

# LEBANON INNOVATION DISTRICT PUD

*Planned Unit Development*

City of Lebanon, IN

**Prepared for:**

City of Lebanon, Indiana and Indiana Economic Development  
Corporation (IEDC)

**Prepared by:**

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## ORDINANCE NUMBER 2023 – XX

### AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON, ESTABLISHING THE LEAP LEBANON INNOVATION PLANNED UNIT DEVELOPMENT DISTRICT

**WHEREAS**, the Common Council of the City of Lebanon, Indiana (the “Common Council”), has heretofore adopted Ordinance No. 07-16, codified as Title XV of Lebanon City Code, as the City of Lebanon, Indiana Unified Development Ordinance (the “UDO”), pursuant to its authority under the laws of the State of Indiana, Indiana Code § 36-7-4 *et seq.*, as amended;

**WHEREAS**, the City of Lebanon, Indiana (the “City”) is subject to the UDO;

**WHEREAS**, **Section 5 of the UDO**, as amended (the “Zoning Ordinance”), provides for the establishment of a Planned Unit Development District (“PUD District”) in accordance with the requirements of IC § 36-7-4-1500 *et. seq.* (the “PUD Statute”);

**WHEREAS**, the Indiana Economic Development Corporation (“IEDC”) was officially established in February 2005 to replace the former Indiana Department of Commerce. It represents the state in the identification and promotion of potential economic development sites. In doing so, it also works with local economic development organizations and public officials in securing approvals for developments which will bring better jobs, economic investment, a more diversified and strengthened tax base and many other advantages that come from quality development;

**WHEREAS**, over the last several months, and after discussions with industry leaders, the IEDC identified an area in Boone County as a strategic location for growth and the potential establishment of a large-scale research and innovation park. The area is mostly rural and is located between Indianapolis and Purdue University in West Lafayette and bisected by Interstate 65. If developed, the area will allow the state to better compete globally for high-wage jobs and careers in high-tech industries. This strategic area is identified overall as the “LEAP Lebanon Innovation and Research District” or “Project LEAP Area” with “LEAP” being short for “Limitless Exploration/Advanced Pace”;

**WHEREAS**, to advance this strategic initiative, the IEDC has secured rights to purchase approximately 9,000 acres in Boone County for the Project LEAP Area. IEDC has been, and is in the process of, collaborating with local stakeholders to develop an innovation district to support and attract advanced manufacturing; research and development; life, biological and agricultural sciences; technology; aerospace; and microelectronics industries (collectively “Innovation Users”);

**WHEREAS**, as a result of Project LEAP’s efforts, approximately 602 acres of land in the Project LEAP Area has been purchased by Eli Lilly and Company (“Lilly”), which has begun developing that property for an API synthesis plant and a cell and gene therapy research and development facility. The combined capital investment for these facilities (the “Lilly Project Area”) is anticipated to exceed \$3.5 Billion. Work on the Lilly Project Area has already commenced;

**WHEREAS**, due to the Lilly Project and the IEDC’s other initiatives with respect to the development of the Project LEAP Area, the IEDC has continued to receive significant interest from the exact types of Innovation Users that are being targeted. As development in the Project LEAP Area continues to come to

fruition, IEDC anticipates local communities and businesses to expand and flourish as more Innovation Users invest in the Project LEAP Area;

**WHEREAS**, in order to better facilitate and coordinate the development of the remaining property in the Project LEAP Area, the IEDC submitted an application to the City of Lebanon Advisory Plan Commission (the “Plan Commission”) seeking the adoption of the LEAP Lebanon Innovation PUD District Ordinance (“Ordinance”) for certain real estate (“Real Estate”) as legally described and attached herein as **Exhibit A**, situated within the LEAP Project Area that has already been annexed into the City (hereinafter the “LEAP District”), with the LEAP District’s boundaries more illustratively described in **Exhibit B**, attached and incorporated herein;

**WHEREAS**, IEDC’s application is consistent with the provisions of the Zoning Ordinance and the PUD Statute;

**WHEREAS**, after proper notice, and pursuant to the provisions of the PUD Statute and the Zoning Ordinance, the Plan Commission conducted a public hearing concerning IEDC’s application for the LEAP Lebanon Innovation PUD District on July 17<sup>th</sup> at 7:00 p.m. (“ Docket No. 23-45”) as required by law; and

**WHEREAS** after the public hearing was held, the Plan Commission considered Docket No. 23-45, which requested an amendment to the UDO and to the Zoning Ordinance with regard to the LEAP District;

**WHEREAS**, the Plan Commission forwarded Docket No. 23-45, to the Common Council with a favorable/unfavorable recommendation by a vote of X-X in accordance with Indiana Code § 36-7-4-608, and as required by Indiana Code § 36-7-4-1505; and

**WHEREAS**, the Secretary of the Commission certified the action of the Plan Commission to the Common Council on July 17, 2023; and

**WHEREAS**, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Lebanon, Indiana, that pursuant to Indiana Code § 36-7-4-1500 *et. seq.*, (i) it hereby adopts this Ordinance as an amendment to the Official Zoning Map (the “Zoning Map”) and to establish this LEAP Lebanon Innovation PUD District (“LEAP District”), (ii) all prior zoning ordinances applicable to the LEAP District, including but not limited to the Interstate and Transportation Overlay District(s), and parts thereof inconsistent with any provision of this Ordinance and its exhibits, are hereby inapplicable to the use and development of the LEAP District (whether or not annexed at the time of this Ordinance’s adoption) and shall be declared null and void and replaced and superseded by the terms of this Ordinance, (iii) all prior commitments and restrictions applicable within the LEAP District shall be null and void and replaced and superseded by this Ordinance, and (iv) this Ordinance shall be in full force and effect from and after its passage and signing.

**SECTION 1. APPLICABILITY OF ORDINANCE.**

Section 1.1 Foregoing Recitals. The foregoing recitals are incorporated herein by reference.

Section 1.2 Zoning Map. The Zoning Map of the City, a part of the Zoning Ordinance, is hereby changed to designate the Real Estate described in **Exhibit A** and **Exhibit B** as a Planned Unit Development District to be known as the LEAP Lebanon Innovation Planned Unit Development District (the “LEAP District”).

Section 1.3 Development of LEAP District. Development of the LEAP District shall be governed entirely by (i) the provisions of this Ordinance and its exhibits; (ii) those applicable provisions of the UDO as specifically referenced in this Ordinance, (iii) those applicable provisions of the Declaration of Covenants, Conditions, Easements, and Restrictions for LEAP Lebanon Innovation and Research Park as recorded under instrument number 2023002712, and attached hereto and incorporated herein as **Exhibit C**, and (iv) those applicable provisions of the Right-of-Way Agreements.

Section 1.4 UDO Provisions and Representations. All provisions and representations 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. Likewise, any provision of the UDO not addressed herein, to the extent applicable and not inconsistent with the terms hereof, shall be deemed incorporated herein by this reference.

Section 1.5 UDO Amendments. Amendments to the UDO after the enactment of this Ordinance shall not apply to the LEAP District unless the Director determines that the amendment does not materially or negatively impact the ability to develop the Real Estate pursuant to this Ordinance and that the amendment is consistent with the LEAP District’s intent. For any amended section of the UDO to apply to this Ordinance, any Director determination made hereunder must be in writing and the change must be approved by the Controlling Developer.

Section 1.6 Conflict. In the event of a conflict between the documents listed in **Section 1.2** above, the provisions set forth within this Ordinance shall apply and control.

**SECTION 2. GENERAL RULES OF CONSTRUCTION AND DEFINITIONS**

Section 2.1 General Rules of Construction.

- A. The general rules of construction set forth in **Section 1 of the UDO** and the Definitions set forth in this Ordinance shall apply to the regulations of this Ordinance.
- B. The singular number includes the plural and the plural the singular unless the context clearly indicates the contrary.
- C. Capitalized terms used herein that are not defined in **Section 2.2** or **Section 2.3** of this Ordinance shall have the meaning as set forth in the UDO or any other applicable document listed in **Section 1.2** above, as they may be amended from time



to time. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.

- D. Words used in the present tense include the past and future tenses and the future the present.
- E. The word “shall” indicates a mandatory requirement, while the word “may” indicates a discretionary action.

Section 2.2      General Definitions.

- A. **ADMINISTRATIVE REVIEW AND APPROVAL.** Shall mean, where applicable, review and approval by the Architectural Review Committee and/or the City of Lebanon Planning Director or designee, and/or subject to approval by the City of Lebanon Advisory Plan Commission, and/or the Board of Zoning Appeals or designee, as set forth and required by State law.
- B. **AGRICULTURE AND AGRICULTURAL TECHNOLOGY.** Shall mean science or practice of farming, including cultivation of the soil for the growing of crops and the rearing of animals to provide food and other products, and the practice of innovative farming methods including test plots, research and development, and aquaponics/hydroponics.
- C. **ANCHOR INSTITUTIONS, INCLUDING MAJOR UNIVERSITIES AND HOSPITALS (RESEARCH AND TECHNOLOGY BUSINESSES AND INSTITUTIONS WITH A HIGH DEGREE OF THEMATIC OR ECONOMIC LINK TO THE ANCHOR INSTITUTION).** Shall mean large and stable institutions whose actions have an impact on the health, education and social and economic strength, of their surrounding communities. Moreover, anchor institutions have the ability to elevate population health by providing jobs and partnering with and investing in local businesses and community initiatives.
- D. **ARCHITECTURAL REVIEW COMMITTEE.** Shall have the meaning set forth in the Declaration.
- E. **ASSOCIATION.** Shall mean the LEAP Lebanon Owners Association, Inc., an Indiana nonprofit corporation, or such other Indiana nonprofit corporation as may hereafter be formed by the IEDC in its sole discretion for the purpose of owning, managing, maintaining, preserving, repairing, replacing, operating and administering the Common Area and for other purposes as set forth in the Declaration and herein.
- F. **ART AND MUSIC CENTER.** Shall mean a functional community center with a specific remit to encourage arts practice and to provide facilities such as theatre space, gallery space, venues for musical performances, workshop areas, educational facilities, technical equipment, etc.
- G. **ASSOCIATION BOARD.** Shall mean the Board of Directors of the Association as provided in the **Bylaws.**
- H. **BETTERMENTS.** Shall mean the (a) wayfinding and district identification signage; (b) plantings and landscaping; (c) paved surfaces, such as multi-use paths, (i) behind any curbs and (ii) at specialty intersections or crosswalks; (d) granite curbs; (e) walls; (f)

railings; (g) public art; (h) streetscape furnishings (trash receptacles, planters, benches, tree gates, bollards, bicycle racks); (i) bus stops; and (j) street lights (including, without limitation, street lighting located within the Property to the extent required under the ROW Agreement), as located within the rights-of-way of the LEAP District.

- I. **BYLAWS.** Shall mean, the Bylaws of the Association, as amended from time to time.
- J. **CAMPUS LIKE SETTING.** Shall mean a Site on which a program conducts activities in multiple buildings at the same time with shared parking, access, and amenities.
- K. **CATERING ESTABLISHMENT.** Shall mean an establishment where the food and meals are prepared on the premises and such food and meals are delivered to another location for consumption.
- L. **CITY.** Shall mean, the City of Lebanon, Indiana.
- M. **CLAY PRODUCT AND REFRACTORY.** Shall mean, establishments primarily engaged in shaping, molding, glazing, and firing pottery, ceramics, and plumbing fixtures made entirely or partly of clay or other ceramic materials.
- N. **COMMON AREA.** Shall have the meaning set forth in the Declaration.
- O. **COMMUNITY FARMS/GARDENS.** Shall mean a property under five (5) acres explicitly used for small-scale gardening or vegetable farming by means of volunteers as part of a parks or recreation activity including incidental sales of food grown on site.
- P. **COUNTY.** Shall mean, Boone County, Indiana.
- Q. **DATA CENTER, INCLUDING COMPUTER INFRASTRUCTURE PROVIDERS, DATA PROCESSING, AND RELATED SERVICES.** Shall mean, a facility that provides shared access to applications and data using a complex network, computer, and storage infrastructure.
- R. **DECLARANT.** Shall mean the IEDC, the LEAP Lebanon Owners Association, and their respective successors and assigns, and shall include any person or entity designated as a successor or assignee by specific assignment of their right and duties under this Ordinance or the Declaration.
- S. **DECLARATION.** Shall mean the Declaration of Covenants, Conditions, Easements, and Restrictions for LEAP Lebanon Innovation and Research Park, as recorded under instrument number 2023002712 by the Boone County Recorder, and as amended from time to time.
- T. **DEVELOPER.** Shall mean any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a Dwelling within the LEAP District.
- U. **DEVELOPER, CONTROLLING.** Shall mean the Indiana Economic Development Commission and any successors or assignee as set forth under or permitted by the Declaration.
- V. **DIRECTOR.** Shall mean the Director of the City Planning Department, or designee.
- W. **ECO-CORRIDOR.** Shall mean an enhanced and improved stream corridor(s) as more particularly described in the LEAP District Concept Plan, as set forth as **Exhibit D.**
- X. **ELECTRIC VEHICLE.** Shall mean a vehicle that uses one or more electric motors for propulsion powered autonomously by a battery, or a similar source that requires charging from an external source. Hybrid vehicles that are powered by a motor that

draws electricity from a battery with a back-up by an internal combustion engine are included.

- Y. **FABRICATION, LIGHT.** Shall mean engineering, assembly, or manufacturing on-site with no outdoor storage or noise or emissions in excess of applicable regulatory standards, local ordinances, or state law.
- Z. **IMPROVEMENT(S).** Shall mean, with respect to any Site or in the Common Area, any building, structure or construction which affects the exterior appearance of such Site or Common Area, as applicable, including by way of illustration, but not limitation, all land preparation or excavation, fill and grading, utilities, pipes, lines, wires and other facilities, landscaping, buildings (whether fully or partially enclosed), garage, parking structures, parking areas, curbing, paving, fences, walls, exterior screening, poles, towers, antenna, aerials, lighting, driveways, ponds, lakes, fountains, signboard, walkways, jogging paths, signs, exterior communications equipment and facilities, and any construction which affects the exterior color or appearance of any building or structure. The term “Improvements” includes such improvements that may be permanent or temporary, stationary or moveable, or that may be above, on or below ground level.
- AA. **INTERNAL RESIDENTIAL USE GREENBELT.** Shall mean an area of land located between an existing residential use and non-residential site and/or development dedicated specifically for green space or buffering where development is prohibited, within the LEAP District. Sidewalks, drive access, and other items of that nature are permitted within the greenbelt.
- BB. **LEAP DISTRICT.** Shall mean, as referenced in the **Preamble Section** of this Ordinance, the portion of the Project LEAP Area that will be subject to the PUD, which has been annexed into the City.
- CC. **LILLY PROJECT AREA.** Shall mean, as referenced in the **Preamble Section** of this Ordinance, the portion of the Project LEAP Area (approximately 602 acres) that is currently owned and being developed by Eli Lilly and Company, which will not be subject to the PUD.
- DD. **MACHINERY, EQUIPMENT, AND SUPPLIES, WHOLESALERS.** Shall mean business engaged in supplying various goods for industrial or construction purposes with no outdoor storage or noise or emissions in excess of applicable regulatory standards, local ordinances, or state law.
- EE. **NATURAL RESOURCE FRAMEWORK.** Shall mean, all the natural resources, systems, habitats and eco-corridors within the LEAP District boundaries.
- FF. **OPEN SPACE(S).** Shall mean spaces that create pedestrian-friendly amenity zones that encourage community connections.
- GG. **PRODUCTION OF HIGH-TECHNOLOGY OR BIOTECHNOLOGY RELATED GOODS.**
- HH. **PROJECT LEAP AREA.** Shall mean the approximately 9,000-acre strategic area referenced in the **Preamble Section** of this Ordinance, including land that has not yet been annexed into the City.
- II. **RENEWABLE UTILITY SYSTEM.** Shall mean a renewable utility system is a system of renewable resources or utilities such as solar, wind, hydro, biomass or other systems.

- JJ. **REQUIRED LEAP PERIMETER SETBACKS.** Shall mean setbacks interior to the outside extents of the planned LEAP perimeter as defined by the Project LEAP Area.
- KK. **ROADWAY GREENBELT.** Shall mean an area of land dedicated specifically for green space or buffering where development is prohibited. Sidewalks, drive access, and other items of that nature are permitted within the roadway greenbelt.
- LL. **RUBBER PRODUCTS.** Shall mean intermediate and/or finished products manufactured using Rubber Compounds for manufacturers and consumers.
- MM. **SCHOOL OF GENERAL EDUCATION OR SECONDARY EDUCATION.** Shall mean public, private, or charter school that provides preschool and/or K-12 education.
- NN. **SMR.** Shall mean a Small Modular Reactor, such as those contemplated for use by major universities.
- OO. **SPECIAL EDUCATION.** Shall mean public, private, or charter school or center that provides education for children or adults with physical or developmental disabilities or handicaps.
- PP. **SITE.** Shall mean the lot or lots upon which a major development is to occur or has occurred in the LEAP District.
- QQ. **STORMWATER.** Shall mean the material amount of surface water resulting from rain and/or snow/hail melt.
- RR. **STORMWATER CONVEYANCE.** Shall mean the water system that moves stormwater from one location to another and may include retention areas or ponds. Stormwater Conveyance systems can be natural or man-made.
- SS. **STREAM CORRIDOR.** Shall mean a stream corridor within the LEAP district is the buffer or area directly around a stream or tributary.
- TT. **SOLAR COLLECTION OR SOLAR ENERGY SYSTEM OR SOLAR CELLS SOLAR LIGHTING FIGURES, PANELS AND SIMILAR SOLAR GOODS FOR INDUSTRIAL, RESIDENTIAL, OR UTILITY USE.** Shall mean the system or collector that converts solar radiation into usable energy.
- UU. **SUBDISTRICT.** Shall mean specific zoning districts designated within this Ordinance and further illustrated in **Exhibit D**. Specific descriptions applicable to each Subdistrict are set forth below in **Section 2.3** of this Ordinance.
- VV. **SUSTAINABLE DEVELOPMENT.** Shall mean the development of a Site, area or building using sustainable resources, building practices or other sustainable practices.
- WW. **SUSTAINABLE LANDSCAPING.** Shall mean landscaping that uses sustainable maintenance practices, sustainable or native plant materials, and considers the over-all environment to create an environmentally friendly and conscious landscaping.
- XX. **TRIP GENERATION.** Shall mean predicted number of vehicular trips to and from a study area.
- YY. **UNIFIED DEVELOPMENT ORDINANCE.** Shall mean the UDO, in effect on the date of the enactment of this Ordinance.
- ZZ. **UTILITY - LIFT STATION.** Shall mean a pump station that uses energy to move sewage to a higher elevation.

AAA. **VISITOR CENTER.** Shall mean a public or private center focused on educating, informing, and orienting persons visiting the LEAP District or interested in the type of innovative uses contemplated in the LEAP District -- in a building or campus like setting.

BBB. **WETLAND BANK/MITIGATION SITE.** Shall mean a system where regulated wetland areas are protected, restored, or created to compensate for the authorized destruction, impacts or alteration of other regulated wetlands. It involves establishing wetland banks, which are designated areas that generate credits based on their ecological value and the extent of wetland functions they provide. These credits can then be purchased by individuals or organizations to offset their regulated wetland impacts and assist with compliance with applicable regulatory requirements.

Section 2.3      Subdistrict Description.

- A. **INDUSTRIAL – MEGA SITE (IM)** - The Industrial Mega Site Subdistrict has parcels comprising a Site that is generally over 1,000 acres in size with direct access to a primary road connection to the interstate. This Subdistrict focuses on advanced manufacturing, innovative manufacturing and research and development uses. On-site renewable energy generation is encouraged in this Subdistrict. This Subdistrict may also include park, Stormwater Conveyance, and public service uses.
  
- B. **INDUSTRIAL – ADVANCED MANUFACTURING (IA)** – The Advanced Manufacturing Subdistrict will generally have parcels comprising a Site under 1,000 acres in size with direct or near direct access to a primary road connection to the interstate. This Subdistrict focuses on advanced manufacturing, innovative manufacturing and research and development uses. On-site renewable energy generation is encouraged in this district. This Subdistrict may also include park, Stormwater Conveyance, and public service uses.
  
- C. **MIXED-USE VILLAGE (MU)** - The Mixed-Use Village Subdistrict aims for a mix of specific land uses and is the only Subdistrict that permits mixed-use, residential, retail and commercial uses and development. This Subdistrict focuses on higher density, vertical mixed-use development at its core, surrounded by a mix of residential development typologies. This Subdistrict may also include park, Stormwater Conveyance, and public service uses. The Mixed-Use Village Subdistrict (MU) is the over-arching Subdistrict, with three (3) separate subcategories therein as set forth below:
  - 1. **MIXED-USE 1 (MU1)** - MU1 focuses on mixed-use, multifamily, office and higher education uses and is in the core of the Mixed-Use Village Subdistrict.
  - 2. **MIXED-USE 2 (MU2)** - MU2 focuses on residential multi-family uses such as townhomes, extending outward from the core of the Mixed-Use Village Subdistrict.

3. **MIXED-USE 3 (MU3)**- MU3 focuses on residential uses such as single family, extending outward from the residential multi-family toward the edges of the Mixed-Use Village Subdistrict.

**SECTION 3. LEAP DISTRICT CONCEPT PLAN.**

Section 3.1 LEAP District Concept Plan. The LEAP District Concept Plan provides a general vision for the development of the LEAP District that illustrates the conceptual arrangement of the PUD area, land uses, general layouts of lots, buildings and thoroughfares. The Leap District Concept Plan illustrates one way that the Site(s) could be developed. The final layout will be designed in logical phases, with Site plans for each building or phase, subject to the terms and conditions of this LEAP District Ordinance. The Leap District Concept Plan is attached hereto and incorporated herein as **Exhibit D**.

**SECTION 4. GENERAL USE REGULATIONS.**

Section 4.1 General. If this Ordinance does not address a certain development standard category in the UDO, then **Chapter 4 of the UDO** shall apply to that development standard regarding the LEAP District. If any conflict arises between the UDO and this Ordinance, the terms and provisions stated within this Ordinance shall control.

Section 4.2 Permitted/Prohibited Uses.

- A. The LEAP District Ordinance provides a mix of compatible uses arranged in a logical manner as illustrated in **Exhibit D**, the LEAP District Concept Plan.
- B. The list of Permitted Uses by Subdistrict is set forth in **Exhibit E**, attached and incorporated herein. If the list of Permitted Uses does not identify a category of use, that use is deemed to be a Prohibited Use, unless designated as a Conditional Use. Furthermore, certain types of identified uses are also listed to be expressly Prohibited.
- C. *Permitted Uses.* The letters/symbols below represent the following categories of uses that are addressed within this Ordinance. The specific uses, and whether each listed use is either permitted, prohibited, or permitted with conditions, are listed in **Exhibit E. Table E1.1**, which is located within **Exhibit E**, places each use in one of the following categories for each Subdistrict identified with this Ordinance:
  1. "P" represents permitted uses or "use by right".
  2. "-" represents prohibited in the noted subdistrict.
  3. "C" represents conditional uses or uses with conditions. Each conditional use is set forth in **Exhibit E, Section 2**.

D. *Unlisted Categories.* Categories of uses not listed in this Ordinance or within **Table E1.1** shall be subject to Administrative Review and Approval if a similar, directly transferable use is defined within this Ordinance or the UDO.

E. *Strictly Prohibited Uses.* **Exhibit E** includes a list of Strictly Prohibited uses in all Subdistricts that are subject to this Ordinance.

**SECTION 5. DEVELOPMENT AND DESIGN STANDARDS.**

Section 5.1 General. All height, setback, scale, lot coverage, character, and other such physical considerations for development and design standards are as proposed herein, and as further expounded upon and encouraged throughout **Exhibit G**, attached and incorporated herein.

Section 5.2 Dimensional Standards. The dimensional standards set forth below shall apply to the LEAP District as more particularly defined within **Table 5.1**.

A. Exceptions and Conditions to this Section and Table 5.1 are further detailed in Section 5.12 of this Ordinance.

TABLE 5.1 DIMENSIONAL STANDARDS					
Category	Land Use				
	Industrial		Mixed-Use Town Center (MU1 – Mixed Use & Multifamily) *****	Mixed-Use Residential (MU2 - Multifamily, Townhome) *****	Mixed-Use Residential (MU3 - Single Family Only) *****
	Mega (IM)	Advanced Manufacturing (IA)			
<b>SETBACK: *</b>					
<b>LEAP DISTRICT PERIMETER</b> (only those portions of the building with a height above fifty (50) feet are required to meet the increased setback)					
BUILDING	Industrial Uses – 500 Ft. (Minimum)+ 5 Ft. increase in setback for every 1 Ft. in height over 50 Ft. **	Industrial Uses – 300 Ft. (Minimum)+ 5 Ft. increase in setback for every 1 foot in height over 50 Ft. **			
	Office Uses – 200 Ft. (Minimum) + 3 Ft. increase in setback for every 1 Ft. in height over 50 Ft. **	Office Uses – 200 Ft. (Minimum) + 3 Ft. increase in setback for every 1 Ft. in height over 50 Ft. ***	-	-	-
	Commercial/Government Uses – 50 Ft. (Minimum)	Commercial/Government Uses – 50 Ft. (Minimum)			

**TABLE 5.1 DIMENSIONAL STANDARDS CONT.**

Category	Land Use				
	Industrial		Mixed-Use Town Center (MU1 – Mixed Use & Multifamily) *****	Mixed-Use Residential (MU2 - Multifamily, Townhome) *****	Mixed-Use Residential (MU3 - Single Family Only) *****
	Mega (IM)	Advanced Manufacturing (IA)			
<b>LEAP DISTRICT PERIMETER CONT.</b> (only those portions of the building with a height above fifty (50) feet are required to meet the increased setback)					
PARKING	Industrial Uses - 200 Ft. (Minimum)  Office Uses – 80 Ft. (Minimum)  Commercial/Government Uses - 30 Ft. (Minimum)	Industrial Uses – 80 Ft. (Minimum)  Office Uses – 80 Ft. (Minimum)  Commercial/Government Uses - 30 Ft. (Minimum)	-	-	-
<b>INTERNAL SETBACK</b> (Only between nonresidential and existing residential uses, measured from the property line of the residential property.)					
BUILDING	400 Ft. (Minimum)**	300 Ft. (Major)**	160 Ft.** (MU1 District Perimeter Only)	160 Ft.** (MU2 District Perimeter Only)	160 Ft.** (MU3 District Perimeter Only)
PARKING	200 Ft. (Minimum)**	160 Ft. (Major)**	-	-	-
<b>ROAD CORRIDOR</b> (not applicable to roadways along LEAP District Perimeter)					
BUILDING	400 Ft. (Minimum)**	300 Ft. (Major)** 250 Ft. (Minor)** 50 Ft. (Major) (Minimum)	0 Ft. (Minimum) 25 Ft. (Maximum)	15 Ft. (Minimum) 25 Ft. (Maximum)	25 Ft. (Minimum) 35 Ft. (Maximum)
PARKING	200 Ft. (Minimum)	150 Ft. (Major) 100 Ft. (Minor) 50 Ft. (Major) (Minimum)	See Parking Standards	See Parking Standards	See Parking Standards
<b>NATURAL CORRIDOR</b>					
BUILDING	Industrial Uses – 500 Ft. (Minimum)+ 5 Ft. increase in setback for every 1 Ft. in height over 75 Ft. *****  Office Uses – 200 Ft. (Minimum) + 3 Ft.	400 Ft.	160 Ft.		



	increase in setback for every 1 Ft. in height over 75 Ft. ****  Commercial/Government Uses – 50 Ft. (Minimum)  Or  1,000 Ft. (Minimum), whichever is less ****			160 Ft.	160 Ft.
<b>TABLE 5.1 DIMENSIONAL STANDARDS CONT.</b>					
<b>Category</b>	<b>Land Use</b>				
	Industrial		Mixed-Use Town Center (MU1 – Mixed Use & Multifamily) *****	Mixed-Use Residential (MU2 - Multifamily, Townhome) *****	Mixed-Use Residential (MU3 - Single Family Only) *****
	Mega (IM)	Advanced Manufacturing (IA)			
<b>NATURAL CORRIDOR CONT.</b>					
PARKING	300 Ft.	250 Ft.	150 Ft.	150 Ft.	150 Ft.
<b>YARD</b>					
FRONT, SIDE	-	-	0 Ft.	5 Ft. ***	15 Ft.
REAR			10 Ft.	10 Ft.	15 Ft.
<b>MINIMUM DENSITY:</b>					
DWELLING UNITS PER ACRE	-	-	15 Units	10 Units	4-6 Units
<b>MAXIMUM HEIGHT: *****</b>					
HEIGHT	250 Ft.	200 Ft.	75 Ft.	50 Ft.	35 Ft.
ACCESSORY BUILDING HEIGHT	300 ft. or 150% of the Total Primary Building Height, whichever is less.	200 ft.	25 Ft.	25 Ft.	25 Ft.
<b>MAXIMUM LOT COVERAGE (total impervious surface):</b>					
LOT COVERAGE	70%*	70%*	90%	80%	70%

\*If 25% of existing mature trees are preserved in addition to the LEAP preservation efforts, maximum lot coverage may be increased by 10%.

\*\* 160' Roadway Greenbelt and/or Internal Residential Use Greenbelt required as required in **Section 7.2**

\*\*\* 80' Roadway Greenbelt required as required in **Section 7.2**

\*\*\*\* Reforestation or Mesic Prairie Planting and/or Restoration and Invasive Removal as required in **Section 7.3**

\*\*\*\*\*For attached structures, setbacks are by development/structure.

\*\*\*\*\* Indiana State Statute, FAA Height Regulations and exceptions as specified in **Section 5.3 of this Ordinance, apply.**

### Section 5.3      Height.

- A. Building heights shall meet the Dimensional Standards as listed in **Table 5.1** of this Ordinance, unless otherwise noted herein in **Section 5.3(C)**, below.
- B. *Viewshed.* Buildings design shall be mindful of the view shed from adjacent properties as well as the impact of solar envelope and orientation.
- C. *General Height Exceptions.*
  - 1. The maximum height may be varied for the following circumstances: Antennae, Appurtenances, Chimneys, Architectural Elements, Elevator Bulkheads, Fire Towers, Necessary Mechanical Equipment, Roof-Mounted Solar Energy Systems, Smokestacks, Stair Towers, Utility Substations and Related Facilities, Water Tanks/Towers and/or Steeples.
  - 2. The exceptions noted in this section shall not interfere or waive any applicable Indiana State Statute, including but not limited to Ind. Code § 8-21-10-7, or any applicable Federal Aviation Administration (FAA) restrictions or regulations.

### Section 5.4      Setbacks. Buildings and parking lots shall meet the Dimensional Standards as listed in **Table 5.1.**

### Section 5.5      Permitted Encroachments.

- A. *General Requirements.* Permitted encroachments shall not interfere with the sight visibility triangle or any required setbacks/spacing required by Indiana State Building Code or Fire Code.
- B. *Permitted Encroachments.* Encroachments or projections shall be permitted as follows:
  - 1. *All Yards.* Entrances, landings, steps, awnings and other architectural features may encroach into the required yard(s) up to ten (10) feet.
  - 2. *Side Yards.* Bay windows, bump-outs, basement window egress well, or similar features may encroach up to five (5) feet.

- a. Air Conditioners, waste receptacles and mechanical equipment shall not encroach upon the required side yard and shall be properly screened.
- C. *Additional Encroachments.* Additional encroachments may be permitted if they meet the following criteria:
  - 1. *Sight Visibility.* Proposed encroachment does not interfere with sight visibility triangle.
  - 2. *Utility Easement.* Proposed encroachment does not interfere with utility easements.
  - 3. *Natural Corridor Setbacks.* Proposed encroachment does not interfere with natural corridor setbacks.
  - 4. *Building Code.* Proposed encroachment does not interfere with Indiana Building Code requirements.

Section 5.6

Building Locations. Buildings shall minimally meet the Dimensional Guidelines in **Table 5.1.** of this Ordinance. Additional standards for each Subdistrict shall be set forth in in **Exhibit F, Design Guidelines.**

- A. *General Requirements, Site Constraints.* Placement and location of buildings should consider site constraints such as the natural environment, views from surrounding uses, and access to non-motorized pathways and major transportation corridors.
- B. *Subdistricts.* Mega Site (IM) and Advanced Manufacturing (IA). Building(s) within the IM and IA Subdistricts shall create a Campus Like Setting and shall use screening and/or buffering to buffer adjacent uses and major corridors from the industrial use.
  - 1. *Pedestrian and Vehicular Traffic.* Buildings shall be placed so that pedestrians and vehicular traffic can easily and safely access buildings and site access points.
  - 2. *Dock Doors and Mechanical Installations.* Building placement should prevent views of dock doors and mechanical installations from adjacent uses or major corridors. Additional standards are found in **Chapter 7.6 and 7.8 of the UDO.**
  - 3. *Mixed-Use Village Center (MU, MU1, MU2, MU3).* Building(s) within the Mixed-Use Village Center Subdistrict shall be oriented close to the street edge to encourage a more connected and pedestrian- friendly environment.
- C. *Infill Development.* Infill Development shall mean the construction of buildings or other facilities on previously unused or underutilized land. Infill Development shall substantially comply with the **LEAP District Concept Plan** as the LEAP District is built-out over time.

Section 5.7

**Architectural Performance Standards: Delineation and Articulation.** Architectural variation and thoughtfully designed structures are important elements in meeting the Project LEAP Area goals and sustainability principles. In order to further these goals and principles, the following standards in this Ordinance and related exhibits shall be prioritized.

- A. *Horizontal Delineation.* Horizontal building facades shall be designed to be varied with the use of offsets, building materials and colors to create visual interest.
1. *Architectural Features.* Architectural features, such as lighting, windows, entry areas, columns and other elements can assist with creating horizontal delineations along the facade.
  2. *Blank or Absent.* Horizontal wall planes shall not be blank or absent of delineation.
  3. Horizontal delineation requirements as set forth more particularly below in **Table 5.2** shall apply to all facades facing the road and trail corridors unless otherwise specified within the Ordinance. If a façade wall faces an internal lot, all sides (side, rear and front) shall be required to follow the guidelines set forth in **Table 5.2**.

<b>TABLE 5.2 INDUSTRIAL HORIZONTAL DELINEATION</b>	
<b>Category</b>	<b>Industrial</b>
<b><i>Buildings with walls 300 ft. or less in length frontages to road corridors and/or trail corridors:</i></b>	
Material Change	20% of the building needs to be a different material
Façade Offsets	2 ft. per every 50 ft.
<b><i>Buildings with walls 300 ft. or more in length frontages to road corridors and/or trail corridors:</i></b>	
Material Change	15% of the building needs to be a different material
Façade Offsets	1 ft. per every 50 ft.

- B. *Vertical Delineation.* Vertical delineation requirements are set forth more particularly below in **Table 5.3**. Vertical facade lengths shall create visual interest and avoid blank walls on each building or Structure.
1. The vertical plane along a building facade should have offsets, changes in color or building material, and architectural features that add to the visual interest of a wall or building.
  2. *Visual Breaks.* Visual breaks along a wall may use architectural features to help visually demonstrate the delineation between floors or levels.
  3. *Architectural Features.* Architectural features, such as columns, windows, entry/exits, towers and other elements can create vertical elements along the facade.

4. *Primary Entry/Exit.* Primary entrances and exits should be easily identifiable with variation or differences in height.
5. *Mixed-Use Village.* Ground floor levels shall be differentiated from upper levels by use of elements such as material changes, signage, and/ or other elements that help create level differentiation between floors.
  - a. Fenestration requirements for the ground floor and upper floors for the Mixed-Use Village Subdistrict can be referenced in **Exhibit G Design Guidelines.**
  - b. Building entries should be clearly defined to allow easy identification and vertical delineation.

<b>TABLE 5.3 VERTICAL DELINEATION</b>		
<b>Category</b>	<b>Industrial (IM &amp; IA)</b>	<b>Mixed-Use (MU, MU1, MU2, MU3)</b>
<b><i>Buildings up to 40 Feet in Height:</i></b>		
Color or Texture Change	3 Locations at 10 Ft. Height (Min)	2 Locations at 12 Height (Min)
Visual Wall Break	1 Locations	1 Locations
<b><i>Buildings over 40 Feet in Height:</i></b>		
Color or Texture Change	3 Locations at 20 Ft. Height (Min)	3 Locations at 12 Ft. Height (Min)
Visual Wall Break	1 Locations	2 Locations

C. *Corner Articulation.*

1. *Mixed Use Village Subdistrict (MU).* Building corners that face or can be viewed from Major Corridors, shall use changes in color or building material and architectural features to continue the visual interest from wall to corner.
  - a. Architectural elements and material changes shall wrap around the corners of the building, extending at least 25 feet from the corners.
  - b. Using the requirements for Vertical and Horizontal delineation toward creating corner articulation is encouraged.
  - c. Visual interest created through glass or other transparent materials along a building corner, is also encouraged.

Section 5.8     Anti-Monotony.

- A. *Diversity*. The LEAP District shall aim to create a variety of colors, patterns, materials, and other architectural features throughout buildings and Structures in order to avoid the appearance of repetition and to create variety.
  
- B. *Architectural Features*. Buildings shall use a variety of architectural features and elements to create visual interest along the facades as set forth in **Table 5.2 Horizontal Delineation** and **Table 5.3 Vertical Delineation** of this Ordinance. Features such as lighting, windows, towers, columns, offsets (both vertical and horizontal), and other architectural elements can be used along the building facade. **Exhibit F, Design Guidelines** references additional encouraged standards related to Architectural Features within the LEAP District.
  
- C. *Fenestration*.
  - 1. *Industrial-(IM) and (IA)*.
    - a. *Building Frontages*. Building frontages should have a minimum of 30% fenestration at the ground floor level.
    - b. *Major Road or Trail Corridors*. Fenestration is only required along facades that face major road or trail corridors.
    - c. For guidance related to the transportation framework of the LEAP District, please refer to **Exhibit D, LEAP District Concept Plan** for the Transportation Framework Map.
  
  - 2. *Mixed-Use Village Center (MU)*.
    - a. *Non-Residential Ground Floor*. Non-residential ground floor levels shall have a minimum of 40% fenestration.
    - b. *Upper Floors*. Levels above the ground floor shall have a minimum of 30% fenestration.
  
  - 3. *Window Graphics*. Non-residential buildings are allowed to install window graphics but each window must maintain 50% opacity. Window graphics should only be placed on first floor windows in order to maintain inviting and interesting buildings throughout the LEAP District and prevent blank walls.

Section 5.9      Building Materials

- A. Exterior building materials shall be durable, quality materials that are visually compatible with the overall development. Varying patterns, textures and colors shall be used to create variety in building design and assist with delineation and articulation requirements. **Table 5.4** lists the prohibited and permitted building materials.
  
- B. To help with articulation, delineation and increased visual interest, exterior facades of buildings shall be designed to include multiple building materials. Mixed-Use

Village Subdistrict building design shall use a minimum of two (2) – three (3) materials listed within **Table 5.4** Industrial Subdistricts (IM) and (IA) buildings shall use a minimum of two (2) materials listed within **Table 5.4**.

C. *Permitted, Prohibited & Limited.*

1. Building materials in Table 5.4 fall under three (3) categories: Permitted, Prohibited and Limited.

- a. *Permitted.* Permitted building materials are permitted outright and do not have percentage limits.
- b. *Prohibited.* Prohibited materials are strictly prohibited and shall not be used as a building material for any reason.
- c. *Limited.* Limited building materials, unless otherwise noted, shall not exceed 50% of the total exterior facade of a building.
- d. Usage of other innovative building materials require Administrative Review and Approval to determine suitability for the LEAP District.

D. All repairs or replacements of building materials are subject to Administrative Review and Approval.

E. **Table 5.4**, sets forth the approved Building Materials for the LEAP District according to each Subdistrict.

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<b>TABLE 5.4 BUILDING MATERIALS</b>				
<b>IM - Mega Industrial, IA - Advanced Manufacturing, MU1 - Mixed-Use Town Center, MU2 - Mixed-Use Neighborhood Townhouse, MU3-Mixed-Use Neighborhood-Single Family</b>				
<b>P - Permitted; X - Prohibited; L - Limited</b>				
<b>Material</b>	<b>Subdistrict</b>			
	<b>IM</b>	<b>IA</b>	<b>MU1</b>	<b>MU2/MU3</b>
<b>EXTERIOR BUILDING MATERIALS - VERTICAL SURFACES (WALLS)</b>				
<b>CONCRETE</b>				
Cast-In-Place Concrete	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	L
Poured Concrete (Including Form-Lined)	P	P	L	L
Pre-Cast Concrete (Including Tilt Up)	p <sup>3</sup>	p <sup>3</sup>	X	X
Split-Faced Block or Architectural Pre-Cast Concrete	L	L	P	P
<b>EXTERIOR INSULATION FINISHING SYSTEMS (EIFS)</b>				
Non-Drainable EIFS	X	X	X	X
Drainable EIFS	L <sup>1</sup>	L <sup>1</sup>	X	X
<b>FIBER CEMENT</b>				
Fiber Cement, Large Format Panels	L	L	P	P
Fiber Cement Siding	L	L	P	P
<b>GLASS</b>				
Glass Curtain Walls	L	P	P	X
Glazing	P	P	P	P
Glass Block	L	L	L	L
Glass (Clear, Colored, Sand Blasted, Etched etc.)	L	P	P	P
<b>MASONRY</b>				
Brick	P	P	P	P
Concrete Masonry Units (Smooth Faced)	L	L	X	X
Concrete Masonry Units (Glazed)	P	P	P	X
Stucco	L <sup>5</sup>	L <sup>5</sup>	P	P
<b>METAL</b>				
Insulated Metal Panels (High Recycled Content)	P	P	P	P
Non-Insulated Metal Panels (Siding)	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>	L <sup>4</sup>
Steel or Aluminum Siding (Horizontal or Vertical, Commercial)	L	L	L	L
<b>STONE</b>				
Stone	P	P	P	P



Material	Subdistrict			
	IM	IA	MU1	MU2/MU3
<b>WOOD</b>				
Engineered Wood Product	L	P	P	P
Wood Siding	L	L	P	P
<b>OTHER</b>				
Vinyl Siding	X	X	X	L
Exposed Structure	L	P	P	P
Solar Panels	P	P	P	L
Porcelain and/or Ceramic Panels	L	L	L	L
Storefront (Aluminum, Wood, Steel)	L	P	P	X
Terracotta	L	P	P	P
Vegetated Living Wall	P	P	P	P
Exterior Sun-shading Fins or Louvers	P	P	P	P
<b>EXTERIOR BUILDING MATERIALS – HORIZONTAL SURFACES (ROOFS OR SOFFITS)</b>				
Standing Seam Metal Roof	P	P	P	P
Thermoplastic Polyolefin (TPO)	P	P	P	P
Green Roof	P	P	P	P
Skylights	P	P	P	P
Solar Panels (Rooftop)	P	P	P	P
Modified Bitumen	L	L	X	X
Asphalt Shingles	X	L	P	P
Clay Tile Shingles	X	X	X	X
Wood Soffit	X	X	P	P
Metal Soffit	P	P	P	P
Vinyl or Plastic Soffit	X	X	X	P
<p>1 Should not exceed 50% of the building facade and be installed above the first floor or equivalent.</p> <p>2 Low carbon concrete mixes is recommended.</p> <p>3 Only if paired with an insulated backup wall system.</p> <p>4 Only if backup wall system meets insulation requirements.</p> <p>6 Only if development also requires envelope commissioning.</p>				

**Section 5.10 Outdoor Storage, Dock Doors and Mechanical Installations, Loading Areas and Service Facilities.**

- A. *General.* The LEAP District encourages all Site design to include appropriate placement of truck dock doors and outdoor storage areas in order to ensure corridor aesthetics are preserved and that adjacent properties are protected from activities associated with industrial and manufacturing uses. To accomplish this goal, the following standards shall apply to Outdoor Storage, Dock Doors and Mechanical Installations, Loading Areas and Service Facilities.

B. *Outdoor Storage.*

1. Outdoor storage facilities shall be located on the side or rear of the building.
2. Exterior storage facilities shall not be larger than 25% of the total square footage of the building(s) on-site, or two (2) acres, whichever is less and shall not be visible from major road corridors, adjacent commercial or residential uses, and trail corridors.
3. Outdoor storage areas facing residential, mixed-use buildings, trails, and/or natural corridors shall have a minimum buffer yard of 200 ft within the IM and 80 ft IA Subdistricts, and a ten (10) to 15 ft buffer yard for the MU Subdistrict.
4. *Buffering.*
  - a. Buffering shall include a berm or fence/ wall and landscaping and have a minimum height of ten (10) ft.
  - b. Landscaping shall be installed to create a screening effect to protect the view-shed of adjacent uses.
  - c. Buffering or other screening techniques are recommended to help shield visibility from corridors.
5. All Outdoor Storage facilities, related buffers, and surrounding landscaping within the LEAP District are subject to Administrative Review and Approval and shall comply to all applicable local regulations, local ordinances, and state law.

C. *Dock Doors and Mechanical Installations.* Dock Doors and Mechanical Installations within the LEAP District shall be designed as follows:

1. *Mixed-Use Village (MS):* Dock doors with the LEAP District shall be located on the side or rear of the building and are encouraged to be interior facing on the site to help protect views from adjacent land-owners. Placement of dock doors or other mechanical installations should be mindful of abutting residential or commercial uses and placed as such to reduce noise and view-shed. Mechanical installations or features shall be screened and placed as such to minimize noise and views from public ways. Screening or buffering should complement the building design and overall site character.
2. *Industrial (IM)(IA):* Dock doors shall be located to be setback at least 100 feet from the property line from similar adjacent uses and 150 feet from the property line for abutting residential or commercial uses.

D. *Loading Areas.* Loading areas within the LEAP District shall be located to minimize noise and view-shed from residential or commercial uses, and from natural, roadway and trail corridors. Design for loading areas should consider circulation within the site and along Major Roadway corridors so as to not impede traffic flow within and to/from the site.

- E. *Service Facilities and Equipment.* Service facilities and equipment within the LEAP District, at the ground level, shall be minimally visible from roadways or natural corridors. Facilities and equipment shall be properly screened from public view and located to the side or rear of the building. Rooftop-mounted equipment shall be screened on all sides viewable from a public way. Screening should be discrete and blend with the existing materials, colors and design styles used.
- F. *Additional Standards.* Additional guidance regarding standards related to Outdoor Storage, Dock Doors, and Mechanical Installations, Loading Areas, Service Facilities and Equipment is set forth in **Exhibit F**.

Section 5.11 Encouraged Green Performance and, Energy Development and Design Standards.

- A. *Encouraged Development and Design Standards.* **Exhibit F** shall be referenced for the encouraged standards within the LEAP District as related to Green Performance Standards, Energy Guidelines, Building Orientation and Solar Performance, and Envelope Performance.
- B. *Encouraged Green Performance Standards.* The LEAP District strives to be a model sustainable community and as such every property developed is encouraged to demonstrate high levels of sustainability and performance matrix's for energy, water and resource efficiency. **Exhibit F** references additional encouraged standards related to Green Performance.
- C. *Encouraged Energy Guidelines.* Energy Efficiency is highly encouraged within the LEAP District. **Exhibit F** references additional encouraged standards related to Building Orientation and Solar Performance.
- D. *Encouraged Envelope Performance Standards.* Insulation is an important component of energy efficiency. Buildings and Structures within the LEAP District shall meet or exceed State energy regulation requirements so as to minimize heat transfer and enhance occupant thermal comfort. **Exhibit F** references additional encouraged standards related to Insulation, Air Tightness, Thermal Bridging, and Glazing requirements.
- E. *Encouraged Performance Matrix.* **Table 5.5** of this Ordinance as set forth below demonstrates the Performance Matrix for the LEAP District as it relates to the encouraged standards for Green Performance and Energy Guidelines in each Subdistrict and Use classification.

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TABLE 5.5 GREEN PERFORMANCE			
	Type	Encouraged Performance Metrics	Encouraged Stretch Goal Performance Metrics
Residential	Single Family Residential	-	Zero Energy Certification Passive House (CPHC)
	Multi-Family Residential	LEED Gold	Zero Energy Certification Passive House (CPHC)
Civic	K-12 School	LEED Gold Passive House (CPHC)	Zero Energy Certification Living Building Challenge Petal
	Institutional	LEED Gold	Zero Energy Certification Living Building Challenge Petal Well Silver
Mixed-Use Retail	Office	LEED Gold	Zero Energy Certification Living Building Challenge Petal Well Gold
	Mixed-Use Retail	LEED Gold	Zero Energy Certification Living Building Challenge Petal Well Silver Well Gold
Industrial	Industrial	LEED Silver	LEED Platinum Zero Carbon

Section 5.12 Modifications, Exceptions and Conditions. Any request for the modification, exception, or conditional use of any Development and Design Standards as set forth in **Section 5** of this Ordinance, or one of the referenced exhibits, shall require Administrative Review and Approval.

- A. Required LEAP District Perimeter Setbacks as specified in **Table 5.1 of this Ordinance** shall credit other applicable minimum setbacks at a 1:1 ratio.
- B. Required LEAP District Perimeter Setbacks shall provide mitigation of views from adjacent non-LEAP users are accommodated by a landscaped buffer (including an 80 Ft. or 160 Ft. Greenbelt as required) and berms, walls, or fencing. Additional Stormwater Best Management Practices, as specified in **Section 11.4(C)(1)** are permitted and encouraged within LEAP Perimeter Setbacks.
- C. Required Natural Corridor Setbacks shall provide Reforestation or Mesic Prairie Planting and/or Restoration and Invasive Removal as required in **Section 7.3.**

- D. *Utility – Wind Turbine.* A facility shall have a maximum height of 90 ft. from the base to the bottom of the turbine. A minimum of 30 ft. of feet of clearance between the propeller and the ground shall be required. Other stand-alone wind applications shall be a maximum of 50 acres in size per parcel and be outside of the required, LEAP District Perimeter Setback.
- E. *Utility – Solar.* Applications on Roadway Greenbelts, Stream Corridors, Open Spaces, and Undeveloped Real Estate shall be limited to 25% of the total amount of Real Estate in the LEAP District dedicated to the aforementioned uses. Other stand-alone solar applications that are an accessory use for a Project Site shall be a maximum of 50 acres in size per Project Site. Building mounted solar is excluded from this condition. Solar applications within the LEAP District Perimeter or required natural corridor setbacks shall be required to be screened by the required roadway greenbelt or stream buffer.

**SECTION 6. PARKING STANDARDS.**

Section 6.1 *Purpose.* The LEAP District seeks to optimize parking. The amount of parking required by use is shown in **Exhibit F** and parking standards as set forth in the Design Guidelines (**Exhibit G**), are intended to expand upon the parking provisions for a typical development in order to ensure a more cohesive parking management plan within the LEAP District. Among the objectives is to reduce impervious surface area, encourage efficient shared use of parking areas, provide for Electric Vehicle and Bicycle parking, and encourage flexibility in the Site design and operations of the particular use.

Section 6.2 *General Parking Standards Applicable to All Districts and Subdistricts.* Parking areas shall promote safe pedestrian and vehicular circulation, minimize the impacts of automobiles, and use the minimum amount of parking spaces necessary throughout the Site and shall follow the following standards and any applicable sections of Lebanon City Code and/or state law:

- A. *Parking Dimensions and Design.*
  - 1. *Parking Dimensions.* All parking dimensional requirements shall follow those set forth within the Lebanon Unified Development Ordinance (UDO).
  - 2. *Curbs.* Curbs are typically required but exceptions may be granted to improve Stormwater design or if the parking is temporary (for construction work period or one year or less after the Site construction period). All curbs shall be designed and built per City Standards.
- B. *Off-Street Parking.*
  - 1. *Surfacing.* Off-street parking areas shall be durable and use a surface such as concrete, brick paver, asphalt, approved pervious concrete, permeable pavers or other durable material approved by the City Engineer.

2. *Location.* Required off-street parking spaces shall be located on the lot in which they are required unless otherwise permitted by off-site or shared parking standards.
- C. *Parking Calculation.* Off-Street Parking shall be calculated by using the floor area of the use, unless otherwise noted, and shall not include utility areas, restrooms or areas designed for exclusively storage.
1. *Fractional Spaces.* Parking calculations resulting in fractional spaces shall be rounded up to the next highest whole number, if any fraction is .5 or greater.
- D. *Unlisted Parking Requirement Determination.* If the required parking spaces is unclear, the parking space requirement shall be determined based upon the following considerations: Number of employees or persons served, Capability of adequately servicing the visiting public, and Site constraints or existing conditions.
- E. *Shared Parking.* Where a mix of land uses creates staggered peak periods of parking demand, shared parking agreements that assist in reducing the total amount of required parking by up to 50% of required spaces are encouraged. Shared parking agreements for off-street parking for two (2) or more buildings or uses are permitted, subject to Administrative Review and Approval, subject to the following:
1. *Parking Study.* A parking study that demonstrates the peak hours of uses do not coincide and that the overall peak parking needs shall be met.
    - a. *Preparation.* This parking study must be prepared by a qualified planner, engineer, landscape architect, or architect with experience in mixed-use buildings and parking.
  2. *Landscaped Open Space.* The reduced parking results in less impervious surfaces and provides additional landscaped open space.
  3. *Shared Parking Location.* The shared parking is conveniently within 1/4 mile feet of all the buildings or uses served.
  4. *Pedestrian Connections.* If the shared parking involves more than one parking lot, pedestrian connections shall be maintained between the lots.
  5. *Shared Parking Agreement.* A shared parking agreement between the property owners, acceptable to the City Attorney, shall be executed.
- F. *Deferral and/or Banking of Parking Spaces.* Construction of a portion of the parking spaces may be deferred, deferred and/or banked parking is subject to the following requirements:

1. *Parking Space Need.* The owner shall demonstrate that the required number of parking spaces is not needed for their business or operational characteristics.
2. *Pedestrian Amenities.* The Site design includes pedestrian amenities, provision for convenient use of transit or shuttles, on-site use of ride-hailing, priority parking for car poolers, or other travel demand management techniques to support travel to the site by means besides an automobile.
3. *Deferred Parking Site Plan.* A deferred parking Site plan shall identify the area where parking is being deferred, including dimensions and parking lot layout
4. *Sufficient Area.* An area of sufficient size to meet the deferred number of parking spaces, along with setbacks, landscaping, access drives, aisles, other required parking lot features, and stormwater management, shall be retained as open space.
5. *Landscaping.* Landscaping, such as parking lot trees that would otherwise be required for the banked parking shall be installed in the area of the banked parking.
6. *Performance Guarantee.* A performance guarantee or other provision has been made to construct the parking and related features if the use changes or if the City requests that all or part of the parking lot be constructed due to new activities in the building, congested parking conditions, lack of fire lane space, or changes in conditions where additional parking is needed.

G. *Parking Reductions.*

1. *Industrial Sites.* Reduction in Advanced Manufacturing or Mega Site Subdistricts. Up to a 25% in reduction in required parking may be allowed upon the completion of a parking needs projection.
2. *Reduction of Bike Facilities.* In addition to the required bicycle parking, an applicant may request additional vehicle parking spaces be converted to bicycle parking for up to 10% of the maximum parking required.
3. *Reduction for Car Share or Other Alternative Transportation.* An applicant may request additional vehicle parking spaces to reduce the required number of spaces up to 10% to accommodate additional space for car sharing and/or parking for other alternative transportation.

Section 6.3     General Non-Residential Parking Standards.

- A. *Surface Parking Solar Canopies.* Surface parking lots larger than 300 cars shall be covered by solar canopies at a minimum of 25% of the parking area.
  1. *Smaller Parking Lots.* Smaller surface parking lots are encouraged to use solar canopy coverage.

- B. *Parking Lot Drainage.* Parking lots shall drain into swales or landscaped areas for pre-treatment of stormwater runoff. Refer to **Section 12** of this Ordinance for more details on drainage standards for Stormwater.
- C. *Swales or Landscaped Area.* Swales or landscaped areas along surface parking lots shall be a minimum of ten (10) feet wide and shall run the entire length of parking stall areas. Landscaped areas shall be designed to support large, mature tree growth.
- D. *Parking Stall Materials.* 35% of parking stalls shall be porous in nature, using materials such as permeable pavers or porous concrete.
  - 1. Requested modifications to the standards are subject to Administrative Review and Approval.
- E. *Electric Vehicle Parking.*
  - 1. *Parking lots between 500-1,000 spaces.* For parking lots between 500 – 1000 parking spaces, a minimum of 50 Electric Vehicle (“EV”) parking spaces is encouraged.
  - 2. *Parking lots between 100-500 spaces.* For parking lots between 100-500 parking spaces, a minimum of 5% Electric Vehicle spaces is encouraged.
  - 3. *Parking lots smaller than 100 spaces.* For parking lots smaller than 100 spaces, a minimum of 5% Electric Vehicle spaces is encouraged.
  - 4. *Accessible Electric Vehicle Parking.* It is recommended that 10% of accessible parking spaces shall have Electric Vehicle charging stations.
  - 5. *Electric Vehicle Parking Location.* It is recommended that Electric Vehicle spaces shall be closest to the main entrance (exclusive of spaces designated for the handicapped) with a power outlet for use by the parked car.
- F. *Alternative Vehicles.* One vehicle parking space designated for a shared-use parking vehicle alternative vehicles (such as autonomous-vehicles) shall count as four (4) regular parking spaces.
  - 1. Alternative vehicles are Low-Emitting and/or Fuel-Efficient Vehicles.
  - 2. *Signs.* These spaces shall be signed, reserved, and enforced by the Owner.
- G. *Standard Modification.* Requested modifications to the standards are subject to the approval of the Architectural Review Committee.

Section 6.4 Single-Family Residential Parking. Single-Family residential lots shall meet the following:

- A. *Outdoor Parking Spaces.* One parking space is required for each single-family home. Parking alongside each other shall be permitted if accessed from the front of the lot.



B. *Driveway Width.* Driveways shall not be more than three (3) cars wide, except that wider pavement is allowed on the approach to a multi-car garage.

C. *Garages.*

1. *Setback.* Garages shall be setback a minimum ten\_(10) feet from the primary façade of a house. If an alleyway is present, front-load garages are not permitted.
2. *Garage Size.* Garages shall not be larger than a three (3) car garage or make up more than 40% of a façade.
3. *Garage Location.* There shall be at least 25 feet between the edge of the house and/or garage edge of a sidewalk and the front of a garage to help ensure parked vehicles do not block a sidewalk.

D. *Electric Vehicle Parking.* One (1) parking spot (inside or outside a garage) is encouraged to have capabilities for an Electric Vehicle (EV) charging station or ability to plug in.

Section 6.5

Multi-Family Residential Parking. Multifamily residential lots within the LEAP District shall meet the following:

A. *Parking Lot Screening.* All parking is recommended to be screened and located behind a building or in the rear of the lot.

1. *Maximum Dimension.* Surface parking lots shall have a maximum dimension of 65' x 150' before required landscaped separation.
2. *Landscape Separation.* Separation shall consist of three (3) sides of any of the following or combination herein: planters, swales or landscaped medians including trees. Required parking lot landscaping shall count toward this requirement.

B. *Parking Structures.* Parking structures may be located anywhere, as long as they are screened by one or more of the following: liner building, porous screening material or living screening material.

C. *Parking Stall Materials.* 35% of parking stalls of surface parking lots shall be porous in nature, using materials such as permeable pavers or porous concrete.

D. *On-Street Parking.* On-street parking shall be permitted, count towards required parking minimums, and shall follow any requirements per the City Standards.

Section 6.6

Industrial Parking. Industrial lots within LEAP shall meet the following:

A. *Surface Parking Lot.* Surface parking lots shall be a maximum dimension of 100' x 150' before required landscape separation.

1. *Landscape Separation.* Separation shall consist of three (3) sides of any of the following or combination herein: planters, swales or landscaped medians including trees.

Section 6.7     Accessible Parking Spaces.

- A. Accessible parking shall be required to comply with the regulations of per the Americans with Disabilities Act (ADA) of 1990 and any other federal, state, or local law, as amended.

Section 6.8     Vehicle Storage. All Districts and Subdistricts are subject to Lebanon City Code and applicable state law pertaining to the storage of vehicles.

- A. *General.* Vehicles shall not be parked or stored in a dedicated landscaped area.
- B. *Unregistered and Inoperable Vehicles.* Unregistered and/or inoperable vehicles without a current license plate, inspection sticker or in such a condition to be deemed dead shall be prohibited in all districts unless located within an enclosed building. Recreational, commercial or trailers of any type are included in this requirement.
- C. *Principal Structure.* No vehicle shall be parked, stored or allowed to remain on a property that does not contain a principal structure, unless it is a parking area, lot or garage that is permitted as the principal use.
- D. *Stored Vehicles to be Salvaged/Repaired.* Outdoor storage of vehicles to be salvaged or repaired shall be prohibited unless in an enclosed structure.
- E. *Recreational Vehicle Storage.* Storage and/or parking of recreation vehicles in all districts shall be prohibited unless in an enclosed structure.
- F. *Commercial Vehicles in Residential Areas.* Parking and/or storage of commercial large trucks, machinery, semi-trailers, tractors, or similar vehicles on residential use properties shall meet the following requirements:
  1. *Number of Vehicles.* No more than one (1) vehicle may be parked or stored on a residential use property at one (1) time. Such as a passenger sized vehicle.
  2. Large trucks, machinery, semi-trailers, tractors, trailers, cargo trailers, moving trucks or similar vehicles are prohibited from parking in residential use areas.
  3. These requirements shall not apply to commercial vehicles used for on-site construction and/or temporary loading or unloading of goods.

- G. *Commercial Vehicle Storage.* Commercial vehicles may not be stored on-site, and vehicles must be stored in dedicated parking areas or within an enclosed structure.

Section 6.9     Bicycle Parking.

- A. *General.* Bicycle parking requirements shall apply to all Subdistricts.
- B. *Required Bicycle Parking.* It is recommended that a minimum of two and half (2.5) bicycle parking spaces per ten (10) parking spaces or 50 bicycle parking spaces, whichever is less.
- C. *Bicycle Parking Design.* Bicycle Parking shall be a mix of long-term and short-term parking.
  - 1. *Long-Term Bicycle Parking.* Long-term bicycle parking shall provide sufficient amenities for employees, residents and other long-term users to allow for long-term storage of bicycles longer than two (2) hours. Long-term bicycle parking for residents or employees may be within the building or covered in a secure area.
  - 2. *Short-Term Bicycle Parking.* Short-term bicycle parking shall provide sufficient amenities for visitors, customers and other short-term users for a short-term period of two (2) hours or less.
    - a. Fixed Bicycle Racks.
    - b. Bicycle Racks;
- D. *Bicycle Parking Location.*
  - 1. The required bicycle parking should be distributed so that some bike parking is conveniently available along the street or near the building entrance to encourage its use.
  - 2. Bicycle parking shall be located on paved or pervious surface and shall not be located on soft surfaces such as required landscaped area and/or lawn.

Section 6.10     Loading Space Standards

- A. *Required Loading Spaces.*
  - 1. *Use.*
    - a. *Office Buildings, Lodging, Retail, Hospitals, Education and Institution and Similar Uses.*
      - i. 5,000 – 60,000 Sq Ft. (Floor Area) - One (1) Loading Space
      - ii. 60,001 – 100,000 Sq Ft. (Floor Area) - One (2) Loading Spaces
      - iii. Each Additional 50,000 above 100,000 (Floor Area) - One (1) Loading Space

b. *Manufacturing, Distribution, Wholesaling, Storage and Similar Uses.*

- i. 5,000 – 25,000 Sq Ft (Floor Area) - One (1) Loading Space
- ii. 25,001 – 60,000 Sq Ft (Floor Area) - Two (2) Loading Spaces
- iii. 60,001 – 100,000 Sq Ft (Floor Area) - Three (3) Loading Spaces
- iv. Each Additional 50,000 above 100,000 (Floor Area) - One (1) Loading Space

- B. *Other Uses.* If the proposed use is not listed above or within a similar use category, Administrative Review and Approval shall determine if loading spaces shall be required and if a parking study is needed to be completed by the petitioner.
- C. *Noise and Views.* Loading areas shall be appropriately located to minimize noise and view-shed from residential or commercial uses and from natural and roadway corridors.
- D. *Design.* Design for loading areas should consider circulation within the Site and along major roadway corridors so as to not impede traffic flow within and to/from the site.
1. *Additional Guidelines.* For more guidance on location, buffering, screening and other topics related to Loading Areas and Service Facilities refer to Exhibit G Design Guidelines.
- E. *Location.*
1. *On-Site Circulation.* Loading areas should not interfere with on-site pedestrian or vehicular circulation and should accommodate space for pedestrians if interference is possible.

Section 6.11 Electric Vehicle Charging Stations.

- A. Electric Vehicle charging station parking requires the underground conduit infrastructure for Electric Vehicle charging spaces. The Director shall determine the number of spaces to be wired and signed.
- B. Required Electric Vehicle charging spaces that are connected to charging station equipment shall be marked for the exclusive use of Electric Vehicles and shall be posted with signage indicating that the space is to be used solely for Electric Vehicle charging purposes.
- C. Electric Vehicle charging spaces provided above the minimum requirement may be marked for exclusive use by Electric Vehicles at the discretion of the property owner.

- D. Adequate battery charging station protection, such as concrete-filled steel bollards, shall be used. Curbing may be used in lieu of bollards, if the battery charging station is set back a minimum of 24 inches from the face of the curb.
- E. Information shall be posted identifying voltage and amperage levels, and any time of permitted use, fees associated with use, or safety information related to the Electric Vehicle charging station.
- F. Contact information shall be provided on the equipment for reporting purposes when the Electric Vehicle charging station is not functioning correctly, or other problems are encountered by the user.

Section 6.12 Modifications, Conditions and Exceptions. Any request for the modification, exception, temporary, or conditional use of any Parking Standards as set forth in **Section 6** of this Ordinance, or one of the referenced exhibits, shall require Administrative Review and Approval.

**SECTION 7. LANDSCAPING STANDARDS.**

Section 7.1 General Standards.

- A. *Landscape Character.* The general landscape character of the LEAP District is a naturalized prairie landscape with clustered tree plantings and existing tree preservation.
- B. *Tree Preservation.* Existing trees in good condition shall be preserved to the best of the Site developer's ability. Existing trees kept on Site shall count toward overall site, Greenbelt or buffer requirements, and is dependent upon the location of each tree, at a ratio of one (1) existing tree being equivalent to two (2) required trees.
- C. *Invasive Removal.* Any invasive species that exist in the Roadway Greenbelt areas or developed part of the site are required to be removed at the time of installation.
- D. *Mow-Strip.* A minimum five (5) foot mow-strip shall be installed along both of all walks and vehicular drives.
- E. All landscaping, unless otherwise noted, shall follow the requirements within in the UDO.
- F. Any request for the modification, exception, or conditional use of any Landscaping Standards as set forth in **Section 7** of this Ordinance, or one of the referenced exhibits, shall require Administrative Review and Approval.

Section 7.2      Roadway Greenbelt.

- A. *Depth.* The start of the Roadway Greenbelt shall be measured from the property line and/or back of utility easement and shall follow these standards:
1. *Roads.* Along Major and Minor Roadways, Roadway Greenbelts shall extend at least the required depth (per **Table 7.01 below**) along the entire length of road frontage. Required setbacks to parking and buildings are defined in **Table 5.01**.
  2. *Breaks and Tapering.* Breaks and/or tapering in depth may occur as necessary to accommodate vehicular or pedestrian access points, stormwater systems or other natural site features that are to remain.
  3. *Mixed-Use Village Boulevard.* Mixed-Use Village Boulevard Roadway Greenbelts may require a lesser depth, to accommodate additional pedestrian amenities.
  4. *Greenbelt Depth Table.* Refer to **Table 7.01** below for buffer depth per site subdistrict.

<b>TABLE 7.01 GREENBELT DEPTH</b>	
<b>Subdistrict</b>	<b>Minimum Depth</b>
Mega Site	80 Ft. or 160' as required in <b>Table 5.1</b>
Advanced Manufacturing	80 Ft. or 160' as required in <b>Table 5.1</b>
Mixed-Use	5 Ft.
Public Trail	10 Ft. from Edge of Public Trail Easement <i>(Multi-Use Paths Excluded)</i>
	Except where impacted by the Big 4 Trail whereby the minimum depth will be 60 Ft. from the trail centerline

B. *Landscape Design.*

1. *Trees.* Trees should be clustered and grouped to create and maintain a degree of visual permeability yet partially screen development from residential areas.
2. *Berms and Mounding.* Mounding and/or berms are required to be located adjacent to the roadway edge in the Industrial Subdistricts (Mega Site and Advanced Manufacturing) and designed per requirements set forth in this section:

- a. *Height.* Berm heights shall range from six (6) feet to eight (8) feet and the top of the berm widths shall range from two (2) feet to four (4) feet.
- b. *Slope.* Slopes shall meet the following requirements:
  - i. The front slope, facing toward the roadway, of the berm shall be sloped at a maximum 8:1 gradient.
  - ii. The back slope, facing inward toward the site, of the berm shall be sloped at a maximum 4:1 gradient.
  - iii. Continuous mounds are not permitted.
- c. *Grading.* Berm grading shall ripple and vary in both vertical and horizontal dimensions, while remaining within the acceptable slope tolerances.
- d. *Existing and Constructed Landforms.* Existing and constructed landforms may be incorporated into Roadway Greenbelts in the Industrial Subdistricts to help visually screen more intense uses.

3. *Tree Groupings.*

- a. *Naturalistic Clusters.* Tree groupings shall be spaced in randomized, naturalistic clusters distributed evenly throughout the Roadway Greenbelt area.
- b. *Berm Trees.* Tree groupings shall be placed directly on the front/ top/ back sides of berms with arrangement to remain clustered and randomized.
- c. *Gaps.* Gaps may be provided between clustered tree groupings to reinforce a natural character.

4. *Tree Alignment.*

- a. *Single Axis.* Trees shall not be aligned with multiple trees along a single axis.

5. *Roadway Greenbelt Fences.* Fences may be integrated into the required Roadway Greenbelt area, provided the design of fences meet the following criteria:

- a. Integrated fences should be a minimum of four (4) feet, and at a maximum of six (6) feet in height, unless required for security within Advanced Manufacturing and Mega Site Subdistrict.

- b. Fences shall be constructed of wood or composite wood, unless otherwise noted herein or within an exhibit.
- c. Fences shall be post-and-rail style, or an approved alternate.
- d. Security fencing may be metal rail or chain-link, shall be coated, and be a maximum of eight (8) feet tall, unless otherwise allowed herein.
- e. Fences shall not interfere with the sight visibility triangle as required in the UDO.
- f. The maximum uninterrupted length of fence plane shall be 100 feet.

C. *Minimum Required Plantings.*

1. *Deciduous Trees* – Ten (10) trees per 200 linear feet

- a. *Native Species.* 100% of the trees shall be native species with a minimum of five (5) different species used throughout.
- b. *Tree Installation Size.* Trees should have a variety of sizes from one and half (1.5) inch in caliper to three (3) inches in caliper at time of installation and should minimally have 50% of the trees at two (2) inches in caliper or larger at time of installation. Excluding the ten (10) required deciduous, required Greenbelt(s) shall be permitted to install a minimum of one (1) inch caliper trees, if creating a naturalized cluster or reforested area.
- c. *Tree Spacing.* Trees shall be randomly spaced in a staggered pattern between eight (8) feet and 20 feet on-center.

2. *Evergreen Trees* – Four (4) trees per 200 linear feet

- a. *Native Species.* A minimum of 25% of the proposed trees shall be native species.
- b. *Tree Installation Size.* Trees shall be six (6) feet in height at minimum at time of installation.
- c. *Tree Spacing.* Trees shall minimally be spaced in clusters of two (2) to three (3) between ten (10) feet and 12 feet on-center.

3. *Ornamental Trees/Large Shrubs* – Four (4) trees per 200 linear feet

- a. *Native Species.* 75% of trees shall be native species with at least five (5) different species used.



- b. Trees shall be at least one (1) inch caliper minimum at time of installation, or if clustered form six (6) feet in height minimum at time of installation.
  - c. *Tree Placement and Spacing.* Trees shall be located in naturalized or clustered groups throughout the site with a mixture of species, sizes, and types.
4. *Tall Grass and Forbs Prairie Mix and Perennials.* A mixture of native tall grass and forbs prairie mix and/or perennials shall be included throughout Greenbelt area in all naturalized areas at a minimum of 1,700 square foot per 200 linear foot of Greenbelt. Remaining areas will be seeded with turf grass or additional meadow planting.

D. *Internal Residential Use Greenbelt.*

- 1. *Description.* A greenbelt is required between non-residential and existing residential uses, the purpose of this greenbelt is to create a buffer between non-similar uses within the LEAP District.
- 2. *Depth.* The start of the Greenbelt shall be measured from the property line and/or back of utility easement and shall be a minimum of 160 Ft as required in **Table 5.1**. Greenbelts shall only be required along the property lines where the non-residential and residential uses meet.
- 3. *Minimum Required Plantings.* The minimum required plantings shall follow the requirements listed above in **7.2(C)**.

Section 7.3

Buffers and Screening.

A. Stream Buffers.

- 1. *Location.* Buffers shall extend the entire length of all existing streams/ creeks, wetlands, and proposed drainage ways.
- 2. *Width.* Along streams/ creeks, wetlands and proposed drainage ways buffers shall be 300 feet in width from the top of the bank or edge of the wetlands (whichever applies) where they are adjacent to proposed parking, buildings, service areas, and internal roads.
  - a. Width shall be measured based off the water's bank edge.
- 3. *Landscape Character.* The general character of LEAP District's stream buffer is defined as a naturalized riparian edge landscape with clustered tree plantings, native wet meadow grass/forbs seed mix and existing tree preservation where possible.
  - a. *Trees.* Any new trees added within this area shall be grouped in clusters to create a natural character.

4. *Required Plantings.*

- a. Requirements include shade trees at six (6) trees per 200 linear foot interval in clustered and naturalistic groups intermixed with ornamental trees or large shrubs at a four (4) per 200 linear foot interval.
- b. A mixture of native wet/mesic mix and/or perennials shall be included throughout Greenbelt area in all naturalized areas at least 1,700 square feet per 100 linear feet of buffer.
- c. A mixture of at least 25% one (1) to two (2) inch caliper trees shall be required with the remainder allowed to be saplings.
- d. Stormwater best management practice (BMP) can replace required standards if allowed pursuant to this Ordinance or relevant exhibit.

5. *Stormwater Conveyance Features.*

- a. *Stormwater Conveyance Features.* Stormwater conveyance features (ponds, swales, channels or other features) shall be designed to have a naturalized appearance and be planted and graded in an attractive manner to be aesthetically integrated into the surrounding landscape.
- b. Stormwater conveyance systems that pass through and/or connect to streams or buffers should be designed following all engineering and regulatory agency requirements.
- c. Stormwater conveyance features should have a simple edge of meadow grass, wetland plantings (in emergent areas), and tree groupings.
- d. Stormwater conveyance features shall have a natural shape and be planted and graded in an attractive manner to be aesthetically integrated into the surrounding landscape.

6. *Landforms.* Existing and constructed landforms may be incorporated into the perimeter aesthetic to aid in the visual screening and landscape character. When possible, clearcutting of existing woodlands shall be avoided when landform construction occurs.

Section 7.4 Parking Lot Landscaping. Parking lots shall include landscaped areas and plantings in the interior and perimeter of the parking lot, per the requirements listed below:

- A. Minimum landscaped area shall met the requirements of **Section 7.8.J** of the UDO at the time of adoption of this Ordinance.

- B. Plant materials shall be installed in groups or clusters to create natural character. Landscaping shall be located within island areas and within 20 feet of the edge of the parking area including the edge of drives.
- C. All naturalized landscape areas shall follow native landscape maintenance requirements.
  - 1. Interfere with pedestrian access to sidewalks and structures;
  - 2. Cause damage to buildings;
  - 3. Interfere with utilities (both above and below ground);
  - 4. Interfere with vehicle parking or circulation; and
  - 5. Restrict or interfere with sight lines for vehicular or pedestrian traffic throughout the site.
- D. *Plant Materials and Variety.* 100% of trees and shrubs shall be native. The remaining beds shall be 60% planted with a mixture of native plants and/or perennials. Stormwater BMPs can replace required standards subject to Administrative Review and Approval.
- E. *Parking Island.* Parking lots shall include one (1) island per 50 parking spaces. Islands shall be a minimum width of 10 ft. and located at the required interval to help traffic circulation and provide pedestrian safety.
  - 1. Stormwater BMP is encouraged in these areas.
  - 2. Planted areas may be installed at a lower grade than the parking lot pavement, include curbing at the edge of a landscaped area and have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas if used for stormwater management purposes.
  - 3. If areas are installed at a lower grade, the applicant shall confirm with City Utilities or Engineering that any and all local requirements are being met.
- F. *Curbs and Vehicle Stops.* All off-street parking lots, access drives and aisles, and other vehicle maneuvering areas shall provide curbs or similar devices of a minimum of five (5) inches high to prevent vehicles from overhanging on or into public right-of-way, sidewalks, walkways, adjacent property, or landscape areas.
- G. *Solar Canopy.* If a parking lot installs a solar canopy:
  - 1. *Parking Spaces.* Parking spaces may be covered with canopies that provide a platform for solar energy systems.
  - 2. *Maneuvering Lanes.* Maneuvering lanes shall not be covered with canopies.

3. *Height.* The minimum clearance below a solar canopy shall be nine (9) feet. The height of a solar energy canopy shall not exceed the maximum height for accessory structures in the district.

H. *Streetscape Elements and Site Furnishings.* Streetscape elements and site furnishings (e.g. benches, trash receptacles, light fixtures, bollards, fountains, bicycle racks, etc.) placed within the interior area or within the 20 feet perimeter area of an off-street parking area shall be compatible with the architectural buildings/structure and streetscape features or furnishing used on site.

Section 7.5      Landscape Modification

- A. Temporary Parking for construction workers is exempt from landscape requirements in **Section 7.4.**
- B. Modifications to Landscape standards may be considered if all of the following criteria are met:
  1. The overall intent of the landscape section is met.
  2. The location of certain required landscape elements are allowed based on the site conditions.
  3. The resultant design provides screening of the parking and buildings from the roadway and adjacent uses that are less intense than the use on the site.
  4. Rooftop and other equipment is screened from view of the roadways and any residential or mixed uses.
  5. Truck parking, loading, docks and other similar activities are screened from view from the roadway and adjacent properties.
  6. The renderings demonstrate that certain portions of the buildings could be visible from the roadway.
  7. The modifications are not merely intended to reduce the landscape costs.

Section 7.6      Maintenance, Installation, Establishment and Protection.

- A. All trees, shrubs and ground covers shall be planted according to American Standard for Nursery Stock (ANSI Z60.1). The City's planting details shall be required on the landscape plan prepared by a licensed Landscape Architect.
- B. All landscaping approved as part of an Improvement shall be installed prior to issuance of the Certificate of Occupancy; provided, however, that when because of weather conditions, it is not possible to install the approve landscaping before the issuance of a Certificate of Occupancy, a Certificate of Occupancy may be issued subject to Administrative Review and Approval.
- C. *Maintenance.*
  1. It shall be the responsibility of property owners to ensure proper maintenance of landscape as specified within the approved Development Plan.

2. *Naturalized Landscape Areas.* All naturalized landscape areas (prairie grassland/ woodland plantings, stormwater ponds, existing tree areas) shall follow native landscape maintenance guidelines.
  3. Any required landscaping that dies shall be replaced within six (6) months with a suitable planting material of like kind. Trees shall be replaced with a similar caliper as installed upon original installation of material.
  4. *Parking Areas.* Landscaping within parking areas shall be installed and maintained so to not:
    - a. Interfere with pedestrian access to sidewalks and structures;
    - b. Cause damage to buildings;
    - c. Interfere with utilities (both above and below ground);
    - d. Interfere with vehicle parking or circulation; and
    - e. Restrict or interfere with sight lines for vehicular or pedestrian traffic throughout the site.
- D. *Installation.* Plant materials shall be installed in groups or clusters to create natural character.
- E. *Establishment Period.* During the establishment period (i.e. first one (1) to two (2) years) tree plantings may need to be watered as needed during times of drought to remain in healthy, growing condition. Fencing/Trunk guards around the bases of trees during the establishment period should be provided to ensure protection and proper establishment.
- F. *Tree Protection.* During construction, the developer shall install a four (4) foot-tall site barrier at the drip line of all existing trees to remain until construction is complete. This shall be installed to ensure existing trees are not damaged during construction.

Section 7.7      Walls and Fences.

- A. *General.*
1. *Materials.* Walls and fencing should use high quality materials and colors that are compatible with the primary structure on the property.
  2. *Water Flow.* Walls and fences shall not disrupt the flow of water in a required drainage easement, nor shall they prevent proper stormwater runoff.
  3. *Sightlines.* Walls and fences shall be located in such a manner to not interfere with sightlines, or the sight visibility triangle as described in the UDO.
  4. *Pond.* Walls and fences shall maintain a minimum setback of 15 feet from the top of a bank of a pond to allow proper access and maintenance.
  5. *Breaks/Variation.* Walls and fences shall provide variation in height, recesses, columns or other projections if the fence and/or wall exceeds an uninterrupted length of 100 Ft.

B. *Fencing.*

1. *Fencing and Landscaping.* Fencing shall be used in combination with landscaping buffering or used to screen service areas.
2. Use of landscaping and planting around fencing is encouraged, specifically in areas of high visibility.
3. *Materials.*
  - a. Wood or composite fences, ornamental iron and other innovative fence types are encouraged.
  - b. Chain link fences are prohibited in the Mixed-Use Subdistrict, chain link fences may be used in the Industrial Subdistrict on the side and rear yards but shall not be used in the front yard.
  - c. *Industrial Chain Link.* Chain link fences used shall be vinyl coated and shall be reinforced with a landscape screen at a minimum height of four (4) feet.
4. The following materials and/or fence types are strictly prohibited subject to Administrative Review and Approval for security or safety applications:
  - a. Electrified;
  - b. Barbed wire;
  - c. Razor wire; and
  - d. And stockage fences (on non-agriculture properties).
5. *Screening.* Fences used for the purpose of screening shall be a maximum of six (6) feet in height.
  - a. *Industrial Screening.* Fences within the Industrial Subdistrict shall be allowed up to a maximum of eight (8) feet in height.
  - b. *Residential Screening.* On all residential zoned properties, fences for the purposes of screening shall only be permitted in the side or rear yards.
6. *Decorative.* Fencing used for decorative purposes shall be a maximum of Three and a half (3 ½) feet in height.
7. *Service Areas.* Fences shall be a minimum of eight (8) feet in height in service areas.
8. *Transparency.* Fences located in front yards shall have a required transparency of 50%, unless otherwise noted in this ordinance.

C. *Walls.*

1. Walls should be used in instances for additional safety, screening and to provide a more durable, permanent option to fencing.
2. Use of landscaping along the wall is encouraged, specifically in areas of high visibility.
3. *Materials.*

- a. Walls shall be constructed of brick, stone or concrete masonry units and should be compatible with the materials and colors used on the primary building on site.
- 4. Walls are encouraged around service areas and other areas near or around the structures on site.
- 5. *Height.* Walls may range from a minimum of three (3) feet to a maximum of six (6) feet in height.
- 6. *Service Areas.* In service areas, walls shall be a minimum of eight (8) feet in height.
- 7. *Location.* Walls shall not be located in front yards.

Section 7.8 Additional Standards. Refer to **Exhibit F Design Guidelines** for additional standards on design, maintenance, Open Space types, residential requirements, plant lists and other landscaping-related topics.

Section 7.9 Modifications or Exceptions. Any request for the modification, exception, or conditional use of any Development and Design Standards as set forth in **Section 7** of this Ordinance, or one of the referenced exhibits, shall require Administrative Review and Approval.

**SECTION 8. SIGNAGE.**

Section 8.1 Permitting, Application and Enforcement. All signage, unless otherwise noted in this ordinance shall meet the requirements set forth in **Section 7.7** of the UDO.

Section 8.2 **Table 8.1** of this Ordinance sets forth the Sign requirements for the LEAP District.

<b>TABLE 8.1 SIGN REQUIREMENTS</b>					
<b>Mega Site – IM; Advanced Manufacturing – IA; Mixed-Use - MU</b>					
<b>Land Use</b>	<b>Permitted/ Prohibited</b>	<b>Size</b>	<b>Height (Max)</b>	<b>Location/ Setback</b>	<b>Number of Signs (Maximum)</b>
<b><i>Awnings, Attached Canopies &amp; Marquees<sup>2</sup></i></b>					
IM	Permitted <sup>1</sup>	1.5 Sq. Ft. Per Lineal Foot of Building Frontage ( <i>Maximum 75 Sq Ft</i> )	First Story	Curb Line: 3Ft. ( <i>Min</i> )	1
IA	Permitted <sup>1</sup>				1
MU	Permitted		Roof Line	Project (into ROW): 6 Ft. ( <i>Max</i> ) Curb Line: 3Ft. ( <i>Min</i> )	1
<b><i>Billboards</i></b>					
All Subdistricts	Prohibited	-	-	-	-
<b><i>Electronic Message Center Sign</i></b>					

IM	Permitted	50 Sq Ft. Or 50% of the total allowable sign area, whichever is greater. (Max)	15 Ft.	15 Ft. (from Sidewalk/Trail/ROW, whichever is closest)	1
IA	Permitted		15 Ft.		1
MU	Prohibited	-	-	-	-
<b>Monument/Ground Sign</b>					
IM	Permitted	1 Sq Ft. Per Lineal Foot of Building Frontage (Maximum 150 Sq Ft)	15 Ft.	20 Ft. (from Sidewalk/Trail/ROW, whichever is closest)	1
IA	Permitted		15 Ft.		1
MU	Permitted	-	-	-	-
<b>Pole Sign</b>					
All Subdistricts	Permitted <sup>3</sup>	20 Sq Ft. (Max)	15 Ft.	1 Ft. (from Sidewalk/Trail/ROW, whichever is closest)	-
<b>Land Use</b>	<b>Permitted/Prohibited</b>	<b>Size</b>	<b>Height (Max)</b>	<b>Location/Setback</b>	<b>Number of Signs (Maximum)</b>
<b>Projecting Signs<sup>2</sup></b>					
IM	Permitted	15 Sq. Ft. (Max)	First Story	Projection: 4 Ft. (Max) Wall Separation: 6 Inches (Minimum)	1
IA	Permitted		Roof Line <sup>4</sup>		1
MU	Permitted		1		
<b>Wall Sign</b>					
IM	Permitted	2 Sq Ft. Per Lineal Foot of Building Frontage (Maximum 300 Sq Ft.)	Roof Line	-	4 <sup>5</sup>
IA	Permitted			-	
MU	Permitted	2 Sq Ft. Per Lineal Foot of Building Frontage (Maximum 50 Sq Ft.)	First Story Window	-	2 <sup>5</sup>
<p>1 Marquees shall be prohibited.</p> <p>2 Signs shall have a minimum clearance of eight feet from ground level.</p> <p>3Wayfinding Signage for the LEAP District ONLY.</p> <p>4 Subject to <b>Administrative Review and Approval</b>. Proposed Sign must not interfere with sight lines and/or create a nuisance for residential units in mixed-use buildings.</p> <p>5 Total combined sign sq ft. shall not exceed the maximum listed in sign size. Example. 2 signs at 50 sq ft. for a frontage length of 50 ft.</p>					

Section 8.3      Sign Area and Height. Sign area and height calculations shall follow the calculation and measurement requirements listed in the UDO.

Section 8.4      Sight Visibility and Additional Location Requirements.



- A. *Clearance from Utilities.* Signs and associated sign elements shall have a minimum clearance of five (5) feet from any utility pole, streetlight, electric fixture or associated utility element.
- B. *Sight Visibility Triangle.* All signage shall maintain a clear sight visibility triangle as per the requirements in the UDO.

Section 8.5    Illumination of Signs.

- A. *External Illumination.* Externally illuminated signs shall be permitted in all districts.
- B. *Indirect Illumination.* Indirectly illuminated signs shall meet the following requirements:
  - 1. Lighting shall be shielded to prevent direct glare or light ray visibility from the right-of-way or any adjacent use.
- C. *Internally illuminated.* Internally illuminated signs shall be permitted in industrial subdistricts, unless otherwise noted, and halo-lit or reverse channel lit letters may be permitted in all sub-districts.
- D. *Foot-Candle Requirements.* Lighting should not be overly intense for the area of illumination and consider the impact on the surrounding environment. A maximum of half (0.5) a foot-candle overspill onto adjacent properties or roadways is permitted. Lighting shall be designed and located to prevent overspill and keep lighting within the site, unless otherwise noted. Lighting within commercial sites shall not exceed a maximum of three (3) foot-candles for signage to be lit. Signage for the purpose of public safety shall be exempt from foot-candle requirements.
- E. *Color and Intensity.* Lighting sources for illuminating signs shall have a consistent color and intensity. Dimming or brightening due to ambient light sensors shall be excluded from this requirement.

Section 8.6    Design and Construction. All signs shall be designed and constructed to meet the following requirements:

- A. Signs shall be safe and stable;
- B. Signs shall be designed such that supporting frameworks are contained within and/or behind the face of the sign and screened from view to the best of their ability;
- C. Building signs shall be designed to be compatible with the character of the building;

- D. Sign components, such as wiring, shall be incorporated into the sign and hid from view to the best of their ability;
- E. Signs shall be constructed in accordance with the Indiana Building Code and the UDO.

Section 8.7      Exempt and Temporary Signs. Exempt and temporary signs shall follow the requirements listed in the UDO.

Section 8.8      Incidental Signs. Incidental (wayfinding or directional) signs shall follow the following requirements:

- A. Signs may be internally illuminated but shall not be animated or flash;
- B. Signs shall require review from the ARC;
- C. Signs shall meet the requirements of this Ordinance and all other standards referenced within;
- D. Signs guiding traffic, pedestrian or other guiding signage shall meet all Indiana Department of Transportation standards; and
- E. Directional signage shall be limited to one (1) sign per access point. Heights over five (5) ft. shall be subject to Administrative Review and Approval.

Section 8.9      Non-Conforming Signs. Non-Conforming signage shall follow the requirements listed in the UDO.

Section 8.10     Multiple Tenants. For buildings with more than one (1) tenant, a sign shall be permitted for each tenant having a separate direct means of public access from the outside.

Section 8.11     Residential Signs. All residentially zoned properties shall not be permitted signage, unless expressly permitted within the ordinance or listed as an exempt and/or temporary sign allowance within the UDO.

Section 8.12     Additional Sign Specific Standards.

- A. *Awnings, Attached Canopies & Marquees.*
  - 1. Signage shall be flat or painted upon the surface of the awning and/or canopy.
- B. *Electronic Message Center Sign.*
  - 1. *Message Change.* Signs shall not change message more than two (2) times per minute.
  - 2. *Illumination.* Electronic signs shall have light sensing devices to adjust brightness as lighting conditions change throughout the day. Brightness shall be dimmed after the close of business or sign utilization by 50%.

3. *Flashing.* Sign messages shall not flash or cause distraction to pedestrians or vehicular traffic.
  4. *Sign Malfunction.* If a sign malfunctions, a default static image or message shall display and/or the message shall freeze.
  5. *Glare or Excessive Brightness.* Electronic signs shall be placed as such to prevent glare or excessive brightness toward residential properties.
- C. IEDC and LEAP Lebanon Owners Association, Inc. shall be exempt from restrictions on temporary signage, real-estate signage, and shall be able to install interpretive, public art, wayfinding, and other creative signage types on Sites subject to Administrative Review and Approval.

Section 8.13 **Other Signs.** Other types of signs not mentioned in this Ordinance and/or within **Exhibit F, Design Guidelines** shall first require Administrative Review and Approval, and where applicable, the following items shall be considered when providing signage approvals and guidance:

- A. *Sight Visibility.* The proposed sign does not interfere with the sight visibility triangle.
- B. *Utility Easement.* The proposed sign does not interfere with utility easements.
- C. *Natural Corridor Setbacks.* The proposed sign does not interfere with natural corridor setbacks.
- D. *Building Code.* The proposed sign does not interfere with Indiana Building Code requirements.
- E. *Subdistrict.* The proposed sign is appropriate for the district in which it will be located.
- F. *Nuisance.* Proposed sign will not become a nuisance for adjacent properties.
- G. *Vision of LEAP District.* The proposed sign is consistent with the goals and vision of the LEAP District as a whole.

Section 8.14 **Additional Guidelines.** Refer to **Exhibit F, Design Guidelines** for additional guidelines on design, landscaping, and other sign-related topics.

Section 8.15 **Modifications or Exceptions.** Any request for the modification, exception, or conditional use of any Development and Design Standards as set forth in **Section 8** of this Ordinance, or one of the referenced exhibits, shall require Administrative Review and Approval.

**SECTION 9. EXTERIOR LIGHTING.**

Section 9.1 **Location.** Lighting shall be located to allow the full area to be illuminated without causing excessive overspill and/or safety concerns.

Section 9.2      Direction of Lighting. Lighting shall be oriented to face downward or toward the area that is intended for illumination.

- A. *Façade Lighting.* Façade lighting shall be directed downward and shielded to prevent glare.
- B. *Lighting Along Property Line.* Lighting proposed along property lines adjacent to residential properties should be mindful of overspill and glare.

Section 9.3      Height. The height of lighting should be appropriately scaled to the area of illumination, excessive height should be avoided.

- A. *Roadway and Parking Lot Lighting.* Roadway and parking lot lighting may range between 20 to 25 feet in height above grade.
- B. *Pedestrian Pole Lighting.* Pedestrian pole lighting shall be 14 feet in height above grade.
- C. *Trail Lighting.* Trail lighting may range in height anywhere from four (4) to 14 feet above grade.

Section 9.4      Public Street Lighting. Public street lighting shall use the most current American National Standard Practice for Roadway Lighting ANSI/IESNA RP-08 as guidance for all public street lighting.

Section 9.5      Lighting Illumination Intensity. Lighting within non-residential sites shall not exceed three (3) foot-candles for areas intended to be lit. The lighting maximum may be raised up to a maximum of six (6) foot candles in targeted areas subject to approval by the ARC, if safety concerns are present. A maximum of half (0.5) a foot-candle overspill onto adjacent properties or roadways is permitted.

- A. *Lighting Design.* Lighting shall comply with International Dark-Sky Association (IDA) friendly goals by minimizing light pollution, light brightness, and preventing negative effects on the natural environment, while keeping users safe. Lighting shall be designed and located to prevent overspill and keep lighting within the site, unless otherwise noted.
- B. *Operating Hours.* After operating hours on-site lighting shall be dimmed, turned off, or use a lighting sensor to help lower lighting intensity.
- C. *Streetlighting.* Streetlighting shall provide the minimally necessary amount of lighting for public safety.
- D. *Public Safety.* Applications intended for public safety use shall be exempt from maximum light intensity or overspill.

Section 9.6      Photometric Plan. A photometric plan shall be required for all subdistricts for review by the ARC for overspill and/or excessive lighting. Single-Family Residential uses shall be exempt from this requirement.

Section 9.7      Additional Guidelines. Refer to **Exhibit F, Design Guidelines** for additional guidelines on design, dark-sky friendly lighting, materials and styles and other lighting-related topics.

Section 9.8      Modifications or Exceptions. Any requested modification, exception, or conditional use of any Development and Design Standard listed within **Section 9** of this Ordinance, or within one of the referenced exhibits, shall require Administrative Review and Approval.

## **SECTION 10.      SUBDIVISION OF LAND.**

Section 10.1      Entrance and Drive Standards. Entrance and driving standards shall follow the requirements listed in the UDO, unless otherwise noted in this Ordinance.

- A. *Non-Residential Driveways.* Driveway access points shall be minimized and limited as much as possible along corridors.
  - 1. *Driveway Alignment.* Driveways shall be aligned with driveways across the road or spaced at least 150 feet apart.
  - 2. *Driveway Spacing.* Driveways along the same side of the road shall be spaced a minimum of 200 feet from the closest driveway or access point to prevent left-hand turn conflicts.
  - 3. *Access Points/Driveways.* Access points or driveways shall ensure access for typical vehicles or truck traffic (unless additional access points are provided).
    - a. Uses with higher traffic volumes or truck traffic may require a deceleration taper or lane as determined by City Engineer and/or traffic study.
  - 4. *Shared Access.* Shared access with adjoining properties through cross-access agreements or easements is encouraged.
    - a. Shared driveways or access points shall be used in instances where traffic operations may be impacted, driveways are poorly-spaced or when shared access provides better circulation and access between sites.

- b. *Undeveloped Property.* If an undeveloped site is adjacent or adjoining to the proposed site for development, the site for development shall accommodate a future shared access connection.

- 5. *Corner Clearance.* Access point locations shall consider the sight visibility triangle, so as to not interfere with sight lines and access.

Section 10.2 Trails. The trail network within LEAP District begins at the Big 4 Trail and expands outward into the LEAP District, and in most cases is recommended to follow along major Eco-Corridors, which provides interest and access to the natural environment.

- A. *Minimum Trail Width.* Trails shall be a minimum of ten (10) ft wide, unless under special consideration then the trail may be a minimum of eight (8) ft, and should provide space for multiple types of users.
- B. *Trail Design.* Design of trails should reference the American Association of Highway and Transportation Officials (AASHTO) guide for bicycle facilities and pedestrian facilities, and any published guidelines per the Indiana Department of Natural Resources (DNR).

Section 10.3 Sidewalks. Sites shall include sidewalks built to building entrances, connections to parking areas, and connections to or created for pedestrian amenities. Sidewalks shall follow the guidelines set forth below:

- A. *Minimum Public Sidewalk/Parking Area Connection Width.* A minimum five (5) foot wide sidewalks shall be installed for public sidewalks and parking area of over 25 parking spaces.
  - 1. The sidewalk shall provide a direct connection from internal drives to the entrance of the building.
  - 2. A crosswalk shall be clearly delineated with striping or the use of non-slip materials that contrast with the parking lot's primary material.
  - 3. Appropriate stop or yield signs shall be installed to indicate where pedestrians are crossing vehicular aisles in the parking lots.
- B. *Minimum Public Road/Multi-Use Pathway Connection Width.* A minimum eight (8) foot wide sidewalk should be installed along public roads and sidewalks connecting to multi-use pathways.
- C. *Accessibility.* All sidewalks should accommodate accessibility needs.
- D. *Sidewalk Buffer.* Sidewalks shall be buffered from roadways and parking lots with landscaping, such as a tree lawn area or other innovative landscaping treatment.

- E. *Crosswalks/Crossing Areas.* Pedestrian crosswalks and crossing areas should be provided within parking areas of 100 spaces or more, to create safe spaces and circulation for pedestrians. In addition, public roads shall include crosswalks and/or signals where traffic studies deem appropriate.
- F. *Illumination.* Walkways shall be illuminated within and along parking areas. Walkways shall follow requirements in **Section 9 Exterior Lighting.**
- G. *Materials.* All pathways shall be paved with a resilient surface such as asphalt, concrete and/or decorative pavers. Site conditions may require boardwalks to be installed. All public pathways shall be ADA accessible. Pervious pavement applications are encouraged and are subject review and approval from ARC.
- H. *Location. Path/Sidewalk* locations should consider the most common pedestrian path-ways such as entrances, exits and parking areas.
  - 1. Location of sidewalks should allow for safe site or corridor circulation and contribute positively to the pedestrian experience.
  - 2. Loading areas should not interfere with on-site pedestrian or vehicular circulation and should accommodate space for pedestrians if interference is possible.
  - 3. Path/Sidewalk locations may be within or outside of the ROW or easement.
  - 4. Path/Sidewalk locations shall create contiguity to property lines connecting with existing or planned adjacent pedestrian infrastructure.
  - 5. Existing public access, ROW, or easements shall be identified on all development plans.

Section 10.4 Traffic Impact Studies. As specific development projects are identified and initiated in the LEAP District, traffic impact studies will be required to be conducted so that appropriate roads can be designed, improved and constructed to facilitate the traffic for the specific project, the overall LEAP District, and the community at large. The traffic studies will follow the national manuals and procedures of the Institute of Transportation Engineers (ITE). These studies will include the following:

- A. *Traffic Analysis.* Background traffic analysis shall discuss existing information available, any issues with construction or other factors that would influence the timing of data collection, and the inclusion of other projects.
- B. *Study Preparation.* The traffic study should be prepared in accordance with the Institute of Transportation (ITE) Recommended Practice for Transportation Impact Assessments.
  - 1. *Certified Professional.* The Traffic Impact Study must be prepared by an ITE certified Transportation Planner or Traffic Engineer, with an ITE

Certified Professional Traffic Operations Engineering requirement for any design or traffic signal study.

- C. *Trip Generation Analysis.* As each development is submitted, the developer shall provide a Trip Generation Estimate using the Institute of Transportation (ITE) Trip Generation manual.
- a. *Use.* The estimate should provide the corresponding ITE land use code(s), the variables used (acres, square footage, employees, residents), and the traffic projected for the AM and PM Peak Hours of the street network, and Daily. The Director may also accept actual counts from a similar use, if those counts were collected in compliance with ITE standards.
  - b. *Additional Estimates.* The ARC may also require an estimate of the peak hours for the particular use or a Saturday or other peak hour, depending on the use.
  - c. *Trips.* The trip generation comparison may include a reduction in trips for pass-by trips, internal trips (trips that remain within the project site), and people trips for those walking, using bikes, transit, shuttles or other non-auto trips, in accordance with the ITE Trip Generation Handbook or similar publications by a transportation organization.
  - d. *Timeline.* This estimate should be submitted prior to, or with, the proposed Site Plan.
- D. *Predicted Traffic.* If the use would generate more than 500 trips in a peak hour, or 2,000 or more trips daily, or if required by the Director, the applicant shall submit a Traffic Impact Study.
- E. *Traffic Impact Study Requirements.* The traffic impact study shall include, at a minimum, the following:
1. *Study Area.* The Applicant in consultation with the City Engineer shall establish the study area to be included, including intersections that are expected to be impacted (*Example.* Where 5% or more of the future traffic at the intersection is associated with the use.)
  2. *Level of Service.* Existing Traffic Conditions including level of service for intersections in the study area.
  3. *Truck Trips.* The Director may require a separation of truck trips from other vehicles.
  4. *Existing Non-Auto Trips.* Existing non-motorized and transit trips.



5. *Distribution of Trips.* A distribution of the new trips onto the transportation network. The distribution should consider the road typologies as described in the LEAP District Concept Plan, and explain how the routing is consistent with the intended function of those roadways. The Director may require that routing of automobiles, trucks, and non-motorized travel be distinguished.
6. *Background Traffic.* A review of the background traffic included in the study, the trips associated with other developments that are approved or being reviewed in the area that could influence the improvements needed to accommodate the new traffic.
7. *Existing, Background and New Traffic.* An analysis of the existing traffic plus background traffic at the time the use opens, and the total traffic including the new use.
  - a. Information should be provided in HCM format, with a computerized analysis projecting the operating conditions (such as Synchro, Vissim or other modeling as appropriate).
  - b. The Client may be able to provide the existing condition modeling to use as a base.
  - c. The final study needs to be provided so that the Client may use that information for other traffic impact studies.
  - d. The Director may require an analysis of other non-motorized improvements that are needed.
8. For an Industrial. Megasite project (1,000 acres or more), new modeling may be required to evaluate widenings, new roads, interchanges and other improvement scenarios may be required.
9. *Mitigation.* Potential improvements shall be provided that could include:
  - a. Additional right-of-way;
  - b. Roadway widening;
  - c. Intersection improvements, new traffic signals or use of adaptive or other signal systems, roundabouts, Intelligent Transportation System (ITS) or technology improvements;
  - d. New roads;
  - e. Changes to truck routing, improvements to roadway conditions, or other measures to direct trucks to roadways approved for their use;
  - f. Pedestrian improvements and crossings, or other improvements.
  - g. If the project will be done in phases, different timing scenarios may be required.

- h. If the development will be contributing toward an improvement also be funded by others, the anticipated timing of contributions, design and construction shall be explained and approved.

10. *Implementation.* For mitigation, the timing of improvements, a schedule and an outline of the implementation shall be provided.

- a. Sketches may be required that illustrate the improvements and confirm that the ROW is available or identify where additional ROW is needed.
- b. Staging during construction of the project or for roadway improvements.

F. *Other Analysis.* Other analysis, on a case-by-case basis could include a study of truck routes, non-motorized improvements, access management options, a Travel Demand Management Program to reduce auto trips in the peak hours, an analysis of crashes and methods to reduce them, or similar analyses.

G. *Approval and Review.* The traffic impact study shall be subject to Administrative Review and Approval.

H. *Indiana Department of Transportation.* If the project has access to an INDOT highway, the Scope of Work and the recommended mitigation should also be approved by INDOT.

Section 10.5 Additional Guidelines. Refer to **Exhibit F, Design Guidelines**, and any other required documents by ARC for standards on street standards.

Section 10.6 Modifications or Exceptions. Any requested modification, exception, or conditional use of any Development and Design Standard listed within **Section 10** of this Ordinance, or within one of the referenced exhibits, shall require Administrative Review and Approval.

## **SECTION 11. STORMWATER.**

Section 11.1 City of Lebanon Stormwater Code and Stormwater Technical Manual.

- A. *City of Lebanon Stormwater Code.* The City of Lebanon Stormwater Code, as set forth under Ordinance 06-15, as amended, (“City Stormwater Code”) shall regulate stormwater within the LEAP District unless otherwise specified herein.
- B. *Drainage System.* All new developments within the City require a drainage system. The drainage system must be designed and constructed per the City of Lebanon Stormwater Technical Manual (“City Stormwater Manual”), as incorporated here as **Exhibit G**, unless otherwise stated within the Ordinance.

Section 11.2 Conflicting Regulations.

- A. Provisions set forth herein shall be deemed as additional requirements to the minimum standards set forth under City Code, the UDO, or the City Stormwater Code, and as a supplemental requirement to Indiana’s Construction Stormwater General Permit (“CSGP”) related to stormwater discharge associated with construction activity, as well as Indiana’s Municipal Separate Storm Sewer System General Permit (“MS4GP”) related to stormwater runoff associated with municipal separate storm sewer system conveyances. If conflicting requirements arise between this Ordinance, City Code, the UDO, the City Stormwater Code, CSGP, and/or the MS4GP, the most restrictive requirement shall apply.

Section 11.3 Purpose and Intent.

- A. *Sustainable Stormwater Management.* Sustainable stormwater management techniques shall be employed to minimize the Development’s impact on stormwater. Stormwater shall be mitigated on-site at a ratio permissible by the City of Lebanon Stormwater Code and Stormwater Technical Manual Stormwater Standards.
- B. *Hydrological Cycles.* The overall strategy for stormwater management throughout all LEAP District Sites is to mimic the historic hydrological cycles of the region and to manage stormwater using natural methods for controlling the volume and rate of surface flow in order to minimize the need for pumping or underground conveyance. This approach aims to maximize the ability to create a sustainable stormwater system with a mix of on-site and off-site detention as a stormwater best management practice (BMP).
- C. *Stormwater Accommodation.* This LEAP District Ordinance includes significant building and parking setbacks from natural corridors and roadways. In addition, Greenbelts are required along Roadways. This approach intends to provide sufficient space within the LEAP District to accommodate stormwater within these setback and Greenbelt areas.

Section 11.4 Supplemental Stormwater Requirements.

- A. *Existing Conditions Performance Measurement.*
  - 1. *Stormwater Study.* A study of the stormwater management capacity of the existing site conditions shall be conducted to calculate the impact of the proposed development on the site’s ability to manage stormwater within the site and its boundaries naturally. The LEAP District has been designed to manage stormwater volumes using strategies employed apart from individual building sites.
  - 2. *Preliminary Civil Engineering.* Preliminary civil engineering calculations shall be performed for on-site stormwater management volumes during Schematic Design to determine the projected runoff volume under the

proposed design conditions and under natural land cover conditions that exist on-site prior to any site disturbance.

*B. General Release Rates.*

1. Pursuant to City of Stormwater Code and City Stormwater Manual, the release rates for developments up to and including the 10-year return period storm may not exceed the pre-developed peak two (2)-year return period stormwater runoff rate. The release rate for developments for the 11- 100-year return period storms shall not exceed the pre-developed peak of the ten (10)-year return period rate.

*C. On-Site Detention Requirements.*

1. *Stormwater Best Management Practice (BMP).* A minimum of 35% of stormwater is required to be preferably retained or at least detained on site as part of a Stormwater BMP including the following:
  - a. Bioswales/bioretenention
  - b. Green roof system
  - c. Hybrid ditch
  - d. Permeable pavers
  - e. Pervious concrete paving
  - f. Rain gardens
  - g. Rainwater cistern
  - h. Retention or detention ponds on site (landscaped with native grasses and forbs)
  - i. Stormwater curb extension
  - j. Stormwater presetting zone
  - k. Two-stage ditch
  - l. Wetland banking
2. *Retention, Banking and Ditches.* If a natural corridor buffer setback exists within site, applications of desired wetland banking, bioswales/bioretenention, retention or detention ponds, or hybrid ditches shall be located in those corridors.
3. *Invasives.* If any regulated legal drain easement is required to be relocated, vacated or modified as part of a project, approval by the Boone County Drainage Board will be required. Additionally, invasives removal and re-planting with native species on a 1:1 ratio shall be required pursuant to approval by the Boone County Drainage Board.

D. *Off-site Detention Requirements.*

1. *Stormwater Banks.* Within the LEAP Lebanon District, the IEDC Commercial HOA (insert name of Land Development Entity) or its successors shall be able to establish and maintain “Stormwater Banks” designed to detain required stormwater on behalf of within the LEAP Lebanon District pursuant to the individual site developer agreement. This bank shall be created as part of a larger park amenity. An individual user may be able to buy “credits” within this district to detain stormwater as part of a regional detention/retention facility to satisfy stormwater requirements as determined by the City of Lebanon Stormwater Code and Stormwater Manual in the form of a “Stormwater Bank.”
2. *Construction and Maintenance.* Construction and ongoing maintenance costs shall be created as a permanent covenant with upfront construction costs borne by the user, yearly maintenance costs, and a maintenance and performance bond required.

E. Wetland Mitigation

1. *Regulated Wetlands.* For regulated wetlands, mitigation, as applicable, may occur on-Site pursuant to Indiana State Statute and other applicable laws, and mitigation may occur off-Site, dependent upon, including but not limited to, the availability of credits in the Indiana Department of Natural Resources In-Lieu Fee Easement Program.
2. *Wetland Banks.* Within the LEAP District, IEDC and LEAP Lebanon Owners Association, Inc. or its successors shall be able to establish and maintain private Wetland Banks or engage with the Indiana Department of Natural Resources in the creation of In-Lieu Fee Easements.

F. Open Space and Stormwater

1. *Open Space.* A maximum of 50% of required useable open space may come from: wetlands, natural corridors, and equivalent land.
2. *On-Site or Off-Site Stormwater Areas.* On-site or off-site stormwater areas may only qualify as open space if they are located and designed for public use and benefit as an amenity to the development.

**SECTION 12. DECLARATIONS OF COVENANTS AND OWNERS’ ASSOCIATION(S).**

**Section 12.1 Declaration.** The Declaration applies to certain portions of the LEAP District, was prepared by the IEDC, and was recorded with the Recorder of Boone County, Indiana. Pursuant to the terms of the Declaration, multiple declarations of covenants and

multiple corresponding owners' associations may be applicable to different portions of the LEAP District.

Section 12.2 Owners' Association(s). Owners' Association(s) shall be established and be responsible for the ongoing upkeep and maintenance of any privately-owned common grounds, structures, signs, etc. as outlined in the Association documents and any other specific development improvements noted as their responsibility in this Ordinance.

### **SECTION 13. ADMINISTRATION AND ENFORCEMENT**

Section 13.1 Administration. Administration of this LEAP PUD Ordinance shall be subject to **Section 2** and **Section 5 of the City UDO**, unless specifically set forth by this Ordinance. If any conflict arises between the UDO and this Ordinance, the terms and provisions stated within this Ordinance shall control.

Section 13.2 Architectural Review Committee. The Declaration established an Architectural Review Committee ("ARC") which has authority over all land within its jurisdiction, as well as any future land that becomes subject to the jurisdiction of any declaration(s) entered into within the Project LEAP Area. The organization and procedures of the ARC shall be as set forth in the Declaration and accompany Association documents. The ARC shall review first and approve all proposed development and Improvements within the LEAP District under the jurisdiction of the ARC, as well as any proposed changes to an existing Structure. Therefore, a letter of support from the ARC shall accompany any City Building Permit application for the construction or modification of a Structure.

Section 13.3 Development Plan Approval.

- A. With respect to any portion of the Real Estate other than areas on which lots are developed for Single-Family Dwellings, the platting into smaller sections shall be permitted, but shall not be required in order to divide the Real Estate into smaller areas for purposes of conveying title to a parcel or creating separate tax parcels. The creation of smaller parcels for the purpose of conveying title or creating separate tax parcels shall not create property lines to which setbacks or any other standards of this Ordinance shall be applied, provided that development of the parcels shall conform to an approved Development Plan.
- B. Primary (preliminary) and secondary (final) platting shall be required with respect to any portion of the Real Estate on which lots are developed for Single-Family or Two-Family Dwellings. All secondary plats for any portion of the Real-Estate shall be approved administratively by the Department and shall not require a public hearing before the Plan Commission, so long as the proposed secondary plat substantially conforms to the approved primary plat.
- C. If there is a Substantial Alteration in the approved Design Plan or Primary Plat, review and approval of the amended plans shall be made by the Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure. Minor Alternations and Material Alterations may be approved by the Director.

- D. As part of the Development Plan review, Developers shall define sustainability goals as encouraged within the **LEAP Concept Plan** and **Exhibit G: Design Guidelines** with respect to Green Performance and Energy Standards.
- E. The Director shall have the sole and exclusive authority to approve without conditions, approve with conditions, or disapprove the final Development Plans and/or Secondary Plats (collectively, the “FDP”) for the Real Estate; provided however, that approval shall not be unreasonably withheld, conditioned, or delayed if the FDP is in substantial conformance with the corresponding approved Design Plan and/or Primary Plat and is in conformance with the Development Standards. If the Director disapproves any FDP, the Director shall set forth in writing the basis for the disapproval and schedule the request for approval of the FDP for a hearing before the full Plan Commission.
- F. *Combined Hearing Procedure.* Notwithstanding the foregoing and pursuant to Indiana Code § 36-7-4-403.5, for Development Plan proposals that would otherwise require more than one public hearing (or other meeting) to be held by the Plan Commission, the Applicant may opt to follow the alternative combined hearing procedure as set forth below (“Request”):
1. Upon receiving a Request under this **Section 13.3(F)**, the Director shall notify all members of the Council if the Director intends to grant the request, which notice must include a synopsis of the affected proposals. Any member of the Council may then, within three (3) business days after being so notified, communicate with the Director if in the opinion of the member, the combined hearing procedure should not be used for one or more of the effected proposals. If the Director receives such an objection from any Council member, the Director shall not place the affected proposals upon an agenda for a combined hearing procedure.
  2. If no objections are received under **paragraph B**, the Director may grant a Request made under this **Section 13.3(F)**. In such event, the Director shall then place all affected proposals upon a Hearing Officer’s agenda for a combined hearing procedure, instead of placing the matter upon the agenda of the Commission or the Board of Zoning Appeals. Notwithstanding any other rule, notice of hearings held pursuant to a combined hearing procedure shall be published or sent not less than ten (10) days prior to the hearing date (including the date of the hearing).
  3. *Copies Submitted to all Commission Members.* Copies of all proposals placed upon a committee’s agenda for a combined hearing procedure shall also be submitted to all members of the Commission, no less than ten (10) days before the scheduled date for that agenda. Any member of the Commission may then communicate with the Director and, if in the opinion of the member, the proposals should be placed upon the Commission’s agenda (or the BZA agenda, or both), the Director shall then remove such

proposals from the Hearing Officer's agenda and transfer them to the Commission's agenda (or the agenda of the BZA, or both).

4. For hearings held under the combined hearing procedure, the Director or his designee shall serve as the Hearing Officer.
5. In conducting the combined hearing procedure under this subsection, the Hearing Officer may exercise the following:
  - a. Powers of the Hearing Officer under Indiana Code § 36-7-4-402(d) in relation to the 600 Series-Zoning Ordinance;
  - b. Powers of the plat committee under the 700 Series-Subdivision Control;
  - c. Powers of a BZA under the 900 Series- Board of Zoning Appeals; and
  - d. Powers of the Plan Commission staff or a hearing examiner or committee of the plan commission under the 1400 Series-Development Plans.
6. Decisions of the Hearing Officer under this subsection may be excepted to or appealed as follows:
  - a. Decisions under the authority of Indiana Code § 36-7-4-402(d) in relation to powers granted under the 600 Series-Zoning Ordinance shall be appealed to the Commission in the same manner as decisions of the hearing examiner under Indiana Code § 36-7-4-402(d) may be appealed.
  - b. Decisions under the authority of the 700 Series-Subdivision Control shall be appealed to the plan commission in the same manner as decisions of the plat committee may be appealed.
  - c. Decisions under the authority of the 900 Series-Board of Zoning Appeals shall be appealed to the Plan Commission, within in five (5) days after the decision is rendered, and the Plan Commission shall consider the petition in the same manner as the petition would be considered by a Board of Zoning Appeals.

Section 13.4 Controlling Developer and Architectural Review Committee Consent.

- A. A written consent by the Controlling Developer or its assigns shall accompany any permit or approval request pertaining to the Real Estate by a Developer, user, owner, or tenant. Permits or approvals may include, but are not limited to:
  1. Improvement Location Permit for any improvements within the LEAP District;
  2. Development Plan for any improvements within the LEAP District;



3. Sign permit for any signs within the District;
4. Building permits for any Buildings within the District;
5. Primary or secondary plat approval for any part of the LEAP District;
6. Any text amendment or other variations to the terms and conditions of this Ordinance (i.e., request for a modification to Development Requirements).

B. A letter of support for construction or modification of a residential structure from the Architectural Review Committee shall accompany any building permit application.

Section 13.5 Permitting Requirements. The standards of **Chapter 9** Permits, Certificates and Procedures, as applicable, shall apply to the development of the Real Estate unless otherwise modified by this Ordinance.

Section 13.6 Violations and Enforcement. The enforcement of any violations of this Ordinance, including violations of conditions and safeguards established in connection with the granting of subsequent variances, special uses, or Development Plan approvals, shall be subject to and governed by the authority and procedures set forth in the UDO.

**SECTION 14. RIGHTS-OF-WAY**

Section 14.1 General. Developer has agreed to cause to be constructed:

- A. Certain roadway improvements (the “Road Improvements”) as may be amended, modified or supplemented, within certain rights-of-way pursuant to the terms of that certain Memorandum of Understanding involving Right-of-way improvements associated with the Project LEAP Area (the “MOU”); and
- B. Certain infrastructure and elements which the City and/or the County do not typically construct on public roadways, which additional infrastructure and elements (as more particularly defined as “Betterments” within the MOU and will serve and benefit the LEAP PUD).

Section 14.2 Vacations of Rights-of-Way. Any required vacations of Rights-of-Way currently located within the LEAP District shall follow State and local law and procedures.

Section 14.3 Maintenance of Rights-of Way. Maintenance of all Rights-of-Way located within the LEAP District shall be performed pursuant to the terms and conditions agreed upon between the Developer, the City, and the County, and as set forth within the Right-of-Way Maintenance Agreement executed by IEDC and the City

Section 14.4 If this Ordinance does not address a certain development standard in the UDO regarding Rights-of-Way, then **Chapter 8** of the UDO shall apply to that development standard regarding the LEAP District. If any conflict arises between the UDO, this Ordinance, or the MOU, the terms and provisions stated within this Ordinance shall control.

**SECTION 15.** **ANNEXATION.** As indicated on page six (6) of the **LEAP District Concept Plan**, there are parcels of land located within the area generally depicted by the **LEAP District Concept Plan** that are either: (i) controlled by the Controlling Developer, but are not yet currently annexed into the City; or (ii) not currently controlled by the Controlling Developer (collectively the “Non-PUD Real Estate”). Therefore, the Non-PUD Real Estate is not currently identified as being part of the Real Estate located within the PUD. In the Controlling Developer’s discretion, once the Non-PUD Real-estate comes under control of the Controlling Developer and/or is annexed into the City, it is anticipated that such annexed property will be designated as, assigned as and made subject to the provisions and requirements of this LEAP PUD, the relevant sections of the City UDO, and Indiana Code.

**SECTION 16.** **EXHIBITS.** All of the **Exhibits (Exhibit A-H)** on the following pages are attached to this LEAP District Ordinance, are incorporated by reference into this LEAP District Ordinance and are part of this LEAP District Ordinance.

**SECTION 17.** **INVALIDITY.** If any portion of this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of same can be given the same effect.

**SECTION 18.** **STATE LAW.** This Ordinance does not affect, alter, or replace any applicable laws of the State of Indiana or otherwise that affect or relate to the subject matter hereof.

**SECTION 19.** **EFFECTIVE DATE.** This LEAP District Ordinance shall be in full force and effect as to the Real Estate set forth in **Exhibits A and B** from and after its passage by the Common Council and signing by the Mayor and such publication as required by law.

*(The rest of this page is left intentionally blank.)*

**PASSED** by the Common Council of the City of Lebanon, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2023, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

**COMMON COUNCIL FOR THE CITY OF LEBANON**

\_\_\_\_\_  
Mike Kincaid, President

\_\_\_\_\_  
Sierra Messenger

\_\_\_\_\_  
Brent Wheat

\_\_\_\_\_  
Keith Campbell

\_\_\_\_\_  
Morris Jones

\_\_\_\_\_  
Dick Robertson

\_\_\_\_\_  
John Copeland

ATTEST:  
\_\_\_\_\_

Tonya Thayer, Clerk

Presented by me to the Mayor of the City of Lebanon, Indiana this \_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ .M.

\_\_\_\_\_  
\_\_\_\_Tonya Thayer, Clerk-Treasurer

Approved by me, the Mayor of the City of Lebanon, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ .M. \_\_\_\_\_

Matthew T. Gentry, Mayor

ATTEST:  
\_\_\_\_\_

Tonya Thayer, Clerk-Treasurer

## **EXHIBITS**

**Exhibit A**– Legal Description

**Exhibit B** – LEAP PUD Boundaries

**Exhibit C** – Declaration of Convents and Restrictions

**Exhibit D** – LEAP District Concept Plan

**Exhibit E** – Land Use Table

**Exhibit F** – Parking

**Exhibit G** – Design Guidelines

**Exhibit H** - City of Lebanon Stormwater Code and Stormwater Technical Manual