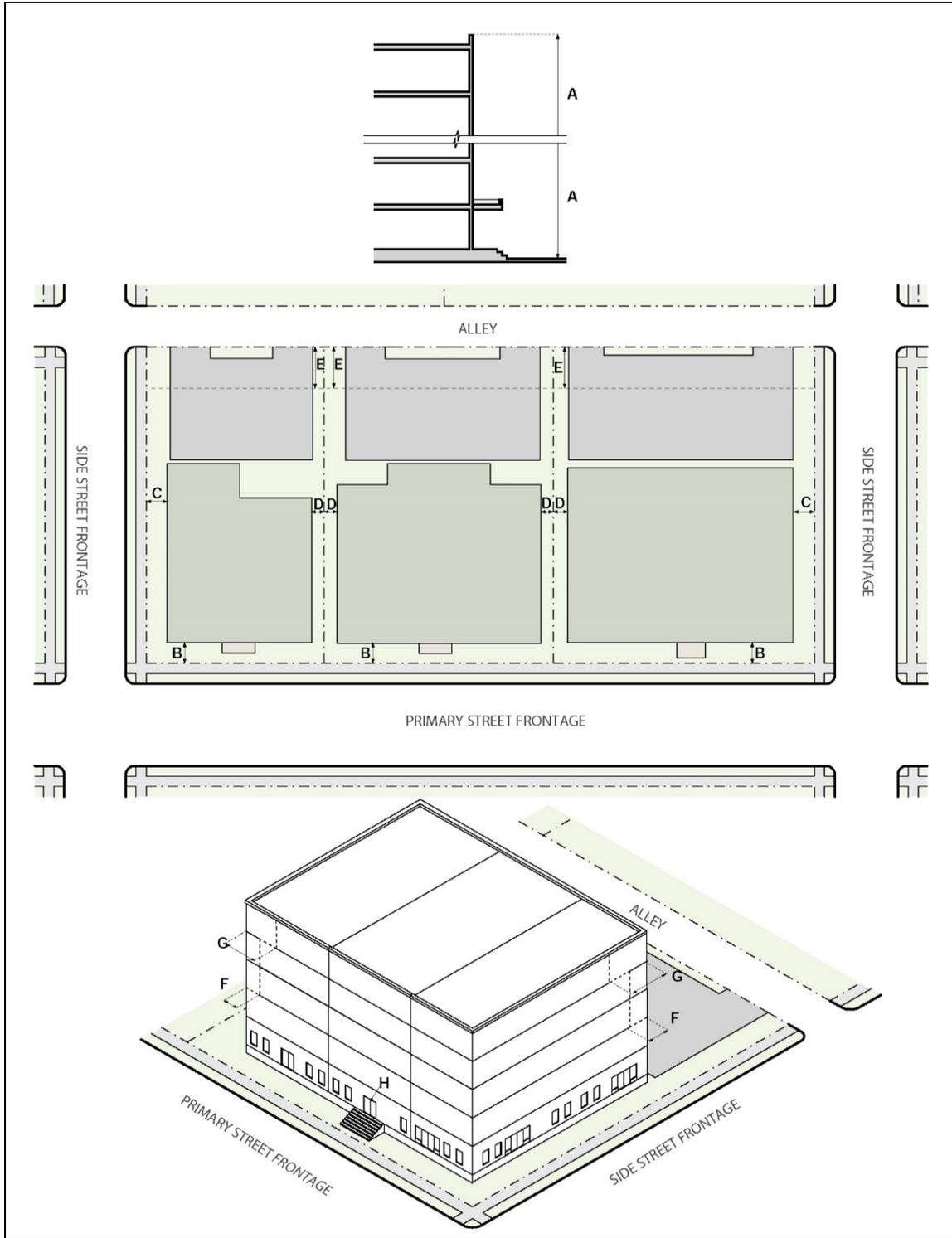
<p>Multi-family <b>zones</b> only:</p> <ul style="list-style-type: none"> <li>• <b>Building</b> entrance “H” into a common lobby along the <b>primary street frontage</b>. Secondary lobby entrance on a <b>side street</b> or a single corner entrance also permitted on <b>corner lots</b>.</li> </ul>	<p>General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

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

- (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
<b>RESIDENTIAL USES</b>	
All Residential Use Types	0.70 spaces per Unit
<b>NON-RESIDENTIAL USES</b>	
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
<b>LODGING / BED &amp; BREAKFASTS</b>	0.75 Spaces per room
<b>PUBLIC UTILITIES (per Section 3-2-6)</b>	1 Space per 1,000 sq. ft. of GFA
<b>OTHER USES NOT SPECIFIED ABOVE</b>	As determined by the <b>Administrative Officer</b> 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.