

Year

2015

IKEA FISHERS PUD

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City of Fishers  
Planned Development  
Ordinance  
No. 111615A

# IKEA FISHERS PUD

## 1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
<p><b>Ordinance No. 111615A</b> (this Ordinance") <b>Adopted:</b> _____</p> <p>The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 090605A, as amended, and the OFFICIAL ZONING MAP, CITY OF FISHERS, INDIANA, dated October 16, 2006, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:</p> <p>The zoning classification of the real estate legally described in Section 1.08 of this Ordinance (the "Real Estate"), is hereby designated as a <b>Planned Unit Development - Commercial District (PUD-C)</b>, and that said PUD-C zoning district shall hereafter be known as the <b>"IKEA Fishers PUD."</b></p> <p>Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All previous PUD Ordinances, and amendments thereto, applicable to the Real Estate are hereby repealed.</p>	<p>The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.</p>	<p>All uses described in the <b>C3</b> <i>Commercial District</i>.</p>

# IKEA FISHERS PUD

## 1.02 Applicability

- A. The standards of the UDO applicable to the **C3** *Commercial District* shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Article" cross-references of this Ordinance shall hereafter refer to the *Article* section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. Pursuant to *Article 4.02(F): Amendments to the Unified Development Ordinance*, an amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Article 1.10: Basic Provisions: Transition Rules* also shall apply to amendments.

## 1.03 Concept Plan

- A. The Concept Plan is hereby incorporated. The Real Estate's development plan may vary from the Concept Plan; however, per *Article 9.17(A)(2)(a): Planned Unit Development District; General; Purpose & Intent*, the Concept Plan provides the Plan Commission and City Council with a general vision for the development of the Real Estate.

*Concept Plan Exhibit*



# IKEA FISHERS PUD

## 1.04 Development Standards

- A. Cross References: The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance.
- B. General Regulations: *Article 2.28: C3 Commercial District Development Standards* shall apply.
- C. Accessory Structure Standards (AS): shall apply, except as modified below:
  - (1) Article 5.04 AS-01: Accessory Structures; General; (D)(3): *Trash Receptacle Enclosures; Design* shall not apply. Instead, the following shall apply:
    - (i) Enclosures shall be constructed of chain-link fencing with privacy slats.
- D. Architectural Design Standards (AD): shall apply, except as modified below:
  - (1) The Illustrative Architectural Exhibit, as shown below, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of all new buildings constructed on the Real Estate. The final building design may vary from the Illustrative Architectural Exhibit; however, buildings shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.

### *Illustrative Architectural Exhibit*



FRONT/SOUTH ELEVATION



LEFT SIDE/WEST ELEVATION



REAR/NORTH ELEVATION



RIGHT SIDE/EAST ELEVATION



# IKEA FISHERS PUD

- (2) Article 5.15 AD-03: Architectural Design; Commercial; (A)(2): *Facade; Exterior Materials* shall apply, except as modified below:
    - (i) Vinyl siding shall be prohibited.
  - (3) Article 5.15 AD-03: Architectural Design; Commercial; (A)(4): *Facade; Wall Planes* shall not apply.
  - (4) Article 5.15 AD-03: Architectural Design; Commercial; (A)(7): *Facade; Colors* shall not apply.
  - (5) Article 5.15 AD-03: Architectural Design; Commercial; (D)(6): *Roof; Flat Roofs* shall not apply.
  - (6) Article 5.15 AD-03: Architectural Design; Commercial; (D)(7): *Roof; Variation in Roofline* shall not apply.
  - (7) Article 5.15 AD-03: Architectural Design; Commercial; (E)(3)(a): *Mechanical and Utility Equipment Screening; Screening; Ground-mounted* shall not apply. Instead, the following shall apply:
    - (i) Mechanicals shall be screened by chain-link fencing with privacy slats.
  - (8) Article 5.15 AD-03: Architectural Design; Commercial; (E)(3)(c): *Mechanical and Utility Equipment Screening; Screening; Roof-mounted* shall not apply. Instead, the following shall apply:
    - (i) All mechanicals shall be located and screened to minimize visibility from the Real Estate's property line and adjacent Rights-of-Way at the grade of the site.
  - (9) Article 5.15 AD-03: Architectural Design; Commercial; (G): *Signature Feature* shall apply, except as modified below:
    - (i) The flags, as shown illustratively below, shall qualify as the signature feature.
- E. Density & Intensity Standards (DI): shall apply.
- F. Entrance & Driveway Standards (ED): shall not apply.
- G. Environmental Standards (EN): shall apply.
- H. Fence & Wall Standards (FW): shall apply, except as modified below:
- (1) Article 5.30 FW-01: Fence and Wall; General; (B): *Front Yard* shall apply, as modified below:
    - (i) Fences and walls shall not exceed eight (8) feet in height within the established front yard or secondary front yard.
  - (2) Article 5.33 FW-04: Fence and Wall; Commercial; (D): *Trash Receptacle Screening* shall apply, as modified below:
    - (i) Chain-link fencing with privacy slats shall also be permitted.
- I. Floodplain Standards (FP): shall apply.
- J. Floor Area Standards (FA): shall apply.
- K. Height Standards (HT): shall apply.
- L. Home Occupation Standards (HO): shall apply.
- M. Landscaping Standards (LA): shall not apply. Instead, the following shall apply:
- (i) At least one tree per one hundred eighty (180) square feet of island or peninsula shall be planted within an island or peninsula or elsewhere on the Real Estate.
  - (ii) Two hundred and eleven (211) trees shall be planted on-site as shown generally on the Landscape Plan, attached hereto as Exhibit A.
  - (iii) An amount equal to the cost of eighty (80) trees shall be paid to the City at the time of issuance of the building permit.
- N. Lighting Standards (LT): shall apply, except as modified below:
- (1) Article 5.47 LT-01: Lighting Standards; General; (A): *Uniformity* shall not apply.
  - (2) Article 5.49 LT-03: Lighting Standards; Multi-family, Commercial, and Industrial; (A): *Maximum Luminaire Elevation* shall not apply. Instead, the following shall apply:
    - (i) Parking lot lights shall not exceed forty (40) feet in height.

**Signature Feature Exhibit**



## IKEA FISHERS PUD

- O. Loading Standards (LD): shall apply, except as modified below:
- (1) Article 5.52 LD-01: Loading Standards; Commercial and Industrial; (D)(2): *Location and Setback* shall apply as modified below:
    - (i) No open loading berth shall be located in a minimum required front yard.
  - (2) Article 5.52 LD-01: Loading Standards; Commercial and Industrial; (E)(2): *Screening; Adjacent to a Right-of-way* shall not apply to loading dock shelters.
- P. Lot Standards (LO): shall apply.
- Q. Outdoor Storage Standards (OS): shall apply.
- R. Parking Standards (PK): shall apply, except as modified below:
- (1) Article 5.64 PK-01: Parking Standards; General; (E)(1): *Parking Space Dimensions; Minimum Area* shall not apply. Instead, the following shall apply:
    - (i) Each parking space shall be a minimum of one hundred sixty-two (162) square feet in area.
  - (2) Article 5.64 PK-01: Parking Standards; General; (L)(3): *Number of Parking Spaces Required; Excessive Parking* shall not apply.
- S. Pedestrian Accessibility Standards (PA): shall apply, except as modified below:
- (1) Article 5.74 PA-02: Pedestrian Accessibility; Commercial; (C): *Sidewalks Adjacent to the Building* shall apply, except as modified below:
    - (i) Planting beds shall not be required.
- T. Performance Standards (PF): shall apply.
- U. Permanent Outdoor Display Area Standards (PD): shall apply.
- V. Property Identification Standards (PI): shall apply.
- W. Public Art Standards (PT): shall apply.
- X. Public Improvement Standards (PV): shall apply.
- Y. Setback Standards (SB): shall apply.
- Z. Sewer & Water Standards (SW): shall apply.
- AA. Sexually Oriented Business Standards (SX): shall apply.
- BB. Sign Standards (SG): shall not apply. Instead, the sign types graphically depicted on the Sign Exhibit, attached hereto as Exhibit B, shall be permitted as follows:
- (1) Navigation Sign:
    - (i) One ground mounted sign directed toward I-69 shall be permitted as follows:
      - (a) Maximum Height: one hundred eight feet (108')
      - (b) Number of Internally Illuminated Sign Panels: Three (3)
      - (c) Maximum Sign Area: Five hundred seventy-five (575) square feet per panel
  - (2) Entrance Sign:
    - (I) One double-faced, externally illuminated sign at each entrance on USA Parkway shall be permitted as follows:
      - (a) Maximum Height: Thirteen and one-half feet (13.5')
      - (b) Maximum Sign Area: One hundred (100) square feet for each face.
  - (3) Internal Parking Area Sign:
    - (I) Double-faced externally illuminated signs shall be permitted as follows:
      - (a) Maximum Height: Twelve feet (12')
      - (b) Maximum Individual Sign Area: One hundred seventy-five (175) square feet per face.
      - (c) Maximum Total Sign Area: One thousand five hundred (1,500) square feet.
  - (4) Wall Sign:
    - (i) Maximum Sign Area: Twenty (20) percent of the area of each building façade.
    - (ii) Illumination: All signs shall have either:
      - (a) External illumination;
      - (b) Reverse (backlit) channel illumination;
      - (c) Internal illumination;
      - (d) Suspended illuminated light box.

# IKEA FISHERS PUD

- (5) Private Traffic Directional Sign:
  - (i) Maximum Height: Eight feet (8')
  - (ii) Maximum Individual Sign Area: Twelve (12) square feet per face.
  - (iii) Maximum Total Sign Area: Five hundred (500) square feet.
- (6) Flags:
  - (i) Maximum Height: Forty feet (40')
  - (ii) Maximum Flag Area: One hundred twenty (120) square feet;
  - (iii) Maximum Number of Flags: Twenty-five (25) flags
  - (iv) Maximum Number of Flags Installed in a Group: Eight (8) flags
- CC. Structure Quantity Standards (SQ): shall apply.
- DD. Telecommunication Facilities Standards (TC): shall apply.
- EE. Temporary Use/Structure Standards (TU): shall apply.
- FF. Use-specific Standards (US): shall apply.
- GG. Vision Clearance Standards (VC): shall apply.

## 1.05 Design Standards

- A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:
- B. Access Road Standards (AC): shall apply.
- C. Alley Standards (AL): shall apply.
- D. Anti-monotony Standards (AM): shall apply.
- E. Common Area Standards (CA): shall apply.
- F. Covenant Standards (CE): shall apply.
- G. Dedication of Public Improvement Standards (DD): shall apply.
- H. Density and Intensity Standards (DE): shall apply.
- I. Development Name Standards (DN): shall apply.
- J. Easement Standards (EA): shall apply.
- K. Erosion Control Standards (EC): shall apply.
- L. Floodplain Standards (FL): shall apply.
- M. Lot Establishment Standards (LT): shall apply.
- N. Mixed Use Development Standards (MU): shall apply.
- O. Monument & Marker Standards (MM): shall apply.
- P. On-street Parking Standards (OG): shall apply.
- Q. Open Space Standards (OP): shall apply. In addition, any unimproved areas of the Real Estate shall qualify as open space as permitted per *Article 7.25 (C)(6) OP-01: Open Space Standards; Residential; Site Features that Qualify as Open Space; City Council-approved Open Space*.
- R. Pedestrian Network Standards (PN): shall apply.
- S. Perimeter Landscaping Standards (PL): shall apply.
- T. Prerequisite Standards (PQ): shall apply.
- U. Storm Water Standards (SM): shall apply.
- V. Street & Right-of-way Standards (SR): shall apply.
- W. Street Lighting Standards (SL): shall apply.
- X. Street Name Standards (SN): shall apply.
- Y. Street Sign Standards (SS): shall apply.
- Z. Surety Standards (SY): shall apply.
- AA. Utility Standards (UT): shall apply.

## 1.06 Procedures

- A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Development* shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
- B. The Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for review pursuant to *Article 9.20 Planned Unit Development; Final Development Plan*.
- C. The Committee shall have discretion and flexibility to consider and approve modifications pertaining to architecture, signage, and landscaping design standards established or referenced by this Ordinance if the Committee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.



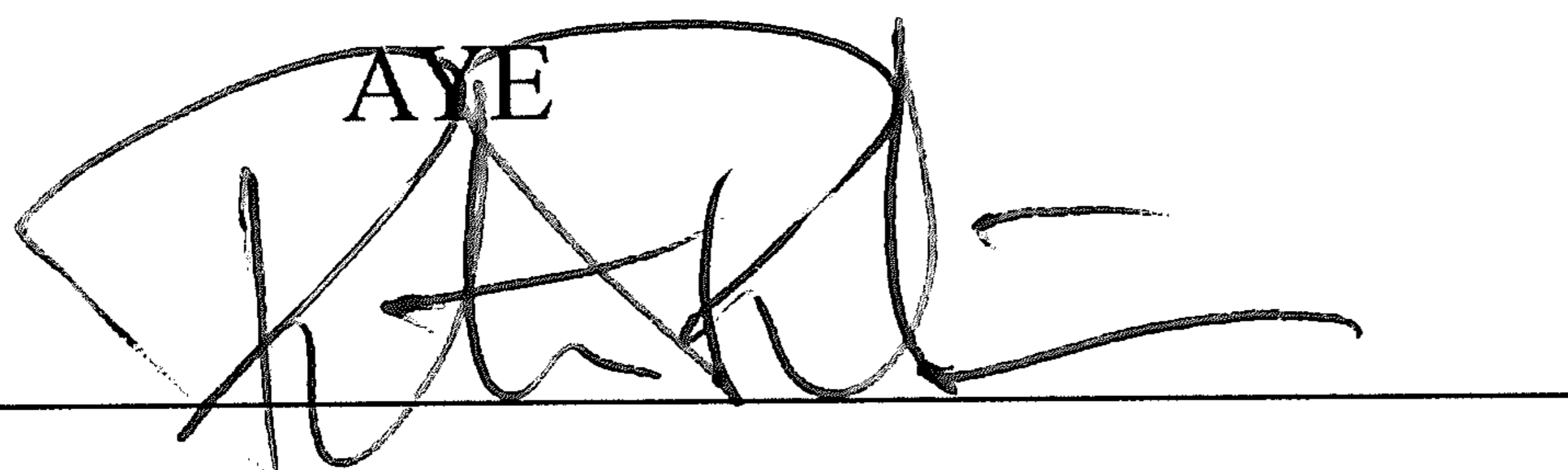
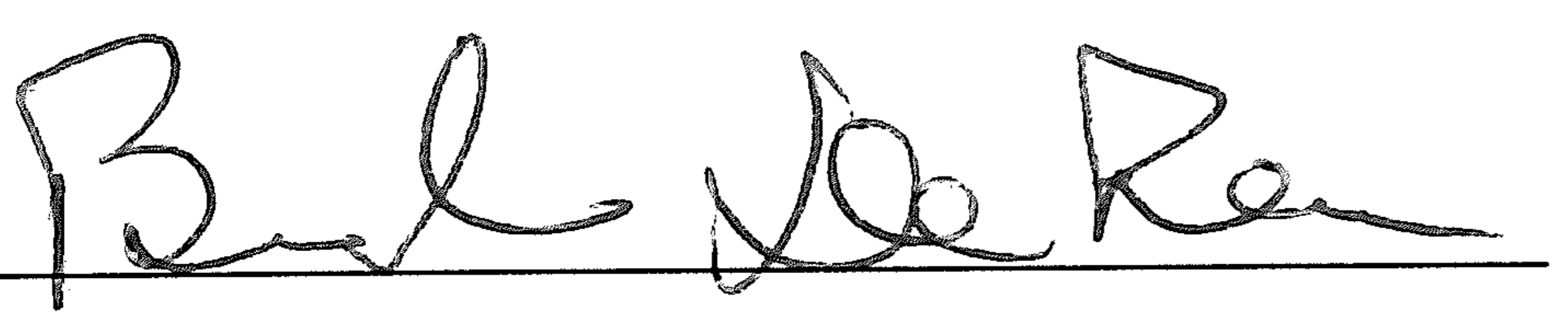
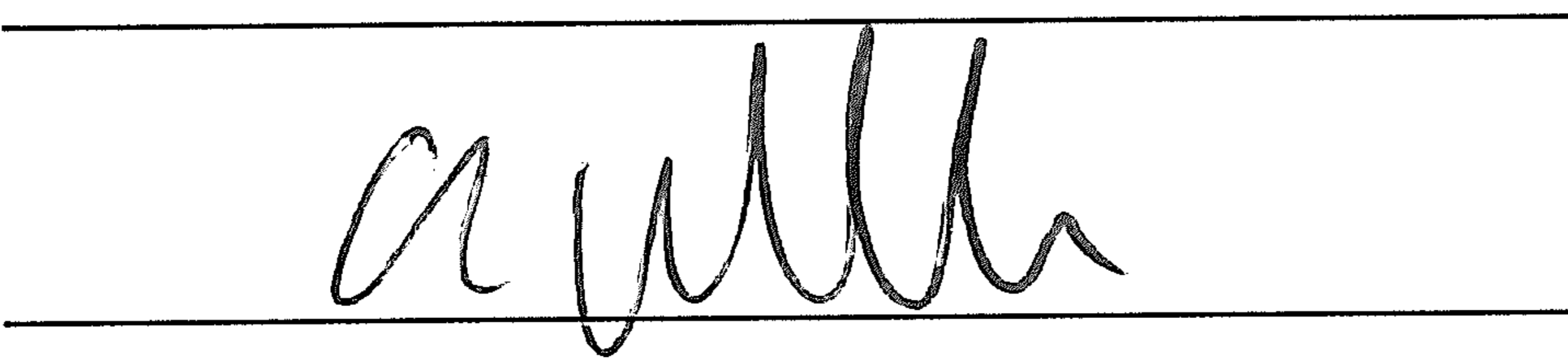
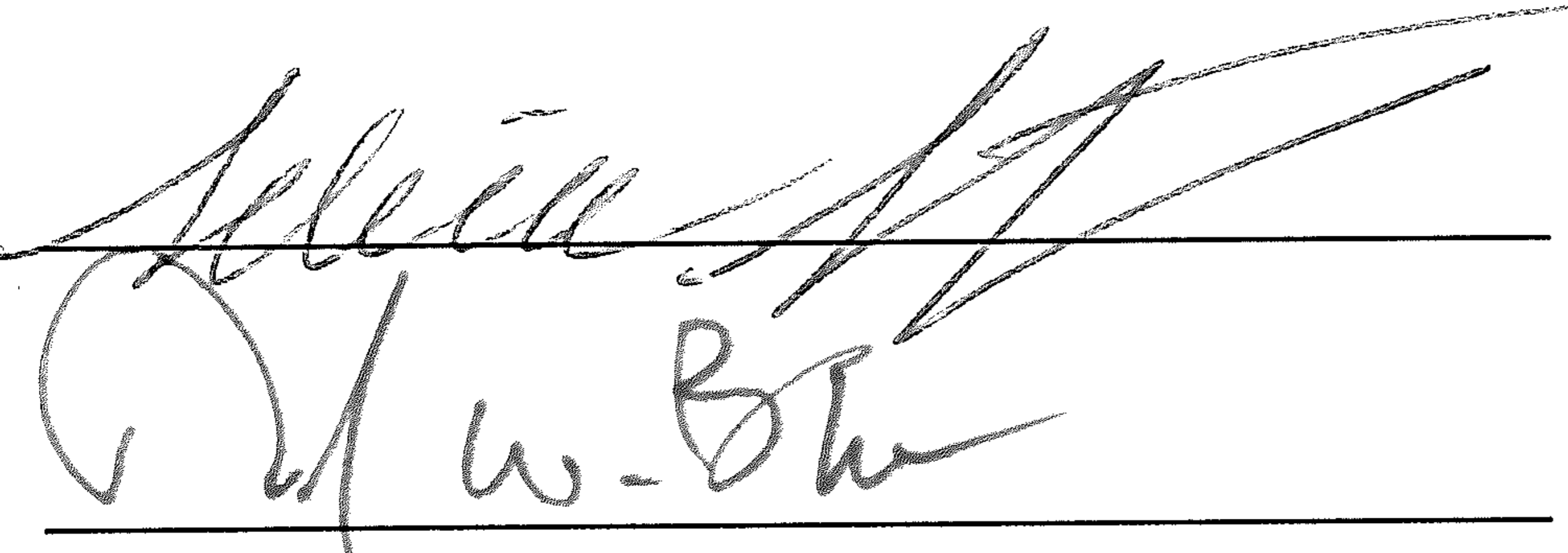
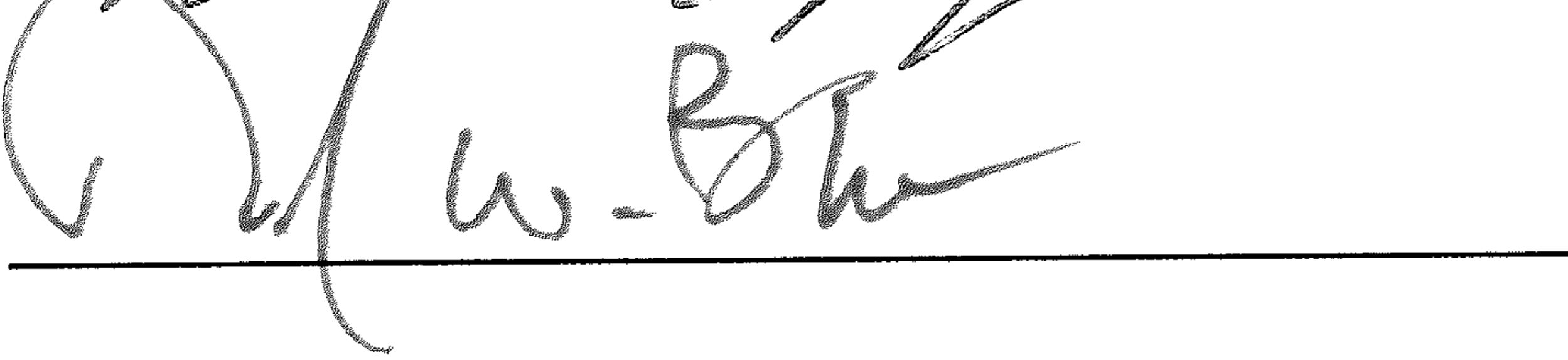
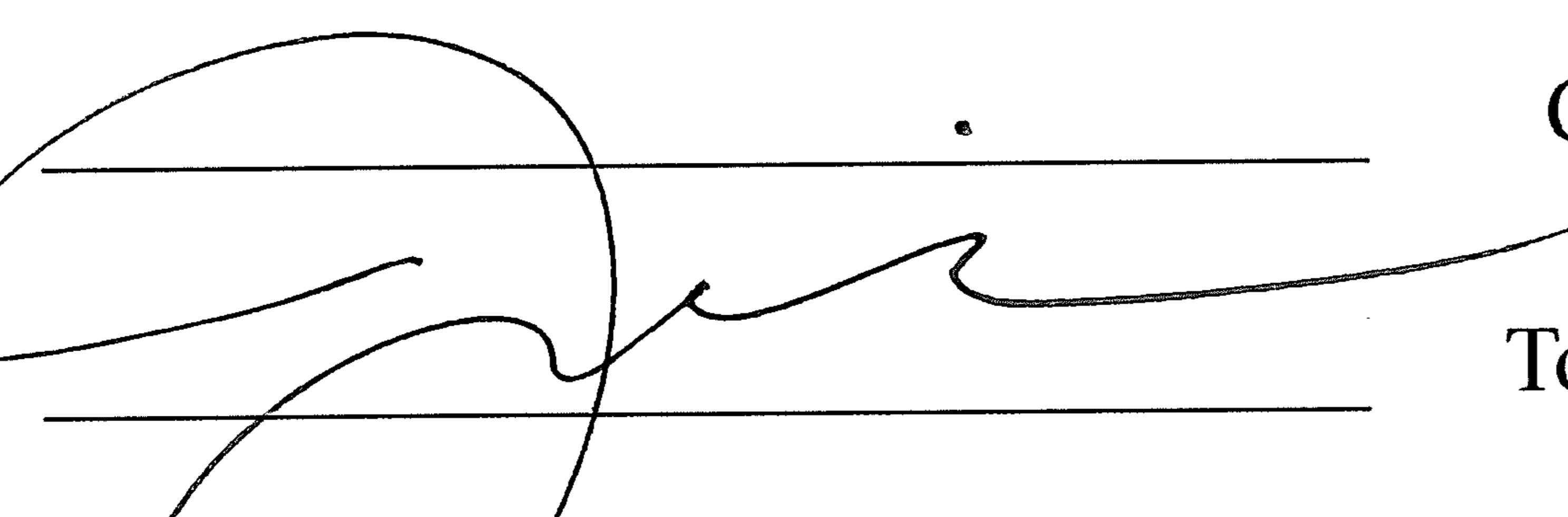
IKEA FISHERS PUD Ord 111615A

1.07 Adoption

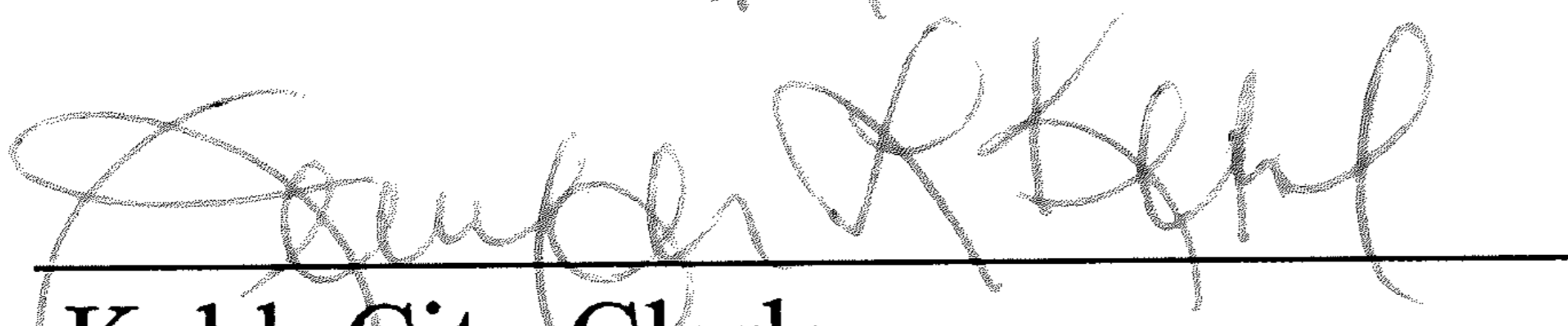
This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

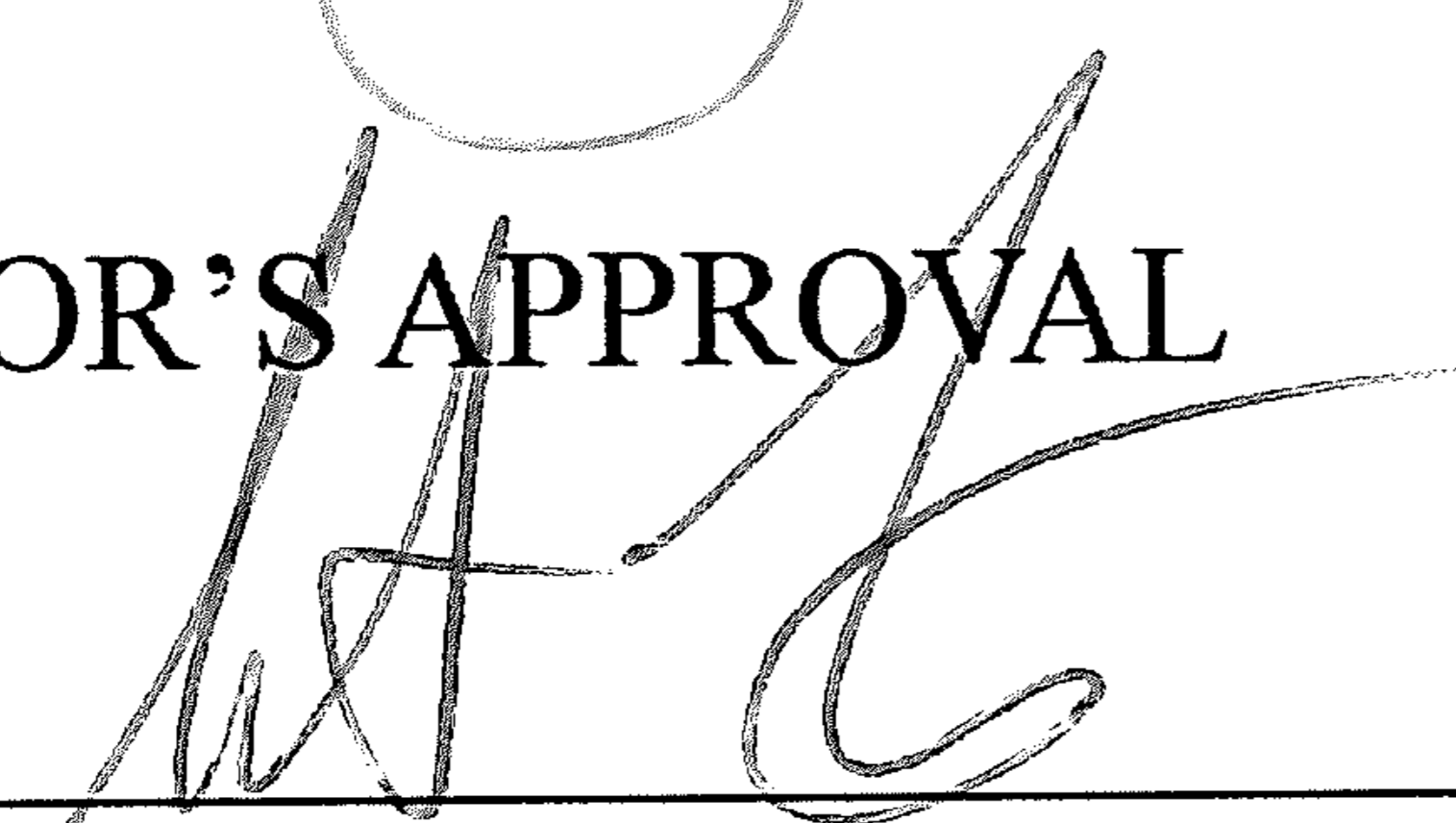
APPROVED by the Common Council of the City of Fishers this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA  
AYE NAY

	C. Pete Peterson, President	_____
_____	John W. Weingardt, Vice-President	_____
	Brad DeReamer, Member	_____
_____	David C. George, Member	_____
	Eric Moeller, Member	_____
	Selina M. Stoller, Member	_____
	Richard W. Block, Member	_____
_____	Cecilia C. Coble, Member	_____
	Todd P. Zimmerman Member	_____

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 19 day of JANUARY 2016, at \_\_\_\_\_ m.

ATTEST:   
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL  
  
\_\_\_\_\_  
Scott A. Fadness, Mayor

DATE 1-20-16

Approved by: Chris Greisl, City of Fishers, City Attorney  
Prepared by: Steven D. Hardin, Esq.,  
Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600,  
Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Steven D. Hardin, Esq.

# IKEA FISHERS PUD

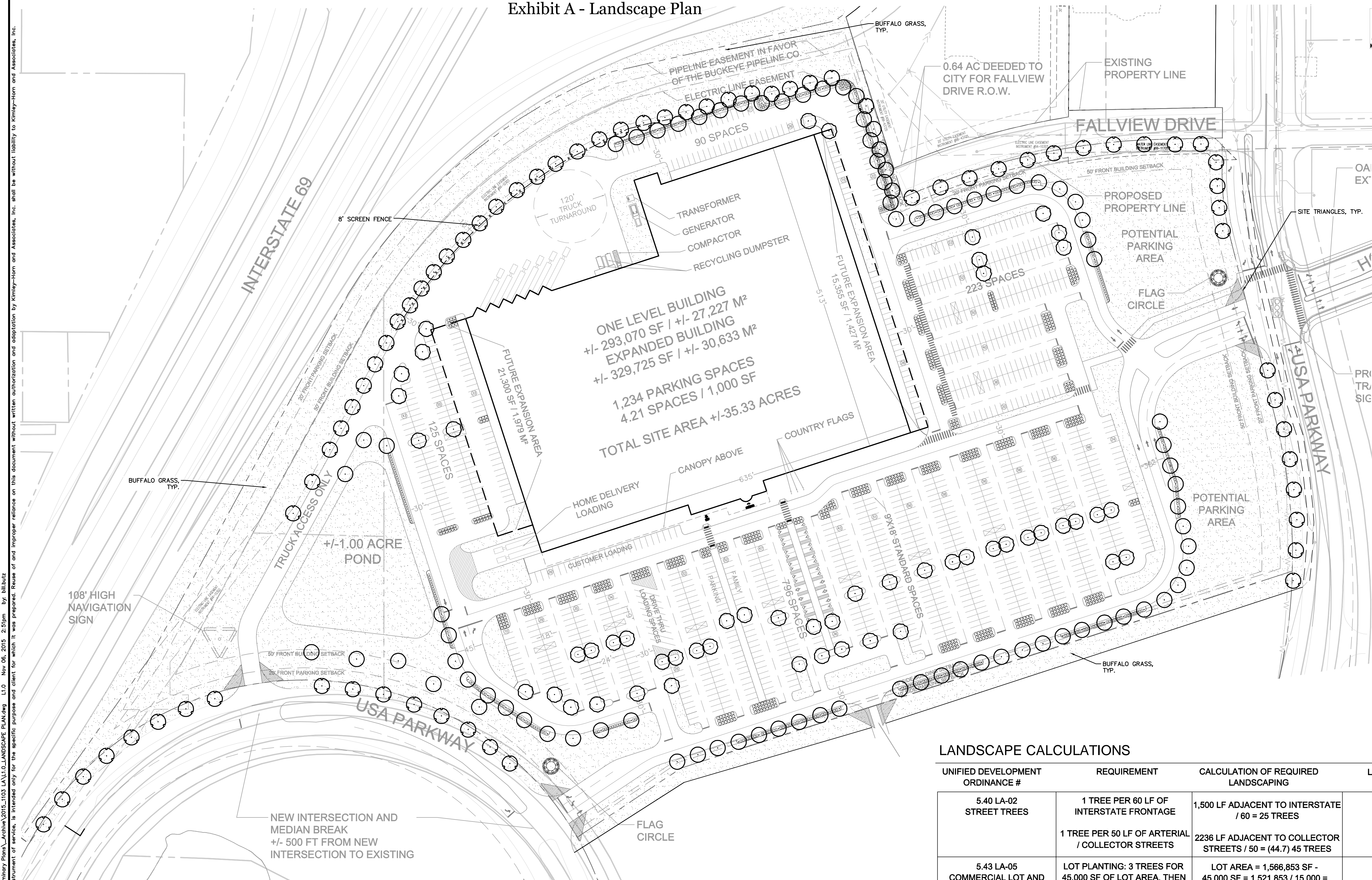
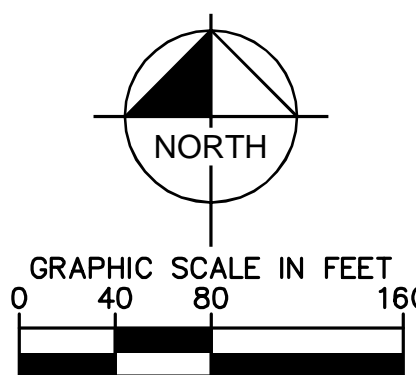
## 1.08 Real Estate

Part of the North Half of Section 6, Township 17 North, Range 3 East Second Principal Meridian, Delaware Township, Hamilton County, Indiana described as follows:

Commencing at the southeast corner of the Southwest Quarter of Section 31, Township 18 North, Range 5 East, Delaware Township, Hamilton County, Indiana; thence South 89 degrees 44 minutes 00 seconds West (assumed bearing) a distance of 201.41 feet on the south line of the Southwest Quarter of said Section 31, being also the north line of the Northeast Quarter of said Section 6 to a west line of an ingress/egress easement recorded in Instrument #9018977 in the Office of the Recorder, Hamilton County, Indiana; thence South 00 degrees 20 minutes 43 seconds West a distance of 775.48 feet on a west line of the said easement recorded in Instrument #9018977 to the southeast corner of the real estate described as Parcel Two in said document, the following six (6) courses are on the perimeter of said ingress/egress easement; 1.) thence South 89 degrees 39 minutes 17 seconds East a distance of 12.00 feet; 2.) thence South 00 degrees 20 minutes 43 seconds West a distance of 49.82 feet to the POINT OF BEGINNING, 3) thence continuing South 00 degrees 20 minutes 43 seconds West a distance of 58.06 feet to a point on a tangent curve to the left having a radius of 395.80 feet, the radius point of which bears South 89 degrees 39 minutes 17 seconds East; 4.) thence southerly along said curve an arc distance of 99.00 feet to a point which bears South 76 degrees 00 minutes 51 seconds West from said radius point; 5.) thence South 13 degrees 59 minutes 11 seconds East a distance of 315.28 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 76 degrees 00 minutes 49 seconds West; 6.) thence southerly along said curve an arc distance of 249.08 feet to a point which bears South 88 degrees 33 minutes 29 seconds East from said radius point; thence South 72 degrees 08 minutes 41 seconds West a distance of 1051.35 feet; thence South 56 degrees 16 minutes 53 seconds West a distance of 204.44 feet to a point on a north line of said ingress/egress easement recorded in Instrument #9018977, said point being on a non-tangent curve to the left having a radius of 515.00 feet, the radius point of which bears South 60 degrees 01 minutes 20 seconds West; thence northwesterly, westerly and southwesterly along said curve an arc distance of 1090.37 feet, to a point which bears North 61 degrees 17 minutes 09 seconds West from said radius point; thence North 54 degrees 28 minutes 57 seconds West 15.16 feet to the easterly right-of-way line of Interstate 69, the following five (5) courses are on said right-of-way line of Interstate 69; 1.) thence North 35 degrees 31 minutes 03 seconds East a distance of 360.37 feet; 2.) thence North 28 degrees 36 minutes 52 seconds East a distance of 681.00 feet to a point on a non-tangent curve, having a radius of 904.93 feet, the radius point of which bears South 58 degrees 19 minutes 57 seconds East; 3.) thence northeasterly along said curve an arc distance of 568.60 feet to a point which bears North 22 degrees 19 minutes 54 seconds West from the radius point of said curve; 4.) thence North 77 degrees 09 minutes 05 seconds East a distance of 378.57 feet to a point on a non-tangent curve to the left having a radius of 379.35 feet, the radius point of which bears North 32 degrees 56 minutes 25 seconds West; 5) thence northeasterly along said curve an arc distance of 21.25 feet to a point on the westerly line of the real estate described in Instrument #2001-84804 in said Recorder's office, said point bearing South 36 degrees 08 minutes 59 seconds East from said radius point; thence South 17 degrees 31 minutes 12 seconds East along said west line a distance of 265.47 feet; thence South 17 degrees 30 minutes 37 seconds East a distance of 50.32 feet to a point on a non-tangent curve to the right having a radius of 1100.00 feet, the radius point of which bears South 24 degrees 06 minutes 25 seconds East; thence northeasterly along said curve an arc distance of 441.13 feet to a point which bears North 01 degrees 07 minutes 47 seconds West from said radius point; thence North 88 degrees 52 minutes 13 seconds East a distance of 95.09 feet to the POINT OF BEGINNING, containing 35.336 acres, more or less.



Exhibit A - Landscape Plan



Drawing name: K:\IND\_LDES\168340000\_Project\_Hoosier\_Fishers\_IL1.Landscape\_Plan.dwg, Nov 06, 2015, 2:51pm, by: jillbutz  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
 © 2014 KIMLEY-HORN AND ASSOCIATES, INC.  
 600 EAST 96th STREET, SUITE 460  
 FISHERS, IN 46038  
 PHONE: 317-218-9560  
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
 DESIGNED BY: LJS  
 DRAWN BY: LJS  
 CHECKED BY: BAS

**PRELIMINARY LANDSCAPE PLAN**

**IKEA FISHERS FISHERS, INDIANA**

ORIGINAL ISSUE: 11-06-2015  
 KHA PROJECT NO. 168340000  
 SHEET NUMBER

**L1.0**

**LANDSCAPE CALCULATIONS**

UNIFIED DEVELOPMENT ORDINANCE #	REQUIREMENT	CALCULATION OF REQUIRED LANDSCAPING	LANDSCAPING PROVIDED
5.40 LA-02 STREET TREES	1 TREE PER 60 LF OF INTERSTATE FRONTAGE	1,500 LF ADJACENT TO INTERSTATE / 60 = 25 TREES	25 TREES
	1 TREE PER 50 LF OF ARTERIAL / COLLECTOR STREETS	2236 LF ADJACENT TO COLLECTOR STREETS / 50 = (44.7) 45 TREES	45 TREES
5.43 LA-05 COMMERCIAL LOT AND FOUNDATION PLANTINGS	LOT PLANTING: 3 TREES FOR 45,000 SF OF LOT AREA, THEN 1 TREE FOR EACH ADDITIONAL 15,000 SF	LOT AREA = 1,566,853 SF - 45,000 SF = 1,521,853 / 15,000 = 101 TREES + 3 TREES = 104 TREES	24 TREES
5.44 LA-06 PARKING LOT PLANTINGS	PERIMETER LANDSCAPING: 1 SHRUB PER 4 LF OF PERIMETER, 1 TREE PER 35 LF OF PARKING LOT PERIMETER	672 LF / 4 = 168 SHRUBS 672 / 35 = 19 TREES	168 SHRUBS 19 TREES
	PERIMETER LANDSCAPING: 1 SHRUB PER 8 LF, 1 TREE PER 70 LF OF DRIVE AISLE PERIMETER	2508 LF / 8 = (313.5) 314 SHRUBS 2508 LF / 70 = (35.8) 36 TREES	318 SHRUBS 36 TREES
	INTERIOR LANDSCAPING: (1) 180 SF LANDSCAPE ISLAND W/ 1 TREE PER 20 PARKING SPACES	TOTAL PARKING SPACES = 1,234 1,234 / 20 = (61.7) 62 TREES	54 TREES + 8 TREES LOCATED ON PERIMETER = 62 TOTAL TREES

NOTE: PROPOSED PARKING LOT LANDSCAPE BEDS TO BE MULCHED WITH HARDWOOD MULCH. ISLANDS WITHOUT TREES TO HAVE LOW SHRUBS OR GROUNDCOVER



# Exhibit B - Sign Exhibit

This Sign Exhibit graphically depicts the general types of signs that are permitted within the Real Estate. The specific standards for each general sign type are set forth within the Ordinance.

Navigation Sign



Entrance Sign



Internal Parking Area Sign

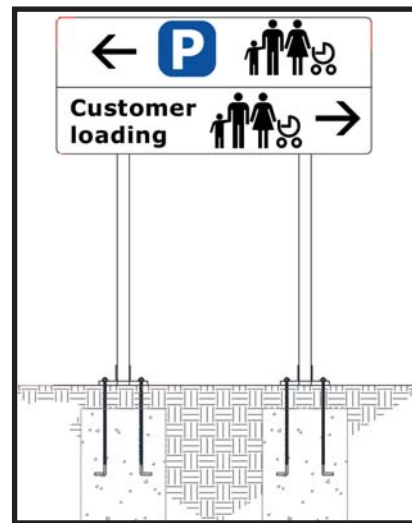


# Exhibit B - Sign Exhibit

Wall Sign



Private Traffic Directional Sign



Flags





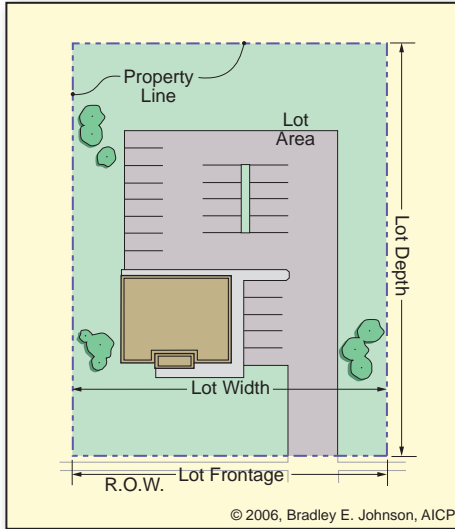
# **TAB 6**

## 2.27 C3 District Intent and Permitted Uses

District Intent	Permitted Uses
<p>The C3 Commercial District is established to provide for the development of a broad spectrum of commercial and business uses. These uses are expected to serve the regional area, for commercial, business, and service needs of the larger area. Consequently, this zoning district is expected to cause more traffic demands, and is therefore to be located or situated only along or adjacent to thoroughfares, major thoroughfares or expressways at interchanges with thoroughfares.</p> <p><b>Required Approvals:</b></p> <ul style="list-style-type: none"> <li>• Development Plan approval required for all developments.</li> </ul>	<p><b>Accessory Uses:</b></p> <ul style="list-style-type: none"> <li>• accessory use subordinate to the primary use of the building</li> <li>• satellite television receiving-only antenna</li> </ul> <p><b>Commercial and Service Uses:</b></p> <ul style="list-style-type: none"> <li>• art and antique shop</li> <li>• automobile sales and service</li> <li>• bakery</li> <li>• coffee shop</li> <li>• confectionery</li> <li>• dance studio</li> <li>• day care, adult</li> <li>• day care, child</li> <li>• dry cleaner</li> <li>• flower shop</li> <li>• fuel sales*</li> <li>• fuel/energy station</li> <li>• fuel/service station</li> <li>• gift shop</li> <li>• general service business</li> <li>• grocery/convenience mart</li> <li>• hardware store</li> <li>• health food store</li> <li>• hotel/motel</li> <li>• indoor commercial amusement/recreation facility</li> <li>• mortuary</li> <li>• office supply store</li> <li>• package goods store (alcohol)</li> <li>• parking lot or parking structure</li> <li>• parking structure</li> <li>• personal body services</li> <li>• personal care services</li> <li>• pharmacy/nutrition store</li> <li>• photography shop</li> <li>• restaurant</li> <li>• restaurant, deli-style and ice cream shop/parlor*</li> <li>• restaurant, family</li> <li>• restaurant, fast food/quick service*</li> <li>• restaurant, fine dining</li> <li>• restaurant, takeout*</li> <li>• retail, high intensity</li> <li>• retail, low intensity</li> <li>• retail, medium intensity</li> <li>• retail shop, specialty</li> <li>• retail, very low intensity</li> <li>• sewing, art, or craft supply store</li> <li>• shopping center</li> <li>• telecommunication facility</li> <li>• veterinary clinic</li> </ul> <p><b>Institutional Uses:</b></p> <ul style="list-style-type: none"> <li>• civic club or recreational facility</li> <li>• community center</li> <li>• government office and building</li> <li>• hospital</li> <li>• library</li> <li>• place of worship</li> <li>• post office</li> <li>• public safety facility</li> <li>• school; trade, business or commercial</li> <li>• transportation facility (light rail/commuter)</li> <li>• vehicle maintenance/retail/service facility</li> </ul> <p><b>Office Uses:</b></p> <ul style="list-style-type: none"> <li>• bank, credit union, financial services or savings and loan</li> <li>• financial office</li> <li>• general office</li> <li>• medical office</li> </ul> <p><b>Residential Uses:</b></p> <ul style="list-style-type: none"> <li>• nursing and convalescent home</li> </ul> <p><i>*see also Article 05; §US: Use-specific Standards.</i></p>

# C3 Commercial District

## 2.28 C3 District Development Standards



**Minimum Lot Area:**

- n/a

**Minimum Lot Width:**

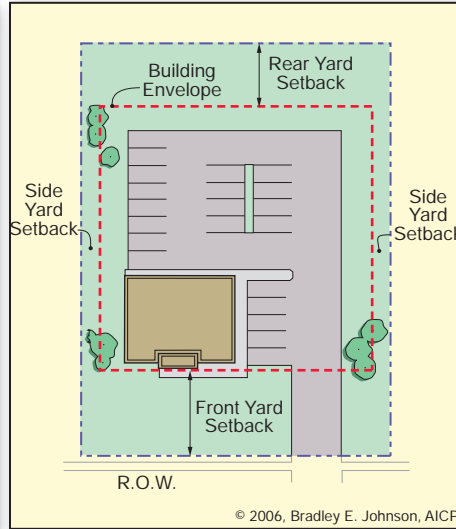
- n/a

**Minimum Lot Frontage:**

- 200 feet

**Sewer and Water:**

- Requires municipal water or sewer hookup



**Minimum Front Setback\*:**

- 50 feet

**Minimum Side Setback\*:**

- 15 feet

**Minimum Aggregate Side Setback:**

- 30 feet

**Minimum Rear Setback\*:**

- 30 feet

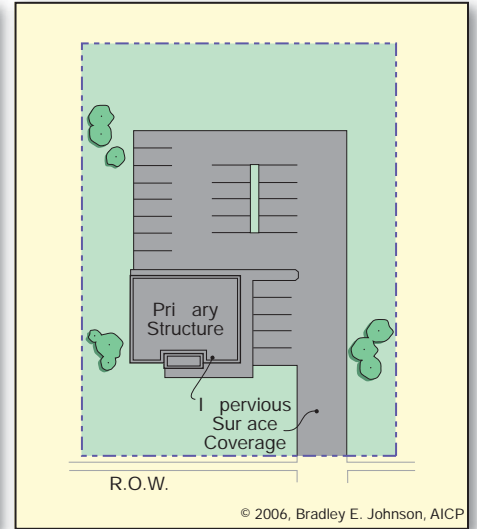
\*Note: Additional Buffer Yard requirements may apply

**Minimum Building Separation:**

- 20 feet

**Minimum Internal Setback:**

- 18 feet

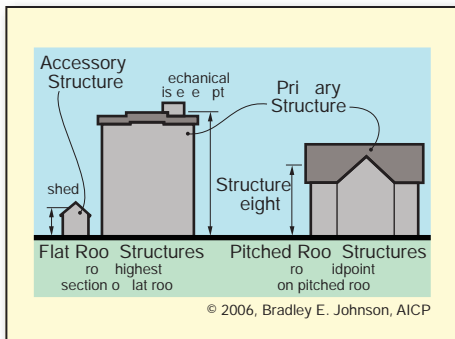


**Maximum Impervious Surface Coverage:**

- 75%

**Minimum Main Floor Area:**

- n/a



**Maximum Structure Height:**

- Primary Structure: 65 feet; 35 feet when adjacent to residential zones or uses
- Accessory Structure: 18 feet

### Additional Development Standards that Apply

<b>Accessory Structure (AS)</b>	<b>Lighting (LT)</b>	<b>Public Improvement (PV)</b>
• AS-01.....Page 5-4	• LT-01.....Page 5-55	• PV-01.....Page 5-82
• AS-06.....Page 5-9	• LT-03.....Page 5-56	<b>Setback (SB)</b>
• AS-07.....Page 5-11	<b>Loading (LD)</b>	• SB-01.....Page 5-83
<b>Architectural Design (AD)</b>	• LD-01.....Page 5-57	• SB-03.....Page 5-84
• AD-03.....Page 5-17	<b>Lot (LO)</b>	• SB-04.....Page 5-85
<b>Density and Intensity (DI)</b>	• LO-01.....Page 5-59	<b>Sewer and Water (SW)</b>
• DI-01.....Page 5-26	<b>Outdoor Storage (OS)</b>	• SW-01.....Page 5-86
<b>Entrances/Drives (ED)</b>	• OS-03.....Page 5-62	<b>Signs (SG)</b>
• ED-01.....Page 5-27	• OS-04.....Page 5-63	• SG-04.....Page 5-96
• ED-04.....Page 5-29	<b>Parking (PK)</b>	• SG-12.....Page 5-117
<b>Environmental (EN)</b>	• PK-01.....Page 5-64	<b>Structure Quantity (SQ)</b>
• EN-01.....Page 5-30	• PK-04.....Page 5-67	• SQ-01.....Page 5-120
<b>Fence and Wall (FW)</b>	• PK-05.....Page 5-68	<b>Telecommunication (TC)</b>
• FW-01.....Page 5-31	• Table PK-A.....Page 5-70	• TC-01.....Page 5-121
• FW-04.....Page 5-33	<b>Pedestrian Accessibility (PA)</b>	<b>Temporary Uses (TU)</b>
<b>Floodplain (FP)</b>	• PA-01.....Page 5-75	• TU-01.....Page 5-124
• FP-01.....Page 5-34	• PA-02.....Page 5-75	• TU-04.....Page 5-129
<b>Floor Area (FA)</b>	<b>Performance (PF)</b>	<b>Use-specific (US)</b>
• FA-01.....Page 5-42	• PF-01.....Page 5-77	• US-05.....Page 5-139
<b>Height (HT)</b>	<b>Permanent Display (PD)</b>	• US-06.....Page 5-140
• HT-01.....Page 5-43	• PD-01.....Page 5-78	<b>Vision Clearance (VC)</b>
<b>Landscaping (LA)</b>	<b>Property Identification (PI)</b>	• VC-01.....Page 5-143
• LA-01.....Page 5-47	• PI-01.....Page 5-80	
• LA-02.....Page 5-49	<b>Public Art (PT)</b>	
• LA-04.....Page 5-50	• PT-01.....Page 5-81	
• LA-05.....Page 5-50		
• LA-06.....Page 5-51		
• LA-07.....Page 5-53		