

## ORDINANCE NO. 030507C

(Revised 5/07/2007)

### AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA - 1980

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA - 1980. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FISHERS, INDIANA, THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES - 1980, ORDINANCE - 1980, ORDINANCE NO. 110380, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

#### SECTION 1. DECLARATION

That the text of the Zoning Code of the Town of Fishers, Indiana, Ordinance No. 110380, and the Official Zoning Map, Town of Fishers, Indiana, dated November 3, 1980, which accompanies and is part of the Zoning Code of the Town of Fishers, Indiana, as amended, are hereby amended as follows:

That the permitted uses set forth in District A, C3 as described in the **Saxony PUD** be amended to restrict certain uses, including truck stop/service center; RV park – overnight use; and, adult uses.

SEE **EXHIBIT "A"** (Permitted Uses) ATTACHED HERETO.

#### SECTION 2. PURPOSE AND INTENT

The purpose and intent of this PUD District is to provide flexibility and design to provide for a neo-traditional neighborhood consisting of commercial, entertainment and various housing densities which provides a complete residential, commercial and entertainment area that is defined with unique architectural, landscape, streetscape and signage standards in the Exit 10 area of Interstate 69.

#### SECTION 3. LAND USE

All land uses are subject to the location as identified on the District Zoning Plan as shown on and attached hereto as **Exhibit "B"**. These land uses are permitted uses within this PUD and are described by District sub-areas in the Saxony Development Standards Matrix attached as **Exhibit "C"**.

#### SECTION 4. DEVELOPMENT STANDARDS

1. Design standards regarding density, open space, setbacks, parking, and signage are included in the Saxony Development Standards Matrix attached as **Exhibit "C"**.
2. Thoroughfare standards which describe required minimums with respect to rights-of-way, parking, and streetscape for the Saxony PUD are set forth in the Saxony Thoroughfare Standards Matrix, attached as **Exhibit "D"**.

3. The Saxony Development Patterns and Design Guidelines dated June 2001 shall be referred to as a guide and for interpretation of the standards set forth in the matrices (**Exhibits "C" and D**).

**SECTION 5. PROCEDURES**

The adoption of this ordinance and the subsequent consideration of any detailed and final development Plan shall be consistent and pursuant to the provisions of the Planned Unit Development process as set forth in Section 151.072 Planned Unit Development District.

**SECTION 6. APPROVAL**

This ordinance shall be in full force and effect from and after its passage by the Town Council. All provisions or parts thereof in conflict herewith are hereby repealed.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 9<sup>th</sup> day of May, 2007.

**THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA**

AYE		NAY
BY: <u><i>Scott A. Faultless</i></u>	Scott Faultless, President	_____
<u><i>Daniel E. Henke</i></u>	Daniel E. Henke, Vice President	_____
<u><i>Stuart F. Easley</i></u>	Stuart F. Easley, Member	_____
<u><i>Eileen N. Pritchard</i></u>	Eileen N. Pritchard, Member	_____
<u><i>Charles P. White</i></u>	Charles P. White, Member	_____
<u><i>David C. George</i></u>	David C. George, Member	_____
<u><i>Arthur J. Levine</i></u>	Arthur J. Levine, Member	_____

ATTEST: *Linda Gaye Cordell* DATE: 5-9-07  
Linda Gaye Cordell, Clerk-Treasurer, Town of Fishers, Indiana

Approved by: Douglas D. Church: Church, Church, Hittle, and Antrim - Town Attorney

**Exhibit A**  
Permitted Uses

**List of Permitted Uses in the C3 Zoning District**

**Accessory Uses:**

Accessory use subordinate to the primary use of the building  
Satellite television receiving-only antenna

**Commercial and Service Uses:**

Automobile sales and service  
General service business  
Hotel/motel  
Indoor commercial amusement /recreation facility  
Mortuary  
Parking lot or parking structure  
Restaurant  
Retail, high intensity  
Retail, medium intensity  
Retail, low intensity  
Retail, very low intensity  
Shopping center  
Telecommunication facility  
Veterinary clinic

**Institutional Uses:**

Civic club or recreational facility  
Community center  
Government office and building  
Hospital  
Library  
Place of worship  
Post office  
Public safety facility  
School; trade, business or commercial  
Transportation facility (light rail/commuter)

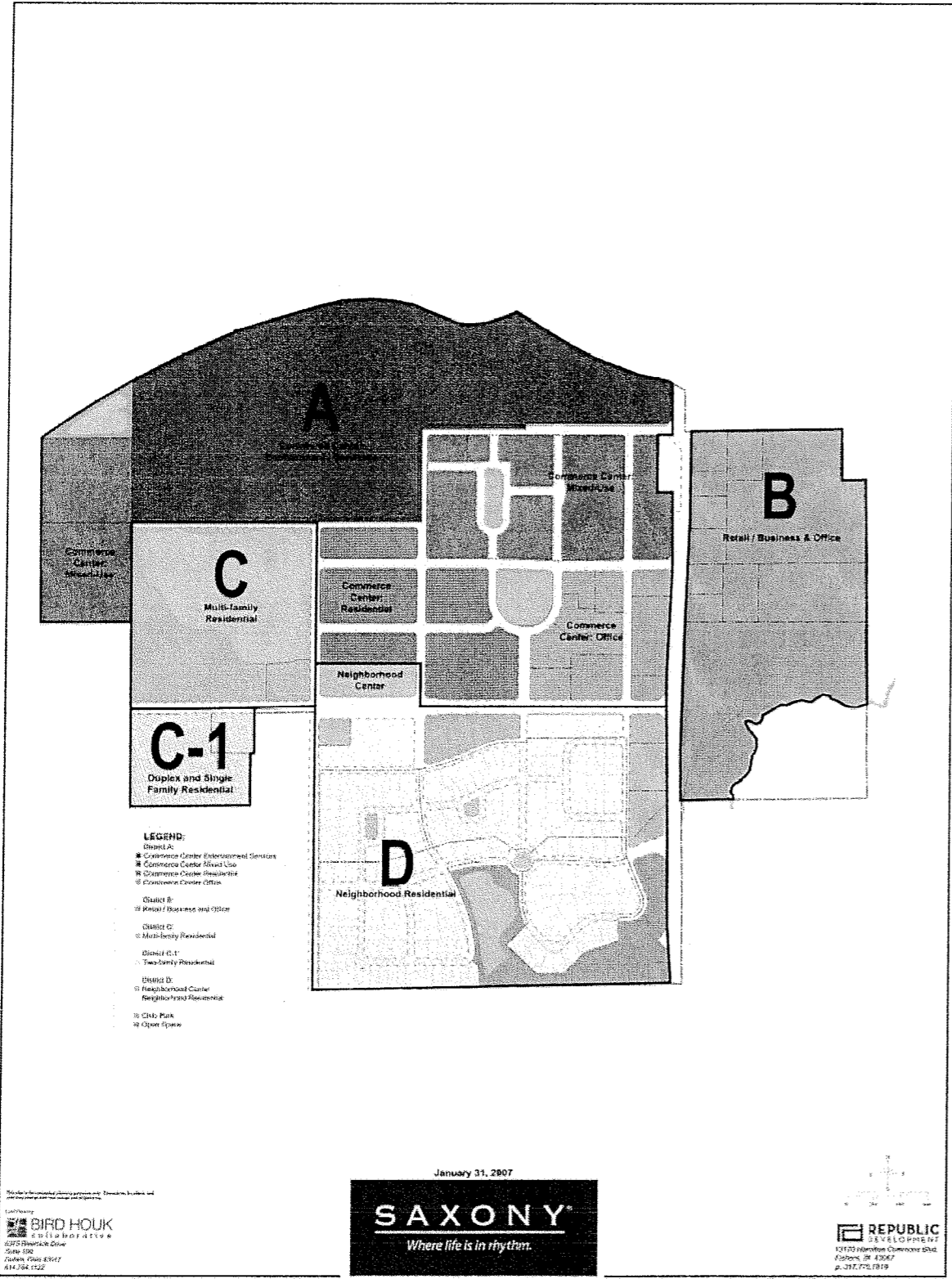
**Office Uses:**

Bank, credit union, financial services or savings & loan  
Financial office  
General office  
Medical office

**Residential Uses:**

Nursing and convalescent home

**Exhibit B**  
District Zoning Plan



**SAXONY DEVELOPMENT STANDARDS (PUD-M) MATRIX**

**EXHIBIT C**

September 7, 2004

Prepared for: Republic Development Corp.  
Land Planning: Bird/Houk & Associates Inc

Town of Fishers, Indiana

DISTRICT	DISTRICT SUB-AREAS See Attached Conceptual Development Plan	DISTRICT DENSITY				SETBACKS AND RESTRICTIONS						PARKING		SIGNAGE																																		
		District Acreage	Permitted Land Uses*	Dwelling Units (Max.)	Density	Open Space (Included in District Acreage)	Rear Yard (Min.)	Side Yard (Min.)	Lot Width (Single Family)	Single Family Min. S.F.	Multi-Family Unit Min. S.F.	Max. Bldg. Hgt.	Parking Lot Standards (except District D: Neighborhood Residential)																																			
A	Commerce Center Mixed Use	± 28	C1, C2, C3, C4, R6, R7, Hotels	400	NO MAX	± 3.0 (Civic Park)	5' Building 5' Parking 0' Building & Parking (if abutting another Parking Lot)	0 (Common Wall Allowed) 0' Building & Parking (if abutting another Parking Lot)	—	—	Studio 400 S.F. 1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	65'	Retail: 1 space per 250 s.f. gross floor area. Restaurant: 1 space per 75 s.f. gross floor area. Office (general & medical): 1 space per 333 s.f. gross floor area. Residential: 1 space per bedroom for Multi-Family. See shared parking text pg 15 of pattern book.	<b>SECTION 1. PURPOSE AND INTENT</b> The chart is intended to establish signage and advertising standards in the Saxony District which are: 1. Compatible with surroundings. 2. An enhancement to the district's visual environment. 3. Harmonious in color, material, and lighting with the building to which it relates. 4. Orderly, readable, and safe. <b>SECTION 2. DEFINITION</b> (per Section 158 of the Town of Fishers Code) 1. Sign - Any identification, description, display or illustration which is affixed to, pointed or represented directly or indirectly upon a building or other outdoor surface or parcel of land, and which directs attention to an object, product, place, activity, business, person, service or interest. <b>SECTION 3. CALCULATION OF SIGN AREA</b> 1. Sign area is determined per each horizontal linear foot of building/tenant frontage allocated to each tenant. 2. The area of a sign shall include all lettering, signs, or symbols, together with the background whether open or enclosed, upon which they are displayed. The supporting framework is not included. 3. The sign area shall be considered to be the smallest regular shape encompassing all the letters and symbols (corporate and product logos). 4. And in case of illuminated awning signs, only translucent areas shall be included in the total area calculation. Non-illuminated awnings shall have copy calculated as above. <b>SECTION 4. SIGN REGULATION SUMMARY</b> Signs (including corporate symbols and logos) shall be permitted in the Saxony PUD Districts as summarized in the following tables as further regulated by the provisions of this section. <b>THE FOLLOWING SIGNS (TABLE 1) SHALL BE PERMITTED IN THE COMMERCE CENTER MIXED-USE, COMMERCE CENTER ENTERTAINMENT, COMMERCE CENTER RESIDENTIAL, OFFICE, AND NEIGHBORHOOD CENTER ZONES AS DESIGNATED ON THE SAXONY PUD DISTRICT ZONING PLAN.</b> An aggregate sign area of two (2) square feet per one horizontal linear foot of building/tenant frontage up to the categorical maximums listed below. The aggregate sign area may be increased by 25 percent if signs are chosen from more than one (1) category in table 1 below and are deemed architecturally compatible with proposed signs for that tenant as determined by the Exit 10 PUD committee. <table border="1"> <thead> <tr> <th colspan="2">Table 1.</th> </tr> <tr> <th>Type</th> <th></th> </tr> </thead> <tbody> <tr> <td>Wall sign (1st floor)</td> <td>1:1 ratio up to 150 sf per tenant frontage maximum</td> </tr> <tr> <td>Wall sign (2nd floor and above) - mixed use with pedestrian entrance on frontage or open air balcony</td> <td>1 sign at a .5:1 ratio up to 100 sf maximum per tenant frontage on second floor</td> </tr> <tr> <td>Wall sign (2nd floor and above) - office/retail without pedestrian entrance or frontage</td> <td>Max. 2 signs per building at a 2:1 ratio up to 300 sf combined maximum, with no individual sign larger than 200 sf</td> </tr> <tr> <td>Projecting signs</td> <td>16 sf maximum per face</td> </tr> <tr> <td>Awning, Canopy or Marquee signs</td> <td>Deducted from the aggregate total</td> </tr> <tr> <td>Artwork, murals associated with business activity</td> <td>Deducted from the aggregate total</td> </tr> </tbody> </table> <b>THE FOLLOWING SIGNS (TABLE 2) SHALL BE PERMITTED FOR BUILDINGS FRONTING RETAIL DRIVE AND BUILDINGS NORTH OF RETAIL DRIVE IN THE COMMERCE CENTER ENTERTAINMENT SERVICES DISTRICT AND ALL BUILDINGS IN THE RETAIL / BUSINESS DISTRICT ZONES AS IDENTIFIED ON THE DISTRICT ZONING PLAN.</b> An aggregate sign area of two (2) square feet per one horizontal linear foot of building/tenant frontage up to the categorical maximums listed below. The aggregate sign area may be increased by 25 percent if signs are chosen from more than one (1) category in Table 2 below (ground signs excluded) and are deemed architecturally compatible with proposed signs for that tenant as determined by the Exit 10 PUD committee. Tenants may choose to follow the C3 sign standards of Section 158.41 in the Town of Fishers Land Use Code but will not receive the increased percentage. <table border="1"> <thead> <tr> <th colspan="2">Table 2.</th> </tr> <tr> <th>Type</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground sign</td> <td>32 square feet per face and 6 feet high maximum per lot</td> </tr> <tr> <td>Wall sign (1st floor)</td> <td>1.5:1 ratio up to 200 sf per tenant frontage maximum</td> </tr> <tr> <td>Wall sign (2nd floor &amp; above) - mixed use with pedestrian entrance on frontage or open air balcony</td> <td>1 sign at a .5:1 ratio up to 100 sf maximum per tenant frontage on second floor</td> </tr> <tr> <td>Wall sign (2nd floor &amp; above) - office/retail without pedestrian entrance or frontage</td> <td>2 signs per building at a 2:1 ratio up to 300 sf combined maximum with no individual sign larger than 200 sf</td> </tr> <tr> <td>Projecting signs</td> <td>16 sf maximum per face</td> </tr> <tr> <td>Awning, Canopy or Marquee signs</td> <td>Deducted from the aggregate total</td> </tr> <tr> <td>Artwork, murals associated with business activity</td> <td>Deducted from the aggregate total</td> </tr> </tbody> </table> <b>SECTION 5. ADDITIONAL PERMANENT PERMITTED SIGNS BY LAND USE ZONE AS IDENTIFIED ON THE DISTRICT ZONING PLAN.</b> I. Commerce Center Mixed-Use, Commerce Center Entertainment, Commerce Center Residential, Office, Retail / Business Mixed-Use, Neighborhood Center, Neighborhood Residential 1. Artwork, murals, and sculpted elements that do not refer to the commercial activity may be placed on a building or lot and shall be approved by the Exit 10 PUD Committee. 2. Commerce Center Mixed-Use, Commerce Center Entertainment, Commerce Center Residential, Office, Retail / Business Mixed-Use, Multi-Family Residential, Neighborhood Center. I. A sandwich board / A-frame type sign shall be allowed as follows: 1. The area shall not exceed five (5) sq. ft. per face. 2. The signboard shall be made of wood, chalkboard, or metal with handwritten or painted letters. 3. The sign shall be established only during business hours. 4. The sign shall not be placed in the right-of-way. II. Building Directory signs identifying the occupants of a commercial building shall be mounted on a wall near the entrance and shall not exceed six (6) square feet. III. Temporary signage, including decorative banners, that promote the Saxony District and not individual businesses, shall be permitted for a period of 24 months. Banners shall be located on light poles or decorative poles located within 20 feet of the right-of-way. The size shall not exceed eight (8) square feet. Temporary signs shall be maintained in good condition during the 24 month time frame. The Exit 10 PUD Committee has the option of extending the time frame of the signs for an additional 24 month period upon review. The temporary signs shall be reviewed by the Exit 10 PUD Committee. 3. Commerce Center Mixed-Use, Commerce Center Entertainment, Commerce Center Residential, Office, Retail / Business Mixed-Use, Neighborhood Residential, Neighborhood Center. I. Saxony District identification signs may be erected as follows: 1. On Ohio Road, 131st Street and at other major entry points into the Saxony Districts (Exhibit A), one double-sided sign not exceeding 32 square feet per face (64 sf total) and 6 feet in height, or two single-sided signs not exceeding 32 square feet each or 6 feet in height on each side of entry. Alternatively, for every 4 square feet reduction in sign area below the maximum allowable area of 32 square feet, an additional 1 linear foot in height is allowed, up to a maximum height of 9 feet, six inches (9'-6") per sign. 2. One sign within 75 feet of the limited access right-of-way of I-69 and S.R. 238 that shall not exceed fifteen (15) feet in height and 75 square feet. <b>4. ALL DISTRICTS</b> 1. Directional (Wayfinding) signs - Non- or externally illuminated signs displayed strictly for the direction, safety or convenience of the public, including signs which identify restrooms, telephone booths, parks, parking area entrances, service entrances, individual zoning districts shall be allowed upon presentation and approval by the Exit 10 PUD Committee. 5. For any sign standards not defined in this ordinance, refer to requirements of section 158 of the Town of Fishers Land Use Code of Ordinances. <b>6. REVIEW PROCEDURES</b> 1. In addition to complying with these regulations and prior to installation, all signs, banners, kiosks, and similar signs shall be reviewed and approved by the Exit 10 PUD committee. 2. All permanent signs described in this Ordinance or Section 158 of the Town of Fishers Land Use Code, exceeding four (4) square feet, shall require the issuance of a permanent sign permit before public display.	Table 1.		Type		Wall sign (1st floor)	1:1 ratio up to 150 sf per tenant frontage maximum	Wall sign (2nd floor and above) - mixed use with pedestrian entrance on frontage or open air balcony	1 sign at a .5:1 ratio up to 100 sf maximum per tenant frontage on second floor	Wall sign (2nd floor and above) - office/retail without pedestrian entrance or frontage	Max. 2 signs per building at a 2:1 ratio up to 300 sf combined maximum, with no individual sign larger than 200 sf	Projecting signs	16 sf maximum per face	Awning, Canopy or Marquee signs	Deducted from the aggregate total	Artwork, murals associated with business activity	Deducted from the aggregate total	Table 2.		Type		Ground sign	32 square feet per face and 6 feet high maximum per lot	Wall sign (1st floor)	1.5:1 ratio up to 200 sf per tenant frontage maximum	Wall sign (2nd floor & above) - mixed use with pedestrian entrance on frontage or open air balcony	1 sign at a .5:1 ratio up to 100 sf maximum per tenant frontage on second floor	Wall sign (2nd floor & above) - office/retail without pedestrian entrance or frontage	2 signs per building at a 2:1 ratio up to 300 sf combined maximum with no individual sign larger than 200 sf	Projecting signs	16 sf maximum per face	Awning, Canopy or Marquee signs	Deducted from the aggregate total	Artwork, murals associated with business activity	Deducted from the aggregate total
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Commerce Center Entertainment/ Service	± 88	C1, C2, C3, C4, R6, R7, Hotels	400	NO MAX	± 2.0	5' Building 5' Parking 0' Building & Parking (if abutting another Parking Lot)	0 (Common Wall Allowed) 0' Building & Parking (if abutting another Parking Lot)	—	—	1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	105'	Retail: 1 space per 250 s.f. gross floor area. Restaurant: 1 space per 75 s.f. gross floor area. Office (general & medical): 1 space per 333 s.f. gross floor area. Residential: 1 space per bedroom for Multi-Family. See shared parking text pg 15 of Pattern book.																																				
Commerce Center Residential	± 45	R4C, R5C, R6, R7, C1, C2	700	Office 12,000 S.F./Acre Max. NO MAX Residential	± 4.4	Single Family 20'	Single Family 5'	40' (Min.) With Alley 50' Without alley	1,300 S.F. Single Story 1,600 S.F. Multi-Story	Studio 500 S.F. 1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'	Residential: 1 space per bedroom for Multi-family/ 2 off street spaces per unit for single family residential. Office: 1 space per 333 s.f. gross floor area, see shared parking text pg. 15 of pattern book.																																				
Office	± 27	C1, C2	—	18,000 S.F. Per Acre	± 0.4	20' Building 10' Parking 0' Building & Parking (if abutting another Parking Lot)	10' Building 10' Parking 0' Building & Parking (if abutting another Parking Lot)	—	—	—	65'																																					
B	Retail/Business Mixed Use	± 74	C1, C2, C3, C4, R7, Hotels	***	Retail: 10,000 S.F. Per Acre If Office 18,000 S.F. per acre	± 5.5	20' Building 15' Parking If office: 10' Building, 10' Parking, 0' if abuts another parking lot	10' Building 10' Parking If office: 10' Building, 10' Parking, 0' if abuts another parking lot	—	—	Same as Commerce Center Residential	45' If Office: 65'	Retail: 1 space per 250 s.f. gross floor area. Restaurant: 1 space per 75 s.f. gross floor area. Office (general & medical): 1 space per 333 s.f. gross floor area. Residential: 1 space per bedroom for multi family.																																			
C	Multi-Family Residential	± 47	R1, R2, R3, R3C, R4, R4C, R5, R5C, R6, R7, C1	475	Office Use Only 12,000 S.F./ Acre Max. No Max. Residential ****	± 19.4	Single Family (Individual Lot) 20' Multi-Family (Project) 25'*	Single Family (Individual Lot) 5' Multi-Family (Project) 25'*	40' (Min.) With Alley 50' Without Alley	1,300 S.F. Single Story 1,600 S.F. Multi-Story	1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'	1 space per bedroom for multi-family, 2 off street spaces per unit for single family (Including Garage or Carport)																																			
CI	Multi-Family Residential	± 15	R1, R2, R3, R3C, R4, R4C, R5, R5C, R6, R7, C1	75	Office Use Only 12,000 S.F./ Acre Max. No Max. Residential ****	—	Single Family (Individual Lot) 20' Multi-Family (Project) 25'*	Single Family (Individual Lot) 5' Multi-Family (Project) 25'*	40' (Min.) With Alley 50' Without Alley	1,300 S.F. Single Story 1,600 S.F. Multi-Story	1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'	1 space per bedroom for multi-family, 2 off street spaces per unit for single family (Including Garage or Carport)																																			
D	Neighborhood Center	± 8	C1, C2**, R6, R7	(+)	10,000 S.F. Per Acre	—	20' Building 5' Parking	0 (Common Wall Allowed)	—	—	Studio 500 S.F. 1 Bedroom 650 S.F. 2 Bedroom 800 S.F. 3 Bedroom 1,000 S.F.	45'	Retail/ Commercial: One parking space for each 300 s.f. of gross floor area, but no less than three spaces per use. Residential: 1 space per bedroom for multi-family, 2 off street spaces per unit for single family. Shared parking may be permitted.																																			
	Neighborhood Residential	± 105	R1, R2, R3, R3C, R4, R4C, R5, R5C	350	—	± 21.8	20' From Property Line or Centerline of Alley	5'	50' or Smaller up to 30% 51'-60' up to 40% 61' or Larger 30% Min	1,300 S.F. Single Story 1,600 S.F. Multi-Story	—	45'	2 off-street spaces per residence (Excluding Garage)																																			
Overall	TOTAL NET ACREAGE					± 56.5																																										
	TOTALS (GROSS)	± 422		2000																																												

**\*Permitted Land Uses**  
 For a Detailed explanation of each Land Use/Zoning Classification®, refer to the Town of Fishers, Indiana Code of Land Use Ordinances as amended--the corresponding page numbers are shown below *italics*. ®  
 The code provides specific permitted land uses, conditional uses, and development standards. The development standards formulated and approved specifically for this PUD shall take precedence over the existing development standards.  
 (+) Up to 75 units can be transferred from other sub-areas to neighborhood center as long as the total unit count remains the same. Residential units can be placed above ground floor retail.  
 \*\* Individual Retail Users less than 10,000 S.F. only.  
 \*\*\* Up to 300 units can be transferred from other sub-areas to sub-area B as long as the total unit count remains the same.  
 \*\*\*\* For Residential density, see dwelling units max.  
 † Town of Fishers may also give credit for on street parking. All lots should have cross easement parking agreements with neighbors when possible.  
 \* Does not apply to spacing between structures for multi-family projects with multiple buildings. Actual building separation distances for multi-family projects shall be based upon construction type, materials, and State and Local Fire Code.  
 ‡ Neighborhood center located on Pennington Road in District D is also subject to the zoning commitments attached as exhibit 'A'.  
 ○ NOTE: ALL ACREAGES ARE APPROXIMATE AND MAY VARY WITH FINAL ENGINEERING

**SAXONY THOUROUGHFARE STANDARDS MATRIX  
(PUD -M)**

6/12/2003

Town of Fishers, Indiana

Prepared for: Republic Development Corp.

Land Planning: Bird/Houk & Associates Inc.

Street	District	R.O.W.	Street Width (10) (Back to Back)	Curb Type	Parking Lanes	Tree Lawn (5,6,7,9) Min.	Sidewalk (9) Min. in R.O.W.	Front Yard Setback (min unless noted)	Street Tree Spacing (7)		
COMMERCIAL	136th Street	District A: Entertainment/ Service District A: Mixed Use District B	70' 70' 70'	40' 40' 40'	Chairback Chairback Chairback	Both Sides Both Sides Both Sides	8' 8' 8'	5' 5' 5'	0' Building, 5' Parking 0' Building, 5' Parking 50' Building, 25' Parking	40' - 60' o.c. 40' - 60' o.c. 40' - 60' o.c.	
	134th Street	District A: Mixed Use District A: Commerce Center Residential, Office	70' 70'	40' 40'	Chairback Chairback	Outside lane (west of Park Ave.) none	8' 8'	5' 5'	0' Building, 5' Parking 10' Building, 10' Parking	40' - 60' o.c. 40' o.c.	
	131st Street	District A: Commerce Center Residential, Office	100'	23'-6" each side	Chairback (3)	Each outside lane (1,2)	8'	5'	15' Building, 15' Parking	40' o.c.	
	Talblick Street	District A: Entertainment/ Service District A: Commerce Center Residential District A: Mixed Use	65' 65' 65'	39' 39' 39'	Chairback Chairback Chairback	Both sides (east of Pennington) Both sides Both sides	8' 8' 8'	5' 5' 5'	0' Building, 5' Parking 10' Building, 10' Parking 0' Building, 5' Parking	40' - 60' o.c. 40' o.c. 40' - 60' o.c.	
	Erlen Drive	District A: Entertainment/ Service District A: Commerce Center Residential District A: Mixed Use	65' 65' 65'	39' 39' 39'	Chairback Chairback Chairback	Both Sides Both sides Both Sides	8' 8' 8'	5' 5' 5'	0' Building, 5' Parking 10' Building, 10' Parking 0' Building, 5' Parking	40' - 60' o.c. 40' o.c. 40' - 60' o.c.	
	Retail Drive	District A: Entertainment/ Service	70'	40'	Chairback	Both Sides	8'	5'	10' Building, 10' Parking	40' o.c.	
	Pennington Road (South of Talblick)	District A: Commerce Center Residential District C: Multi-Family Residential	65' 65'	36' (40' Within 150' of 131st Street)	Chairback Chairback	East side only East side only	8' 8'	5' 5'	10' Building, 10' Parking 10' Building, 10' Parking	40' - 60' o.c. 40' - 60' o.c.	
	Pennington Road (North of Talblick)	District A: Entertainment/ Service	70'	40'	Chairback	Both Sides	8'	5'	0' Building, 5' Parking	40' - 60' o.c.	
	Saxony Blvd. (North of Talblick)	District A: Mixed Use	60'	39'	Chairback	Both sides	8'	5'	0' Building, 5' Parking	40' - 60' o.c.	
	Saxony Blvd. East/ West	District A: Mixed Use District A: Office	60' 60'	32' 32'	Chairback Chairback	Each outside lane Each outside lane	8' 8'	5' 5'	0' Building, 5' Parking 10' Building, 10' Parking	40' - 60' o.c. 40' o.c.	
	Saxony Blvd. (South of 134th Street)	District A: Office, Commerce Center Residential	65'	39'	Chairback	Both sides	8'	5'	10' Building, 10' Parking	40' o.c.	
	Olio Road	District A: Office District B	Existing Existing	Existing Existing	Chairback Chairback	none none	8' 8'	5' 5'	25' Building, 25' Parking 25' Building, 25' Parking	Varies Varies	
	Overview Drive (private)	District A: Office	62' (4)	24'	Chairback	none	8'	5'	25' Building, 15' Parking (8)	40' o.c.	
	Tannen Way, Elster Way	District C: Multi-Family Residential	50'	26'	Roll	One Side	7'	5'	15' Building	40' o.c.	
	Alley (private)	All Districts	20' (4)	20'	none	none	none	none	N/A	none	
	RESIDENTIAL	Pennington Road	District D: Neighborhood Center District D: Neighborhood Residential	65' 65'	36' (40' Within 150' of 131st Street)	Chairback Chairback	East Side Only none	8' 8'	5' 5'	15' Building 15' Building	40' - 60' o.c. 40' o.c.
		Saxony Blvd.	District D: Neighborhood Residential	52'	28'	Roll	One Side	7'	5'	15' Building	40' o.c.
		Olio Road	District D: Neighborhood Residential	Existing	existing	Chairback	Not Required		5'	25' Building, 25' Parking	Varies
Street 'A'		District D: Neighborhood Residential	60'	28'	Roll	One Side	10'	5'	15' Building	40' o.c.	
Cossel Way		District D: Neighborhood Residential	50'	26'	Extnd. Gutter	One Side	7'	5'	15' Building	40' o.c.	
131st Street		District D: Neighborhood Residential District D: Neighborhood Center	100' 100'	23'-6" Each Side 23'-6" Each Side	Chairback (3) Chairback (3)	Each outside lane (2) Each outside lane (2,1)	10' No tree lawn paved	5' 5'	15' Building, 15' Parking 15' Building, 15' Parking	40' o.c. 40'-60' o.c.	
Overview Drive		District D: Neighborhood Residential	60'	30'	Roll	One Side	10'	5'	15' Building, 10' Parking	40' o.c.	
Dorster Street, Elbe Street, Whitten Drive North & South, Westhaven Ave., Walbeck East Erlen Drive, Dresdin Court, Walbeck Drive		District D: Neighborhood Residential	50'	26'	Roll	One Side	7'	5'	15' Building	40' o.c.	
Alley (private)		All Districts	20' (4)	20'	none	none	none	none	N/A	none	

Notes:

- A: Developer may choose to keep any individual street private.
- B: Streets shown as Public may be kept Private in which case design criteria may change.
- C: Street trees shall not block vision clearance triangles or traffic control signs at intersections.  
Town shall have right to remedy any obstruction.
- D: MUTCD standard signs shall be installed by developer and maintained by the town. If other signs are used the applicable association or master will be responsible for maintenance.

Footnotes:

- 1. Angled parking may be provided in lieu of parallel parking. 22.5' min. parking lane width dimension and 26' length of parking space.
- 2. Parking lane may be terminated if traffic counts warrant.
- 3. Straight curbs form the median.
- 4. Ingress / Egress easement.
- 5. Tree lawn can be paved in Commercial Areas with trees located in tree grates or elevated planters.
- 6. R.O.W. width in commercial districts may be reduced when tree lawn is removed or paved as long as minimum width equals or exceeds 50'.
- 7. Street tree spacing and locations may vary or be eliminated as required in urban retail plazas.
- 8. Setbacks measured from back of curb on private streets.
- 9. Tree lawn and sidewalks are not required adjacent to common areas and parks if other pathways are provided in the common or park areas.
- 10. If alley home product is planned in the future, then street width minimum shall be increased to 32 feet back to back with parking on both sides.