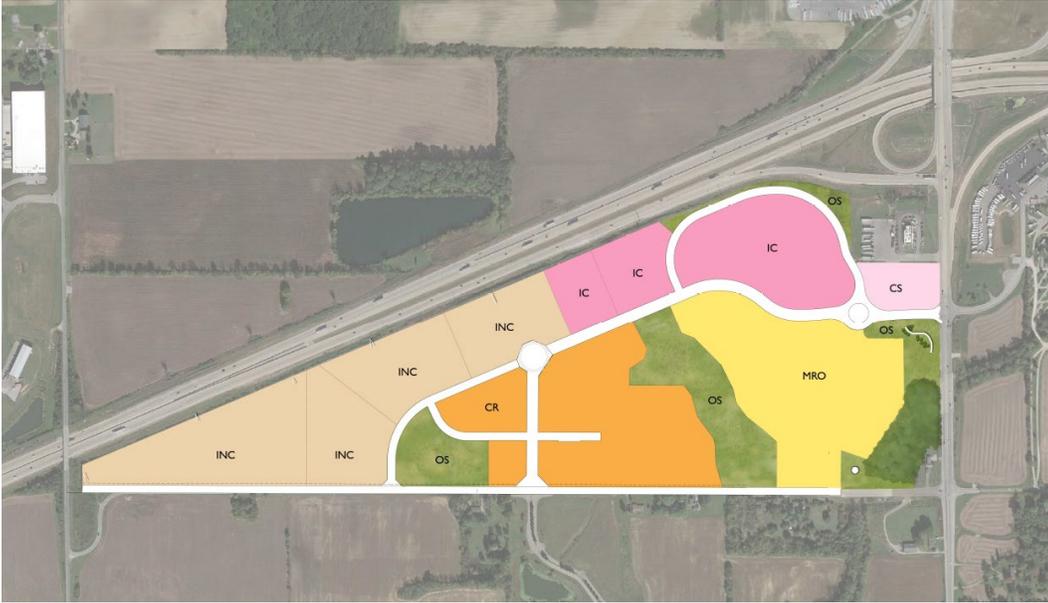
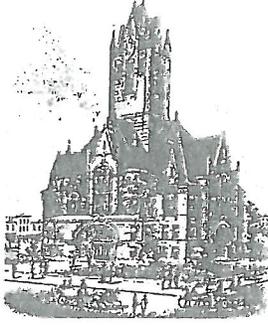


# HANCOCK GATEWAY PARK

## Planned Unit Development – 1<sup>st</sup> Amendment

January 26, 2021





*The Hancock County Area Plan Commission  
Court House Annex  
111 American Legion Place, Suite 146  
Greenfield, IN 46140  
Phone: (317) 477-1134  
Fax: (317) 477-1184*

### CERTIFICATION

#### **Hancock County Area Plan Commission**

Project Name: Hancock Gateway Park PUD 1<sup>st</sup> Amendment  
Petitioner: Hancock Regional Hospital  
Project Location: NWC / CR 200 N / CR 600 W  
Township: Buck Creek

I, Michael Long, being the Secretary of the Hancock County Area Plan Commission of Hancock County, Indiana, do hereby certify that the attached Planned Unit Development ordinance and Preliminary Plan are true and accurate records of the meeting of the Plan Commission on 26 January 2021. The ordinance and plan received favorable recommendations by a vote of seven (7) ayes and zero (0) nays.

The attached ordinance and plan are hereby certified to the Board of Commissioners, Hancock County, Indiana.

HANCOCK COUNTY AREA PLAN COMMISSION  
HANCOCK COUNTY, INDIANA

Michael Long, Secretary

**ORDINANCE NO. 2021 -**

**REPEALING AND REPLACING  
HANCOCK COUNTY ZONING ORDINANCE 2019-6F  
KNOWN AS THE HANCOCK GATEWAY PARK PLANNED UNIT DEVELOPMENT  
1<sup>ST</sup> AMENDMENT**

SECTION I

Hancock County Zoning Ordinance No. 2019-6F is hereby repealed and replaced in its entirety by the attached Hancock Gateway Park Planned Unit Development 1<sup>st</sup> Amendment for Buck Creek Township.

ADOPTED THIS 16<sup>th</sup> DAY OF FEBRUARY 2021.

BOARD OF COMMISSIONERS OF  
HANCOCK COUNTY, INDIANA

\_\_\_\_\_  
 Marc Huber  
\_\_\_\_\_  
 John Jessup  
\_\_\_\_\_  
 Bill Spalding

ATTEST:

  
\_\_\_\_\_  
Debra Carnes, Hancock County Auditor

Petitioner: Hancock Regional Hospital

# HANCOCK GATEWAY PARK

## Planned Unit Development

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## **PROCEDURAL PROVISIONS**

The following procedural provisions shall apply to this Ordinance:

**SECTION 1. Submission of Plans.** With regard to all developments, there shall be submitted to the Director plans indicating site layout, landscaping, design, lighting, and signage for all site and buildings (collectively, the "Plans"). The Plans shall be submitted to the Director in sufficient detail to permit an understanding of the style of the development, the design of the buildings, the number, size, and type of structures, landscaping, signage, lighting, and site design and layout. A complete set of colored, 360-degree elevations detailing the front, rear, and side views of each proposed building shall be provided. Key exterior elements such as materials, windows, and architectural breaks must be rendered in sufficient detail and be accompanied by clear descriptions of materials, colors, and textures.

**SECTION 2. Approval.** The Plans shall be reviewed by the Director and, if the Plans demonstrate compliance with the requirements and standards of this Ordinance, they shall be approved by the Director. Any disapproval by the Director of any plans may be appealed to the Plan Commission, and the disapproval of any Plans by the Plan Commission may be appealed to the Hancock County Commissioners.

**SECTION 3. Platting.** So long as the proposed plat of any area or any part of any area complies with the area requirements and development standards set forth in this Ordinance, then the creation, by reason of platting, of a new property line within the Development shall not impose or establish new development standards beyond those specified in this Ordinance. Secondary Plat approval of all or any part of any area or block of a primary plat shall be per the rules and regulations of the Hancock County Subdivision Control Ordinance.

**SECTION 4. Developer's Consent.** Without the consent of the Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Development or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Developer.

1. Improvement location permits for any improvements within the Development;
2. Sign permits for any signs within the Development;
3. Building permits for any buildings within the Development;
4. Primary or secondary plat approval for any part of the Development; and
5. Any text amendments or other variations to the terms and conditions of this Ordinance.

**SECTION 5. The Plan Commission.** The Plan Commission, upon the petition of a developer at a public hearing conducted per the rules of the Plan Commission, may approve a development guideline that is not included in, or is different from, those set forth in this Ordinance so long as (i) the petition is consented to and authorized by the Developer, and (ii) the Plan Commission determines that any such addition or modification would not substantially affect the integrity of the development of the property and is appropriate for the site and its surroundings.

## Article 1.0 Development Statement

**Section 1.1. Current Zoning and Rezone Purpose.** Hancock Regional Hospital and Mac's Convenience Stores, LLC a/k/a Circle K (the "Owner" and/or "Developer") comes before the Hancock County Area Plan Commission and the Hancock County Board of Commissioners seeking to rezone a strategically significant property located west of County Road 600 West (aka Mt. Comfort Road), north of County Road 200 North, east of County Road 700 West and south of Interstate 70. The 138-acre property (Illustration 1a) is currently within three (3) zoning districts; Commercial Community (CC), Regional Commercial (CR), and Industrial Business Park (IBP). Hancock Regional Health seeks to rezone this property to a "Planned Unit Development" to be known as "Hancock Gateway Park".



Illustration 1a

**Section 1.2 Comprehensive Plan Overview.** This property lies within the "Critical Area 2" identified in the Hancock County Comprehensive Plan ("Comprehensive Plan") and is described as a "...gateway to Hancock County by said Comprehensive Plan. As such the goal for Hancock Gateway Park will be to promote "quality development design, high standards for building materials, architectural details, landscaping, signage and other site amenities" as stated by the Comprehensive Plan. Sensitivity to the impact and exposure the frontage along Interstate 70 has on residents, visitors and potential investors, has contributed greatly to the development standards set out in this ordinance. Concern for uses which are compatible to the medical campus has played a major role in the orderly plan for permitted uses. The Indianapolis Regional Airport as well as the natural resources of on-site wetland areas and Buck Creek were all influential in the development of the Planned Unit Development.

**Section 1.3. Development Standards and Enforcement.** The design and development of Hancock Gateway Park shall be based upon the development standards set forth in this Ordinance. These development standards shall replace all Hancock County Zoning Ordinance requirements for the property unless otherwise specified. The provisions of these development standards may be enforced by Hancock County as a part of the Hancock Gateway Park Planned Unit Development zoning district. Enforcement shall be consistent with the provisions established by the Hancock County Zoning Ordinance.

**Section 1.4. Medical Campus.** The nucleus of Hancock Gateway Park is the development of a medical campus (Illustration 1b). The first phase of the campus is under construction and is intended to lay the foundation to expand the current role the Owner has established for serving the immediate and future health care needs of Hancock County and Central Indiana. The campus contemplates additional hospital and medical services including specialization of an array of medical fields. The balance of the development envisions a commercial-based variety of uses taking advantage of the proximity to downtown Indianapolis, Interstate 70 access and the geographical location along County Road 600 West and its' role in connecting Interstate 69 and Interstate 74. It merits mentioning that many of the permitted uses under the current zoning are also permitted uses within this Ordinance (refer to Article 5.0, the detailed Land Use Matrix). The development standards have been designed to build and protect the medical campus as the centerpiece and promote a cohesive "Gateway Community" upon entering Hancock County.

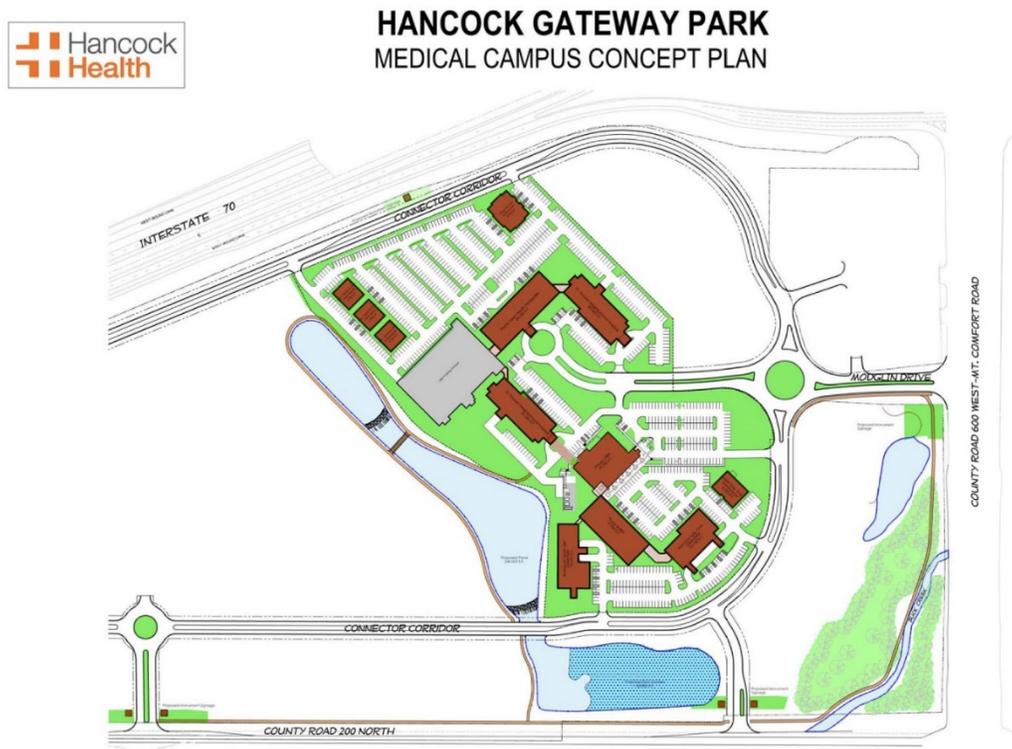


Illustration 1b

**Section 1.5 -- Phasing Sequence.** Phasing order of the development is anticipated to that as shown on Illustration 1c. The actual order of each phase shall be as determined by the Developer and based upon market demands.

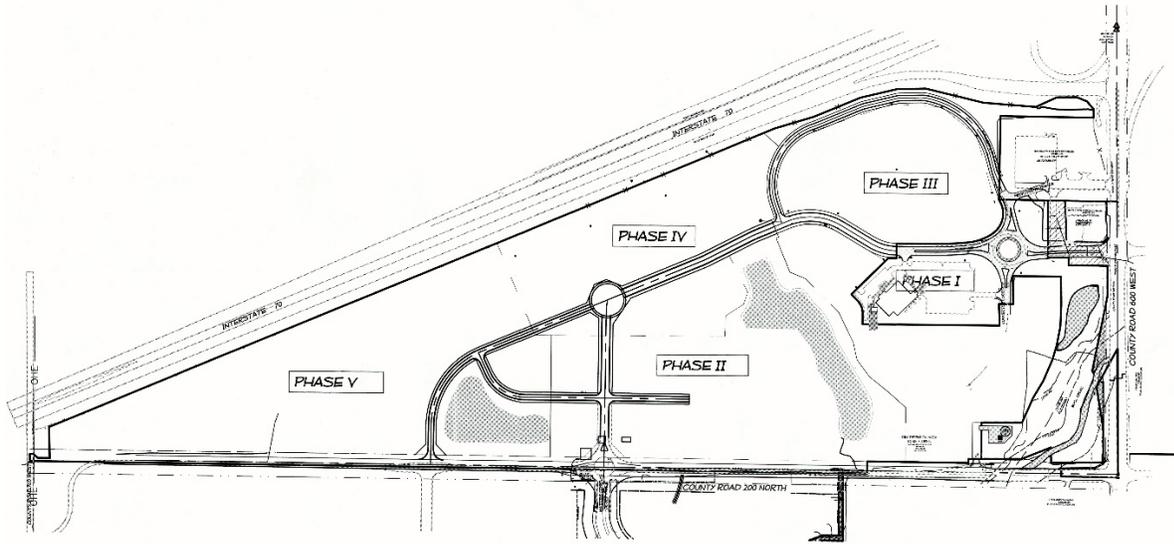


Illustration 1c

Once the Final Development Plan or Final Detailed Plan is approved and all other approvals necessary to the commencement of development have been obtained for each parcel, development and the installation of utilities and streets shall commence within a reasonable period of time but may be completed in phases.

**Section 1.6– Conclusion.** This Development Statement, Development Standards and Exhibits are part of the comprehensive Planned Unit Development Detailed Plan. The land use districts, permitted uses, development standards, landscaping, signage and other pertinent information are described in more detail in the Articles to follow.

## Article 2.0 Definitions

These definitions are to be used in conjunction with the Hancock Gateway Park Planned Unit Development Ordinance.

### Section 2.1. – Interpretation of Definitions.

1. The singular includes the plural and singular, unless the context clearly indicates otherwise.
2. Words in the present tense include past and future, unless the context clearly indicates otherwise.
3. The word “shall” is a mandatory requirement.
4. The word “should” is a preferred requirement.
5. The word “may” is a permissive requirement.
6. The words “building” and “structure” include any part thereof, and the word “building” shall include the word “structure”.
7. Words which are not defined in these definitions shall be interpreted in accord with the normal dictionary meaning and common usage.

### Section 2.2 – Definitions

1. "Accessory Buildings" shall mean and refer to a subordinate building, the use which incidental to and customary in connection with the principal building, or use, and which is located upon the same lot/parcel with such principal building, or use, and is under the same ownership. Accessory buildings must be subordinate in height, width, length and bulk to the principal building. Accessory structures shall be detached from the primary structure.
2. "Adjacent" shall be defined as lying near or in the immediate vicinity.
3. "Adjoining" shall be defined as contiguous, as distinguished from "lying near".
4. "Aggregate Lot Area" shall mean and refer to the sum of all land acreage within a given development (i.e. planned developments, planned business districts, local retail districts), including outlots.
5. "Aisle-Parking" shall mean and refer to areas utilized by motor vehicles for access to and from all off-street parking areas. For the purposes of this Ordinance, regulations pertaining to aisles shall also apply to all parking lot access driveways.
6. "Alley" shall mean and refer to a public or private drive, at the rear or side of a property, permanently reserved as a means of secondary access to an abutting property.

7. "Alteration" shall mean and refer to any change in size, shape, character, occupancy, or use of a building or structure, including any act or process which changes one or more exterior architectural features of a historical improvement.
8. "Animal Clinic" shall mean and refer to a use or structure intended, or used, primarily for the testing and treatment of animals on an emergency basis. Animal clinic shall not include the boarding or training of animals except for recovery after medical treatment.
9. "Animal Hospital" shall mean and refer to a use or structure intended for the testing and treatment of disorders of animals, including the indoor boarding of animals for such purpose, but not the training and grooming of animals.
10. "Articulation" shall mean and refer to the plane of a building by means of projecting or recessing the building wall or elements within the building wall.
11. "Art Studio" shall mean and refer to conducting one or more of the following activities: painting, sculpting, jewelry making, weaving, or other similar functions.
12. "Assisted Living Facility" shall mean and refer to a facility for persons in need of some over- sight or assistance due to functional limitation that provides a living arrangement integrating shelter, food, and other support services to maintain a functional residential status.
13. ***AUCTION FACILITY.*** The existing metal barn and property surrounding the metal barn used for the temporary storage of goods and materials that are to be sold on the premises by public auction, and for the sale of the said goods and materials by public action on an occasional basis only.
14. "Banner" shall mean and refer to any hanging sign possessing characters, letters, illustrations, or ornamentations which are designed or intended to convey any identification, message, or information, other than an address number, and which are applied to plastic or fabric of any kind. This classification shall not include plastic or fabric signs which are permanently attached with- in a rigid frame which are intended to be utilized as a permanent sign. National flags, or symbolic flags of any institution or business, shall not be considered as "banners" for the purpose of this Ordinance.
15. "Basement" shall mean and refer to a story having more than one-half of its height below grade. A basement shall be counted as a story for the purpose of height regulation if sub- divided and used for dwelling purposes.
16. "Beauty Shop" shall mean and refer to the providing of beauty culture services to members of the general public as a result of being properly licensed and inspected.
17. "Belvedere" shall mean and refer to a roofed structure, especially a small pavilion or tower on top of a building, situated as to command a wide view.

18. "Billboard": A sign that identifies or communicates a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than the lot where the sign is located and may include an on-premise sign.
19. "Buffer Yard" shall mean and refer to a unit of yard together with planting materials thereon.
20. "Builder" shall mean and refer to an owner of real estate within Hancock Gateway Park, its successors, assigns, and designees who will participate in the construction on the real estate.
21. "Building" shall mean and refer to a structure having a roof supported by columns and or walls, for the shelter, support, enclosure or protection of persons, animals, chattels, or other property. When separated by party walls, without openings through such walls, each portion of such building shall be considered a separate building unit.
22. "Building Area" shall mean and refer to the maximum or minimum projected area of the principal and accessory buildings, excluding open spaces and terraces, porches without roofs, or architectural appurtenances projecting more than two feet.
23. "Building Detached" shall mean and refer to a building which has no structural connection with another building.
24. "Building, Front Line of" shall mean and refer to the line of the face of the building nearest the front lot line.
25. "Building Height" shall mean the vertical distance from the grade level at the main entrance to the top of the parapet that comprises the majority of the perimeter of the building for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip, and/or gambrel roofs.
26. "Building Line (Building Setback Line)" shall mean and refer to the line nearest and across a lot or parcel establishing the minimum open space to be provided between the property/lot line and the building line, as defined by legal description and/or plat.
27. "Building, Principal" shall mean and refer to a building in which is conducted the main or primary use of the lot or parcel on which said building is situated.
28. "Building Unit Group" shall mean and refer to one or more buildings located or grouped together upon a lot and held under one ownership.
29. "Business" shall mean and refer to the engaging in the purchase, sale, barter or exchange of goods, wares, merchandise or services, the maintenance or operation of offices, or recreational and amusement enterprises for profit.
30. "Business Service Establishments" shall mean and refer to a building, property, or activity of which the principal purpose is the provision of business support-oriented services directly to business and/or office establishments. This term shall include, but not be limited

to, temporary employment services, computer, copier, business machine repair and service shops, bulk mail services, and other similar establishments.

31. "BZA" shall mean and refer to the Hancock County Board of Zoning Appeals.
32. "Caliper" shall mean and refer to a standard trunk diameter measurement for trees. Caliper measurements are taken in accordance with the standards specified by the American Standard for Nursery Stock (ANSI), latest edition.
33. "Canopy" shall mean and refer to a supported roof-like covering, which may be made of painted metal, wood or masonry, mounted over a walkway or door and has a water-resistant roof. It is used to add scale, protect from inclement weather, augment an entrance or serve as a backdrop for graphics/signage above a building storefront. A canopy will be integral to a building and considered to be a permanent, structurally integrated component to a building.
34. "Cellar" shall mean and refer to a story having more than one-half of its height below curb level or below the highest level of the adjoining ground. A cellar shall not be counted as a story for the purpose of height measurement.
35. "Child Care Center" shall mean and refer to any place other than a family home in which persons receive childcare services during any part of the day, not exceeding thirteen hours in any twenty-four hour period, and licensed pursuant to State requirements.
36. "Commercial Indoor Recreation" shall mean and refer to public and/or private recreation facilities, tennis courts, ball courts, racquet courts, or other courts, swimming pools, bowling alleys, skating rinks, or similar uses that are enclosed in buildings and are operated on a commercial or membership basis. "Commercial Indoor Recreation" shall include, but not be limited to, health and fitness clubs or accessory uses, such as snack bars, pro shops, and locker rooms that are designed and intended primarily for the use of patrons of the principal recreational use.
37. "Commercial Shopping Center" shall mean and refer to a concentration of related commercial establishments with one or more major tenants, shared parking, and unified architectural and site design. Shopping centers usually have single or coordinated ownership/operations management control and may include outlots as well as architecturally connected units.
38. "Common Open Space" shall mean and refer to land unoccupied by structures, buildings, streets, rights-of-way, and automobile parking lots, designed and intended for the use and enjoyment of occupants and patrons within the development, as well as members of the local community.
39. "Connector Corridor" shall mean and refer to the public thoroughfare to provide access into the Development and into the districts within the development, connecting to County Road 600 West (Mt. Comfort Road) and County Road 200 North.
40. "County Council" shall mean and refer to the Hancock County Council.

41. "Cupola" shall mean and refer to dome-like structure that forms the roof of a building or of a building element such as a tower.
42. "Declaration" shall mean and refer to any Declaration of Covenants, Conditions, or Restrictions prepared by the Developer with respect to all or any portion of the Development and recorded in the Office of the Hancock County Recorder.
43. "Developer" shall mean Hancock Regional Hospital, its successors and assigns until such time until Hancock Regional Hospital transfers its rights as Developer. Such rights may be transferred by the Developer, in its sole discretion, in whole or in part. To transfer all or any part of its rights as Developer, Hancock Regional Hospital may (i) name each individual owner of real estate within the Property as Developer solely with respect to the real estate owned by each individual owner; (ii) establish a committee of individual owners of the real estate within the property to act as Developer with respect to the real estate owned by all such owners, or (iii) use either method described in (i) and (ii) above with respect to the different Zones or Use Areas within the Property.
44. "Development" shall mean and refer to the overall parcels of land comprising the "Hancock Gateway Park".
45. "Development Amenities" shall mean and refer to features that provide comfort, convenience, pleasure and increased quality of life within the development.
46. "Director" shall mean and refer to the Executive Director for the Hancock County Area Plan Commission and Board of Zoning Appeals.
47. "Dormer" shall mean and refer to a structural element of a building that protrudes from a plane of a sloping roof surface. Dormers are used to create usable space in the roof of a building by adding headroom and usually also by enabling addition of windows. An architectural element to make a structure appear more impressive.
48. "Drive-Through Facility" shall mean and refer to as an accessory facility, structure, or portion thereof that is designed, intended, or used for transacting business with customers located in motor vehicles.
49. "Driveway" shall mean and refer to a private road which provides access to a lot, or to a use located on such lot, from a public road.
50. "Dwelling" shall mean and refer to a building, but not including a house trailer or mobile home. designed or used exclusively for residential occupancy, including two-family dwelling units and multiple-family dwelling units, but not including hotels, motels, boarding and/or lodging houses.
51. "Dwelling Multi-Family" shall mean a classification of housing where multiple (more than 2)  
52. separate housing units for residential inhabitants are contained within one building or several buildings within one complex.

53. "Easement" shall mean and refer to land which has been designated by lawful agreement between the owner, or owners, of land and a person, or persons, for a specified use.
54. "Elevation" shall mean and refer to the architectural facade of a building.
55. "Energy Efficient Rooftop System" shall mean and refer to an alternative to conventional roof construction practices and materials, which provides a means for reducing heat island effect through the utilization of reflective and less solar-absorbing materials, green roofs, and other similar practices.
56. "Evergreen" shall mean and refer to coniferous or broad-leaved plants whose leaves remain throughout the year and are continually dropping and being replaced by new springtime growth.
57. "Exterior Architectural Feature" shall mean and refer to the architectural style, design, general arrangement and components of all of the outer surfaces of an improvement, as distinguished from the interior surfaces enclosed by said exterior surfaces, including but not limited to, kinds of building materials, and type and style of all windows, doors, lights, signs and other fixtures pertinent to such improvement
58. "Family" shall mean and refer to an individual, or two or more persons related by blood, marriage, or adoption, or a group of not more than three persons, not related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit but not including sororities, fraternities, or other similar organizations.
59. "Fence" shall mean and refer to any construction of wood, metal, masonry or other material for the purpose of assuring privacy, protection, or serving as a buffer from existing and contiguous uses.
60. "Fiber Cement Siding" shall mean and refer to a substance that is not a masonry product, but is a mix of Portland Cement, ground sand, cellulose fiber, and various additives mixed with water and manufactured into a siding material.
61. "Financial Institution" shall mean and refer to a building, property, or activity in which the principal use is the provision of financial services, including, but not limited to, banks, credit unions, savings and loan institutions, mortgage companies, etc.
62. "Foot-Candle" shall mean and refer to a unit of illumination produced on a surface, all points of which are one-foot from a uniform source of one-candle.
63. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
64. "Frontage" shall mean and refer to all of the property on one side of a street between two intersecting streets, or along a lot/parcel line, measured along said line.
65. "Full Cutoff" shall mean and refer to a light fixture which prevents distribution of light above a horizontal plane passing through the lowest point of the bulb or lens, diffuser, reflective enclosure, or other parts intended to distribute light.

66. "Fully Shielded" shall mean and refer to a fixture constructed, installed, and/or mounted such that a line of sight to the bulb is obstructed by an opaque material when viewed at ground level or above from all adjoining residential property lines and twenty feet inside all other adjoining property lines.
67. "Grade" shall mean and refer to the average level of finished surface of ground adjacent to the exterior walls of the building.
68. "Ground Floor Area" (GFA) shall mean and refer to the square footage area of a building within its largest outside dimension computed on a horizontal plane at the ground floor level exclusive of open porches, breezeways, and exterior stairways.
69. "Group Home" shall mean and refer to a single-family residence type structure designed or adapted for occupancy by unrelated developmentally disabled persons.
70. "Guardrail" shall mean and refer to a barrier placed for the protection of a potentially dangerous element.
71. "Herein" shall mean and refer to the entirety of, and anywhere within, this "Hancock Gateway Park Ordinance", and shall not be restricted to a particular paragraph or section in which the word "herein" appears.
72. "Horizontal Foot-Candles" shall mean and refer to the amount of light striking a horizontal plane or surface.
73. "Hospice" shall mean and refer to a facility that provides inpatient support care and attends to the emotional, spiritual, social, and financial needs of terminally ill patients and their families.
74. "Hospital" shall mean and refer to an institution licensed by state law providing health services and medical or surgical care to patients and injured persons.
75. "Hotel" shall mean and refer to a building in which lodging is provided, with or without meals, principally to transient guests and that provides a common entrance, lobby, halls and stairways.
76. "Impervious Area" shall mean all surfaces which cover the soil and do not allow storm water to be absorbed naturally through the surface and into the underlying soil including roofs of primary and accessory structures, canopies, parking lots, walks and drives.
77. "Impervious Area Percentage" shall mean the total Impervious Area of a lot divided by the total square footage of a lot expressed in terms of a percentage.
78. "Independent Living Facilities" shall mean and refer to a building, or group of buildings, containing dwelling units where the dwelling is restricted to persons 60 years of age and older, or couples where either the husband and/or wife is 60 years of age and older. This does not include a development that contains convalescent or nursing homes.

79. "In-Line Tenant" shall mean and refer to any tenant within a multi-tenant building where each individual tenant has an exterior store front or patron entrance.
80. "Internal Streets/Drives" shall mean and refer to roads, street and drives (other than that previously defined as "Connector Corridor") within the Development which may or may not be dedicated to the public or remain private.
81. "Landscaping" shall mean and refer to the improvement of a lot, parcel or tract of land with a combination of living plants such as grasses, shrubs, trees, and or other plant materials and non-living materials such as rocks, mulch, walks, fences and/or ornamental objects designed and arranged to produce an aesthetically pleasing effect.
82. "Landscape Plan" shall mean and refer to a plan which illustrates the layout and composition of plant materials for a parcel including, but not limited to, details, cross-sections, rights-of-way, property lines, plant materials, sizes, mound slopes, etc.
83. "Light Fixture" shall mean and refer to an assembly that holds the lamp (bulb) in a lighting system. It shall include the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing and attachment parts,
84. "Lighting Plan" shall mean and refer to a plan depicting proposed design and materials of lighting fixtures, location of lighting and directional focus of lights.
85. "Linear Footage Wall" shall mean and refer to the horizontal length of a building wall. Linear footage shall be measured as the horizontal distance between building corners, regardless if the building walls are convex, concave or have projecting and/or inset portions.
86. "Loading and Unloading Berths" shall mean and refer to the off-street area required for the receipt or distribution by vehicles of materials or merchandise, which in this Ordinance is defined to be an area measured twelve (12) feet by fifty (50) feet and having a vertical clearance of fourteen (14) feet.
87. "Local Roads" shall mean and refer to roadways or streets, to be dedicated to the public in which case to be maintained by Hancock County, or private in which case to be maintained by the Developer or the Owners Association, accepting and distributing traffic as generated from within the Development and elsewhere. The minimum right-of-way width of "local roads" shall be as stated in Article 9.
88. "Lot" shall mean and refer to a parcel of land within a properly recorded plat and shall be accessible by a public or private road, drive, or alleyway.
89. "Lot Area" shall mean and refer to an area of a horizontal plane bounded by the front, side, and rear lot lines.
90. "Lot Coverage" shall mean and refer to the area of a lot occupied by the primary and/or accessory buildings, parking areas, drives, walks and includes all impervious surfaces.

91. "Lot Coverage Percentage" shall mean the total Lot Coverage square footage divided by the total Lot square footage expressed as a percentage.
92. "Lot Frontage" shall mean and refer to the horizontal distance between the side lot lines, measured along the front setback line.
93. "Lot Line" shall mean and refer to a line of possession which establishes a boundary separating ownership. Said line can refer to a front, side and rear of a lot.
94. "Lot Width" shall mean and refer to the dimension of a lot, measured between side lot lines on and along the building line.
95. "Mansard Roof" shall mean and refer to a roof having two (2) slopes on all four (4) sides, with the lower slope being almost vertical and the upper slope being almost horizontal.
96. "Marquee or Canopy" shall mean and refer to a roof-like structure of a permanent nature that projects from the wall of a building and, in some cases, overhangs the public way.
97. "Masonry" shall mean and refer to brick, limestone, natural stone, cultural stone, painted pre-cast concrete, stucco and/or other similar building materials, or a combination of the same, bonded together by mortar to form a wall, buttress or similar mass.
98. "Massage Studio" shall mean and refer to an establishment offering massage therapy and/or body work by a massage therapist certified by the "National Certification Board for Therapeutic Massage and Bodywork", or otherwise national group, or under the direct supervision of a licensed physician.
99. "Motel" shall mean and refer to a building in which lodging is provided, without meals, principally to transient guests and that provides exterior individual entrances to rooms, suites, lobby, halls and stairways
100. "Motor Vehicle" shall mean and refer to any passenger vehicle, truck, tractor, tractor trailer, trailer or semi-trailer propelled by mechanical power.
101. "Municipal Buildings" shall mean and refer to a facility utilized in the operation of local government.
102. "Natural Materials" shall mean and refer to brick, wood, limestone, fiber cement siding and/or natural stone.
103. "Nursing Home" shall mean and refer to a facility licensed by the Indiana State Board of Health, which (1) provides nursing services on a continuing basis; (2) admits the majority of the occupants upon the advice of physicians as ill or infirm persons requiring nursing services; (3) provides for licensed physician services or supervision; (4) maintains medical records. Such facilities may also provide other and similar medical health services, provided that no occupant requires physical restraint within the facility. Examples of nursing home facilities that provide health services may include, if compliant with the above criteria, nursing homes, convalescent homes, maternity homes, homes for the aged, etc.

104. "Office" shall mean and refer to a use or structure where business or professional activities are conducted and/or business or professional services are made available to the public, including but not limited to, tax preparation, accounting, architecture, legal services, medical clinics and laboratories, dental offices and laboratories, psychological counseling, real estate and brokering services, and professional consulting services, but not including drive-through service windows, the cutting of hair, or recreational facilities and amusements.
105. "Open Space" shall mean and refer to that portion of lot, excluding required front, side, and rear yards, which is not occupied by any principal or accessory buildings (unless such buildings are utilized solely for recreational uses). The area should be unobstructed to the sky, with the exception of foliage, and not include paved areas. Water areas constructed for the purpose of stormwater retention and/or detention, lying within the lot, shall not be considered as open space.
106. "Outside Sales Permanent Display" shall mean and refer to merchandise placed outside of a structure for purpose of sales.
107. "Outside Sales Temporary Display" shall mean and refer to merchandise placed outside of a structure only during business hours for purpose of temporary sales or special sales events.
108. "Overhang" means and refers to the roof structure that extends beyond the exterior wall of the building.
109. "Owners Association" shall mean and refer to any legally established not-for-profit corporation of the several lot owners in the Development for the purposes set for in the Declarations, Covenants and Conditions of the Hancock Gateway Park.
110. "Parapet" shall mean and refer to a wall-like barrier at the edge of a roof or structure. Such barriers may serve to prevent unwanted falls, to provide a stylistic feature, and/or to shield roof-top machinery and other unaesthetic elements.
111. "Park" shall mean and refer to a public/private space and supporting facilities designed and utilized for a variety of recreational activities, a greater part which occur outside any structure.
112. "Parking Lot Planting Area" shall mean and refer to areas within and adjacent to parking areas where trees, shrubs, and ground covers are required to be planted in order to shade and improve aesthetic qualities of parking facilities and to avoid the creation of large unbroken expanses of pavement.
113. "Parking Space" shall mean and refer to an area designed for parking a motor vehicle which complies with Article 7, Parking, Loading, Circulation.
114. "Pergola" shall mean and refer to an arbor or passageway of columns supporting a roof of trelliswork on which climbing vines are usually trained to grow.

115. "Personal Services Establishment" shall mean and refer to a building, property, or activity, the principal use or purpose of which is the provision of personal services directly to the consumer. The term "Personal Services Establishment" shall include, but not be limited to, barber shops, beauty shops, laundry and dry-cleaning establishments, tailoring shops, massage therapy, shoe repair shops, and the like.
116. "Plan Commission" shall mean and refer to Hancock County Area Plan Commission.
117. "Plat" shall mean and refer to a map defining a portion of the Development recorded in the Hancock County Recorder's Office.
118. "Portico" shall mean and refer to a porch or entry to a building consisting of a covered, columned area.
119. "Primary Screening" shall mean and refer to where the construction of a principal building provides a visual obstruction.
120. "Property" shall mean and refer to the land and/or parcels as described herein.
121. "Property Line" shall mean and refer to a line at the edge or boundary of a "lot" or a line at the boundary of a platted or deeded lot of record.
122. "Public Art" shall mean and refer to any work of art that is created by an artist specifically to be sited in a quasi-public place to attract attention. Public art has the power to energize public spaces and to enhance quality of life by encouraging a heightened sense of place. Public art can be cast, carved, built, assembled or painted.
123. "Public Utility Installation and Essential Uses" shall mean and refer to the erection, construction, alteration, or maintenance by public utilities, municipal departments, commissions, or common carriers of underground surface gas, oil, electrical, steam, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants, potable water, sanitary sewerage, lift stations, storm-water management, vaults, culverts, laterals, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by a public utility or municipal departments, commissions, or common carriers, for the public health, safety or general welfare.
124. "Real Estate" shall mean and refer to the land and/or parcels as described herein.
125. "Research & Development Industries" shall mean and refer to a building, property, or structure in which are located facilities for scientific research, investigation, testing and/or experimentation, but not facilities for the manufacture or sale of products, except as incidental as to the main purpose of the building, property, or structure.
126. "Residential Uses" shall mean and refer to a building, but not including a house trailer or mobile home, designed or used exclusively for residential occupancy, including two-family dwelling units, multiple-family dwelling units, and upper level residential units but not including hotels, motels, boarding and/or lodging houses.

127. "Restaurant" shall mean and refer to an establishment whose principal business is the sale of edible, prepared food stuffs, and/or beverages for consumption on or off the premises. Restaurants are further defined by class, as follows:
- 1) Class "A" restaurants are those restaurants whose design or principal method of operation includes any two of the following characteristics:
    - a) Customers are provided with an individual menu, are served food and beverages by wait staff in non-disposable containers, at the same table which such items are consumed.
    - b) Cafeteria-type operations where food or beverages are generally consumed within the restaurant building.
    - c) Carryout service is not the predominant type of service available.
  - 2) Class "B" restaurants are those restaurants not falling within the classification of Class "A" and having characteristics of offering food service over the counter or through a drive thru facility, having limited menu items already prepared and held for service.
128. "Retail Goods Establishment" shall mean and refer to a building or activity, the principal use or purpose of which is, the sale of goods, products, or merchandise directly to the consumer. Retail Goods Establishment shall include, but not be limited to, department stores, hardware stores, apparel stores, art galleries, and other uses similar in nature and impact. Retail Goods Establishment shall not include the sale of fireworks or any business which occurs primarily outdoors.
129. "Ridge Line" shall be defined as the intersection of two horizontal roof planes which form the peak of a pitched roof. A hip roof shall be the equivalent of only one "ridge line".
130. "Right-of-Way" shall mean and refer to a legally established property designated for transportation and other uses.
131. "Shield" shall mean and refer to any attachment which interrupts and blocks the path of light emitted from a luminaire or fixture.
132. "Shrub" shall mean and refer to a woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.
133. "Sign" shall mean and refer to any display or device placed on a property in any fashion which is designed, intended, or used to convey any identification, message, or information other than an address number. Refer to Article 12 for additional "Sign" definitions.
134. "Sign Area" shall mean and refer to the entire area within a single continuous perimeter enclosing the extreme limits of a sign, including all background area, figures, letters, and numerals; however, such perimeter shall not include any structural elements beyond the

limits of the sign which are not a part of the information, visual attraction, or symbolism of the sign.

135. "Special Use" shall mean and refer to a specific use of land and/or buildings, described and permitted herein, subject to special provisions and which, because of its unique characteristics, cannot be properly classified as a permitted use.
136. "Specialty Food Store" shall mean and refer to a building, or portion thereof, where the direct retail sale of prepared food items, either for immediate consumption on premises or to carry out, are available. "Specialty Food" items include ice cream and frozen yogurt stores, bakery and bagel shops, coffee and tea shops, confectionary and candy shops, and other stores selling similar items.
137. "Street" shall mean and refer to a public and/or private right-of-way designated for use by motor vehicles.
138. "Stucco" shall mean and refer to a durable finish, either fine or course, for exterior walls, usually composed of cement, sand, and lime, and applied while wet.
139. "Tavern" shall mean and refer to an establishment serving alcoholic beverages in which the principle business is the sale of such beverages at retail, for consumption on the premises and where food and snacks may be made available for consumption on the premises.
140. "Trash Enclosure: Gated, Open or Receiving Area" shall mean and refer to the side(s) of the trash enclosure structure intended for the disposal or collection of refuse.
141. "Tree" shall mean and refer to a large, woody plant having one or several self-supporting stems or trunks and numerous branches.
142. "Tree - Evergreen" shall mean and refer to coniferous or broad-leaved plants whose leaves remain throughout the year and are continually dropping and being replaced by new springtime growth.
143. "Tree - Ornamental" shall mean and refer to a tree growing less than thirty-five feet in height at maturity, deciduous, and generally planted for its display of flowering characteristics.
144. "Tree - Shade" shall mean and refer to a large tree growing to over forty feet in height at maturity, usually deciduous, and planted to provide canopy cover.
145. "Tree - Street" shall mean and refer to a tree planted along the street right-of-way.
146. "Upper Level Residential Unit" shall mean one or more rooms connected together and located above the first floor of any building, which area arranged, designed, used and intended for use by one or more human beings living together as a family and maintaining a common household for owner occupancy or rental or lease on a weekly, monthly or longer basis; and which includes lawful cooking, eating, sleeping space and sanitary facilities reserved solely for the occupants thereof.

147. "Use" shall mean and refer to the purpose and activity for which the land, or building thereon, is designed, arranged or intended, or for which it is occupied or maintained, and shall include any manner of performance standards of this Ordinance.
148. "Use - Principal" shall mean and refer to the primary use of land and/or buildings as distinguished from a subordinate use.
149. "Use - Secondary Principal" shall mean and refer to a use, subordinate to the primary use, that is established on a lot or structure subsequent to or at the same time as the primary use, but which is not accessory to the primary use.
150. "Use - Temporary" shall mean and refer to a use that is established for a fixed period of time with the intent to discontinue such use upon the expiration of time.
151. "View Corridor" shall mean the area designated on Exhibit 12.1, Land Use Master Plan, which restricts the height of structures, buildings and other similar appurtenances.
152. "Vinyl Siding" shall mean and refer to a material used for surfacing the outside walls of a frame building produced from exterior grade PVC and extruded into panel forms to replicate wood siding.
153. "Wireless Communication Service Facilities" shall mean and refer to antennas, or antenna support structures, for private or commercial mobile radio communications, broadcast radio or television; and associated equipment buildings, broadcasting studios, or radio and/or television business services.

## Article 3.0 Legal Description

### HANCOCK GATEWAY PARK PUD

#### LEGAL DESCRIPTION – Parcel 1 (Hancock Regional Hospital)

A part of the southeast quarter and a part of the southwest quarter all in Section 24, Township 16 North, Range 5 East in Buck Creek Township, Hancock County, Indiana; said parts being more particularly described as follows:

BEGINNING at a Harrison Monument marking the southeast corner of said southeast quarter section; thence North 89 degrees 44 minutes 15 seconds West (assumed bearing) along the south line of said southeast quarter section a distance of 280.00 feet to the southwest corner of a 2.233 acre tract as described in a Quitclaim Deed recorded as Instrument #201802621 in the office of the Recorder of Hancock County, Indiana; (the next six (6) calls are along the lines of said 2.233 acre tract) (1) north 00 degrees 44 minutes 22 seconds west parallel with the east line of said southeast quarter section and along the west line of said 2.233 acre tract a distance of 40.03 feet; (2) north 88 degrees 41 minutes 34 seconds east a distance of 165.09 feet; (3) north 63 degrees 45 minutes 27 seconds east a distance of 47.60 feet; (4) north 00 degrees 45 minutes 32 seconds west a distance of 7.06 feet; (5) south 88 degrees 42 minutes 35 seconds west a distance of 157.44 feet to the point of curvature of a tangent curve concave northwesterly whose radius is 9,940.00 feet; (5) southwesterly along the arc of said curve through a central angle of 00 degrees 17 minutes 30 seconds a distance of 50.61 feet to a westerly corner of said 2.233 acre tract, said point also being the southeast corner of a 3.450 acre tract as described in a Quitclaim Deed recorded as Instrument #201806569 in the office of said Recorder; thence continuing westerly along the arc of said curve concave northerly whose radius is 9,940 feet and through a central angle of 00 degrees 17 minutes 17 seconds an arc distance of 49.99 feet to the southwest corner of said 3.450 acre tract; thence north 00 degrees 44 minutes 22 seconds west along the west line of said 3.450 acre tract a distance of 77.00 feet to the southeast corner of a 4.31 acre tract as described in a Quitclaim Deed recorded as Instrument #201801583 in the office of said Recorder; (the next three (3) calls are along the south line of said 4.31 acre tract) (1) south 67 degrees 46 minutes 10 seconds west a distance of 155.19 feet; (2) south 89 degrees 18 minutes 33 seconds west a distance of 184.84 feet to the point of curvature of a tangent curve concave northwesterly whose radius point bears north 00 degrees 41 minutes 27 seconds west a distance of 6920.00 feet from said point; (3) westerly along the arc of said curve through a central angle of 00 degrees 00 minutes 20 seconds a distance of 0.71 feet to the southwest corner of said 4.31 acre tract, said point also being the southeast corner of a 9.657 acre tract described in a Warranty Deed recorded as Instrument #201801339 in the office of said Recorder; (the next six (6) calls are along the lines of said 9.657 acre tract ) (1) continuing westerly along the arc of said curve through a central angle of 00 degrees 40 minutes 32 seconds a distance of 78.53 feet to the point of tangency of said curve, said point being South 00 degrees 01 minutes 35 seconds East 6,920.00 feet from the radius point of said curve; (3) South 00 degrees 01 minutes 35 seconds East a distance of 20.00 feet to a point on a curve concave Northerly, the radius point of said curve being North 00 degrees 01 minutes 35 seconds West 6,940.00 feet from said point; (4) Westerly along the arc of said curve through a central angle of 00 degrees 17 minutes 20 seconds a distance of 34.99 feet to a point on said curve, said point being South 00 degrees 15 minutes 45 seconds West 6,940.00 feet from the radius point of said curve; (5) North 89 degrees 44 minutes 15 seconds West 464.71 feet; (6) South 00 degrees 15 minutes 45 seconds West a distance of 60.00 feet to the South line of said Southeast Quarter section; thence North 89 degrees 44 minutes 15 seconds West along the south of said southeast quarter section a distance of 1454.06 feet to a railroad spike marking the southwest corner of said Southeast Quarter section; thence north 89 degrees 47 minutes 34 seconds west along the south line of the Southwest Quarter of said Section a

distance a distance of 2684.68 feet to the west line of the southwest quarter of said section; thence north 00 degrees 35 minutes 57 seconds west along the west line of said southwest quarter section a distance of 35.00 feet to south right-of-way line of Interstate 70 (INDOT project number I-70-3(49)92) dated 1964; (the next six (6) calls are along said south right-of-way line) (1) north 88 degrees 37 minutes 28 seconds east a distance of 16.50 feet; (2) south 51 degrees 04 minutes 44 seconds east a distance of 29.45 feet; (3) south 89 degrees 47 minutes 34 seconds east a distance of 58.44 feet; (5) north 01 degrees 50 minutes 27 seconds west a distance of 153.96 feet; (6) north 67 degrees 02 minutes 14 seconds east along said south right-of-way line a distance of 2796.43 feet to the intersection of said south right-of-way line with the east line of said southwest quarter section; thence continuing north 67 degrees 02 minutes 14 seconds east along said south right-of-way line a distance of the 1080.16 feet to designated point #387 as per the RIGHT OF WAY PARCEL MAP prepared as part of Interstate 70 INDOT Project No. IM-70-3(15), said point being the southwest corner of a 0.12 acre parcel recorded as Instrument #080004860 in the office of the Recorder of Hancock County, Indiana; (the next eleven (11) calls are along the south right-of-way line of said INDOT Project No. IM-70-3(215)) (1) north 72 degrees 40 minutes 49 seconds east along the south line of said 0.12 acre parcel a distance of 201.20 feet to designated point #386 per said RIGHT OF WAY PARCEL MAP; (2) north 67 degrees 07 minutes 44 seconds east continuing along the south line of said 0.12 acre parcel and along the south line of a 0.803 acre parcel as per Instrument #080004863 recorded in the office of said Recorder a distance of 250.00 feet to designated point #383 as per said RIGHT OF WAY PARCEL MAP; (3) north 76 degrees 17 minutes 39 seconds east continuing along the south line of said 0.803 acre parcel a distance of 186.43 feet to designated point #382 as per said RIGHT OF WAY PARCEL MAP; (4) north 88 degrees 15 minutes 53 seconds east continuing along the south line of said 0.803 acre parcel a distance of 141.41 feet to designated point #381 per said RIGHT OF WAY PARCEL MAP; (5) south 76 degrees 53 minutes 22 seconds east continuing along the south line of said 0.803 acre parcel and along the south line of a 2.911 acre parcel as per an "Agreed Finding and Judgment" recorded as Instrument #080004866 in the office of said Recorder a distance of 294.23 feet to designated point #379 per said RIGHT OF WAY PARCEL MAP; (6) south 86 degrees 02 minutes 30 seconds east continuing along the south line of said 2.911 acre parcel a distance of 258.95 feet to designated point #378 per said RIGHT OF WAY PARCEL MAP; (7) north 65 degrees 05 minutes 16 seconds east continuing along the south line of said 2.911 acre parcel a distance of 114.06 feet to designated point #377 per said RIGHT OF WAY PARCEL MAP; (8) north 89 degrees 12 minutes 07 seconds east continuing along the south line of said 2.911 acre parcel a distance of 99.28 feet to designated point #376 as per said RIGHT OF WAY PARCEL MAP; (9) south 68 degrees 22 minutes 07 seconds east continuing along the south line of said 2.911 acre parcel a distance of 53.65 feet to designated point #375 as per said RIGHT OF WAY PARCEL MAP; (10) south 41 degrees 23 minutes 22 seconds east continuing along the south line of said 2.911 acre parcel a distance of 49.70 feet to designated point #374 as per said RIGHT OF WAY PARCEL MAP; (11) south 00 degrees 51 minutes 14 seconds east a distance of 42.64 feet to the north line of the plat of "The Bass-Dellen Minor Plat" recorded as Instrument #91-5892 in the office of the Recorder of Hancock County, Indiana; thence north 89 degrees 34 minutes 25 seconds west along the north line of said plat a distance of 459.62 feet to the northwest corner of said plat; thence south 00 degrees 25 minutes 35 seconds west along the west line of said plat a distance of 410.00 feet to the southwest corner of said plat; thence south 89 degrees 34 minutes 25 seconds east along the south line of said plat a distance of 241.97 feet to the northwest corner of a 1.102 acre parcel described said "Agreed Finding and Judgment" recorded as Instrument #080004866 in the office of said Recorder, said point being designated point #262 per a right-of-way parcel map defined in Exhibit A of said Instrument #080004866; (the next four (4) calls are along the west, south and west lines of said 1.102 acre tract) (1) south 00 degrees 40 minutes 34 seconds east a distance of 281.88 feet to designated point #255 per said right-of-way parcel map in said Instrument #080004866; (2) north 89 degrees 19 minutes 26 seconds east a distance of 101.56 feet to designated point #254 per said right-of-way parcel map in said Instrument #080004866; (3) south 00 degrees 45 minutes 58 seconds east a distance of 37.44 feet to the northwest corner of a 0.777 acre parcel recorded as Instrument #130005044 in the office of said Recorder; (4) south 89 degrees 36 minutes 31 seconds east along the

north line of said 0.777 acre tract a distance of 190.84 feet to the northwest corner of a 0.049 acre exception parcel described and recorded in said Instrument #130005044, said point being on the west right-of-way line of Mt. Comfort Road; thence south 00 degrees 44 minutes 59 seconds east along the west line of said 0.049 acre parcel and a southerly extension thereof and continuing along the west right-of-way line of Mt. Comfort Road a distance of 151.14 feet to the northeast corner of a 1.23 acre tract as described in a Quitclaim Deed recorded as Instrument #201804884 in the office of said Recorder; thence south 10 degrees 49 minutes 51 seconds west along the east line of said 1.23 acre tract and the west right-of-way line of Mt. Comfort Road a distance of 111.79 feet to the northeast corner of a 3.450 acre tract described in Instrument #201806569 recorded in the office of said Recorder; thence south 11 degrees 08 minutes 30 seconds west along the east line of said 3.450 acre tract and the west right-of-way line of Mt. Comfort Road a distance of 264.06 feet to a corner of said 3.450 acre tract; thence south 33 degrees 04 minutes 13 seconds east continuing along the east line of said 3.450 acre tract and the west right-of-way line of Mt. Comfort Road a distance of 64.97 feet to the corner of a 2.233 acre tract described in a Quitclaim Deed recorded as Instrument #201802621 in the office of said Recorder, said point also being the northwest corner of a 0.090 acre exception described in Instrument #110006549 in the office of said Recorder; thence north 28 degrees 15 minutes 26 seconds east along the northwesterly line of said 2.233 acre tract a distance of 188.06 feet to the east line of said southeast quarter section; thence south 00 degrees 44 minutes 22 seconds east along the east line of said southeast quarter section a distance of 635.00 feet to the POINT OF BEGINNING.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:**

A part of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 16 North, Range 5 East, in Buck Creek Township, Hancock County, Indiana; said part being more particularly described as follows:

COMMENCING at a Harrison Monument marking the Southeast corner of the Southeast quarter of said Section 24; thence North 89 degrees 44 minutes 34 seconds West (assumed bearing) along the south line of said quarter section a distance of 280.00 feet to the southwest corner of a 2.442 acre parcel recorded as Instrument #110006549 in the office of the Recorder of Hancock County, Indiana; thence north 00 degrees 44 minutes 22 seconds west parallel with the east line of said quarter section and along the west line of said 2.442 acre parcel a distance of 40.03 feet to the southwest corner of a 0.120 acre parcel recorded as Instrument #120000392 in the office of said Recorder; (the next five (5) calls are along the south, southeasterly, east and north lines of said 0.120 acre parcel) (1) north 88 degrees 41 minutes 34 seconds east a distance of 165.09 feet; (2) north 63 degrees 45 minutes 27 seconds east a distance of 47.60 feet; (3) north 00 degrees 45 minutes 32 seconds west a distance of 7.06 feet to Point "334" as per a R/W Parcel Plat prepared by Beam, Longest & Neff, LLC (job #101081) dated 7-19-2011 for CR 200 North Project #0810490 recorded as Exhibit "B" as part of said Instrument #120000392; (4) south 88 degrees 42 minutes 35 seconds west a distance of 157.44 feet to the point on a tangent curve concave northwesterly whose radius is 9,940.00 feet, said point also designated as Point "308" per said R/W Parcel Plat; (5) southwesterly along the arc of said curve through a central angle of 00 degrees 17 minutes 30 seconds a distance of 50.61 feet to the west line of said 2.442 acre parcel; thence north 00 degrees 44 minutes 22 seconds west along said west line a distance of 57.65 feet to the northwest corner of said 2.442 acre parcel; thence north 28 degrees 15 minutes 26 seconds east along the northwesterly line of said 2.442 acre parcel a distance of 389.46 feet to the westerly corner of a 0.090 acre exception

as described in said Instrument #110006549; (the next three (3) calls are along the west, east and north lines of said 0.090 acre exception) (1) south 09 degrees 59 minutes 31 seconds east a distance of 202.66 feet; (2) north 00 degrees 42 minutes 04 seconds west a distance of 224.67 feet; (3) south 89 degrees 17 minutes 23 seconds west a distance of 19.07 feet to the northwesterly line of said 2.442 acre parcel; thence south 28 degrees 15 minutes 26 seconds west along said northwesterly line a distance of 28.31 feet to the POINT OF BEGINNING. Containing 0.090 acre, more or less.

CONTAINING AFTER SAID EXCEPTION 139.090 ACRES, more or less.

**ALSO: LEGAL DESCRIPTION – Mac’s Family Convenience Stores (a/ka/ Circle K) – Parcel 2**

A part of the east half of the southeast quarter of Section 24, Township 16 North, Range 5 East in Buck Creek Township, Hancock County, Indiana more particularly described as follows:

COMMENCING at the northeast corner of east half of the southeast quarter of section 24, Township 16 North, Range 5 East; thence south 00 degrees 48 minutes 00 seconds east 1300.00 feet on and along the east line of said east half of the southeast quarter; thence north 89 degrees 44 minutes 38 seconds west 56.99 feet parallel with the north line of said east half of the southeast quarter to a point on the westerly right-of-way line of Mt. Comfort Road, said point also being the PLACE OF BEGINNING; thence south 02 degrees 27 minutes 15 seconds east 200.19 feet on and along said westerly right line of Mt. Comfort Road; thence north 89 degrees 44 minutes 38 seconds west 200.00 feet parallel with the north line of said east half of the southeast quarter; thence north 02 degrees 27 minutes 15 seconds west 200.19 feet parallel with the westerly right-of-way line of Mt. Comfort Road ; thence south 89 degrees 44 minutes 38 seconds east 200.00 feet parallel with the north line of said east half of the southeast quarter to the PLACE OF BEGINNING. EXCEPTING THEREFROM the following described real estate: A part of the east half of the southeast quarter of Section 24, Township 16 North, Range 5 East, Hancock County, Indiana more particularly described as follows: COMMENCING at the northeast corner of the east half of the southeast quarter of section 24, Township 16 North, Range 5 East; thence south 00 degrees 48 minutes 00 seconds east 1300.00 feet on and along the east line of said east half of the southeast quarter; thence north 89 degrees 44 minutes 38 seconds west 56.99 feet parallel with the north line of said east half of the southeast quarter to a point on the westerly right-of-way of Mt. Comfort Road (the foregoing portion of this description beginning with the words “commencing at” is quoted from Instrument #01-08041), being also the northeast corner of the Grantors land; thence south 02 degrees 29 minutes 57 seconds east 166.14 feet along the western boundary of said Mt. Comfort Road to the POINT OF BEGINNING of this description; thence south 02 degrees 29 minutes 57 seconds east 34.05 feet along said boundary to the southeast corner of the Grantor’s land; thence north 89 degrees 33 minutes 42 seconds west 19.64 feet along the south line of the Grantor’s land to a point; thence north 28 degrees 11 minutes 13 seconds east 38.43 feet to the POINT OF BEGINNING. All bearings in this description which are not quoted from previous instruments are based on the bearing system for Indiana Department of Transportation Project IM-70-3(215).

## Article 4.0 Land Use Districts

**Section 4.1 – Land Uses.** The land uses of Hancock Gateway Park shall comply with the following requirements. The land uses shall replace all Hancock County Zoning Ordinance requirements for the property unless otherwise specified. The corridor overlay zone as defined and described by the Hancock County Zoning Ordinance along Interstate 70 and County Road 600 West (Mt. Comfort Road) is replaced by this Ordinance. The provisions of these land uses may be enforced by Hancock County as a part of the Hancock Gateway Park Planned Unit Development zoning ordinance. Enforcement shall be consistent with the provisions established by the Hancock County Zoning Ordinance.

**Section 4.2 – Hancock Gateway Park Land Use.** Hancock Gateway Park is divided into six (6) districts of primary land use as described in this section.

- 1. CS-Convenience Store.** CS (Convenience Store) shall mean and refer to a land use district where the direct retail sale of food items, such as, cereals, grains, produce, baited goods, dairy products, canned and frozen prepared food products, beverages, cleaning supplies, pet food and supplies, pharmaceuticals, over the counter medicines, personal products, household goods, books, magazines, plants, and other sundry items are available to be purchased. "Convenience Store" shall include, but not limited to, food and drug store, meat market, pet store and other uses similar in nature. "Convenience Store" shall not include supermarkets, grocery-marts, or wholesale clubs.
- 2. CR-Corporate/Retail.** CR (Corporate/Retail) shall mean and refer to a land use district that is based upon general office, professional services and similar service based commercial uses such as administrative offices, bookkeeping, bank/financial institution, insurance real estate services. Also included is retail where the direct retail sale of items such as, antiques, apparel, pharmaceuticals, over the counter medicines, are available to be purchased. "Corporate Retail" shall include, but not limited to, furniture store, pharmacy, apparel shops and other uses similar in nature. "Corporate Retail" shall not include convenience store, gas stations with or without convenience store, carry out food and beverages (not part of a grocery store), night club or liquor store.
- 3. IC-Interstate Commercial.** IC (Interstate Commercial) shall mean and refer to a land use district that is based upon hospitality and hospitality support based commercial services and similar service based commercial such as hotels, restaurants, bar with restaurant, deli, food stores. Also included is retail where the direct retail sale of items, such as, ice cream, confectionery, drink is available to be purchased. Institutional/Commercial " shall include, but not limited to ice cream shop, confectionery shop, microbrewery/brew-pub. "Interstate/Commercial" shall not include convenience store.
- 4. INC-Institutional/Commercial.** INC (Institutional/ Commercial) shall mean and refer to a land use district that is based upon educational, medical and life sciences, medical support and wellness service based commercial services and similar service based commercial such

as college/university, research laboratory, medical/dental office. Also included is retail where the direct retail sale of items such as furniture and miscellaneous merchandise are available to be purchased. "Institutional/Commercial" shall include, but not limited to, beauty shops, antiques, bookstore, stationery supply, coin shops, discount store, furniture shops and other uses similar in nature. "Institutional/Commercial" shall not include convenience store, heliport, gas stations with or without convenience store, night club or liquor store.

5. **MRO-Medical/Retail/Office.** MRO (Medical/Retail/Office) shall mean and refer to a land use district that is based upon medical and life sciences, medical support and wellness service based commercial uses and similar service based commercial such as hospital, medical college/university, research laboratory, medical/dental office. Also included is retail where the direct retail sale of items such as medical equipment, pharmaceuticals, over the counter medicines, and miscellaneous merchandise are available to be purchased. "Medical/Retail/Office" shall include, but not limited to, health spa, memory care facility, pharmacy and other uses similar in nature.



6. **OS-Open Space.** OS (Open Space) shall mean and refer to a land use district that is based upon preserving and conserving existing outdoor features, maintaining or improving drainage ways stormwater retention/detention and providing access to those outdoor features for use and enjoyment. In addition to the recreational based uses, other uses into this zone would be limited to utility-oriented structures which promote the health, safety and welfare of the general public. "Open Space" shall include, but not be limited to, park, ponds, utility structures, fitness trails and other uses similar in nature. The Open Space district also contains the flood basin of Buck Creek which shall be subject to Chapter 152

“Flood Hazard Regulations” of the Code of Ordinances of Hancock County Indiana, as amended.

**Section 4.3 – Hancock Gateway Park Land Use District Table.** The establishment of the Land Use districts is depicted on “Exhibit 15.1”. The table below shows the acreage totals of the six (6) land use districts. In order to provide market flexibility, these districts can expand and contract no more than twenty (20) percent without a modification to the PUD ordinance.

<b>Land Use</b>	<b>Acreage</b>
CS .....	1.60 acres
CR .....	28.0 acres
IC .....	17.95 acres
INC .....	21.35 acres
MRO .....	24.36 acres
OS .....	16.72 acres

**Section 4.4 – AP-OL -Airport Overlay District.** Hancock Gateway Park lies within the Airport Overlay District as defined and described in the Hancock County Zoning Code. The Airport Overlay District, as amended, shall remain in full force and effect. The Development shall at all times comply with the standards and regulations of said overlay district.

**Section 4.5 – Concept Plan.** A Concept Plan, included and identified as Illustration 4.5, is an example or vision of how development could occur by applying the standards of this Ordinance to the Real Estate. The actual course the development takes will be determined by the economic market and the demand for services and uses in and surrounding the Mt. Comfort Corridor. All future uses and construction shall be permitted to modify the conceptual plan in compliance with this Hancock Gateway PUD Ordinance and with approval from the Controlling Developer.

**ILLUSTRATION 4.5 – CONCEPT PLAN**

**VISION PLAN**

*(FOR ILLUSTRATION PURPOSES ONLY)*



**GATEWAY VISIONING - SITE RENDERING**

October 2020

**Hancock  
Health**



## Article 5.0 PERMITTED USES AND DEVELOPMENT STANDARDS

**Section 5.1 – Permitted Uses.** The following “Hancock Gateway Park PUD Permitted Land Uses” matrix identifies the land use districts and the land uses that shall be permitted in each land use district. Uses that are not listed as permitted in a land use district by the “matrix” shall be prohibited in that district.

### Section 5.2 – Land Use Matrix.

HANCOCK GATEWAY PARK PUD PERMITTED LAND USES						
DISTRICT	MRO	IC	CR	INC	CS	OS
<b>USES (P) – Permitted / (X) – Not Allowed</b>						
Administrative Offices	P	P	P	P	P	X
Accounting, Auditing and Bookkeeping Service	P	P	P	P	P	X
Advertising Agency	P	P	P	P	X	X
Advertising and Business Signs (incl fabrication) Indoors Only	X	P	P	X	X	X
Agricultural Credit Institution	P	P	P	P	P	X
Animal Hospital (without Commercial Kennel)	P	X	P	P	X	X
Antique shop	P	P	P	P	P	X
Apparel/footwear store	P	P	P	P	P	X
Archery Range (Indoor Only)	X	X	P	P	X	X
Art or photo gallery / museum	P	P	P	P	X	X
Art, Dance, Karate or Marital Arts, Photography or Music School	P	P	P	P	X	X
Artisan School	P	P	P	P	X	X
Assembly / Banquet Hal / Conference Center	X	X	P	P	X	X
Assisted Living Facility	P	X	P	P	X	X
Auditoriums	P	X	P	P	X	X
Automatic Car Wash	X	P	P	X	P	X
Auto parts supply sales store (without on-site repair)	X	P	P	P	X	X
Bakery (retail)	P	P	P	P	X	X
Bank/financial institution/branch bank	P	P	P	P	X	X
Bar with Restaurant where primary use is a dine-in restaurant	P	P	P	P	X	X
Barber/Beauty Shop	X	X	P	P	X	X
Barber College/School, Beauty or Cosmetology College/School	X	X	P	P	P	X
Bicycle Sales, Rental & Service	P	P	P	P	X	X
Billboards existing within 100’ of I-70 Right-of-Way Only	X	P	X	P	X	X

<b>HANCOCK GATEWAY PARK PUD PERMITTED LAND USES</b>						
<b>DISTRICT</b>	<b>MRO</b>	<b>IC</b>	<b>CR</b>	<b>INC</b>	<b>CS</b>	<b>OS</b>
Billiard room or arcade	P	P	P	P	X	X
Blood Bank	P	P	P	P	X	X
Blueprinting, Photocopying or Job Printing	P	P	P	P	X	X
Bond & Mortgage Company, Savings & Loan, Installment Sales, Finance	P	P	P	P	P	X
Bookstore/News Dealer/Stationery Supply	P	P	P	P	P	X
Bowling Alley	X	X	P	P	X	X
Building Finishes Shop (paint, carpet, wallpaper, etc.)	P	P	P	P	X	X
Business Association or Non-Profit Organization	P	P	P	P	X	X
Business and Clerical School	P	P	P	P	X	X
Business/Financial Services Office	P	P	P	P	P	X
Call Center	X	P	P	P	X	X
Cafeteria	P	P	P	P	X	X
Camera or Photographic Store	X	P	P	P	X	X
Candy, Nut or Confectionary	X	P	P	P	P	X
Caterer	X	P	P	P	X	X
Carry Out Food and Beverages (Not part of a grocery store)	X	P	X	X	P	X
Charitable Donations Pick-Up Station	X	X	P	P	X	X
Charitable Institutions	P	P	P	P	X	X
Child Care Centers, Commercial Preschoolers and Nurseries	P	X	P	P	X	X
China, Glassware and Metalware shops	X	P	P	P	X	X
Church or other place of Worship	P	P	P	P	X	X
Civic, Social, Religious, Political or Fraternal Organization	P	P	P	P	X	X
Coin Shops	P	P	P	P	X	X
Collection Agency	P	P	P	P	X	X
College or University	X	X	P	P	X	X
Commercial Testing Laboratory	X	X	X	P	X	X
Commercial Recreation, Indoor (movie theaters, bowling alleys, ice arenas, billiard parlors and similar uses)	X	X	P	P	X	X
Community Center/Civic Center/ Conference Center	X	X	P	P	X	X
Convenience Store (without gas station)	X	X	X	X	P	X
Counselor-At-Law	P	P	P	P	X	X
Craft/Fabric Store	X	P	P	P	P	X
Crafting and Packaging Services	X	P	P	P	X	X
Credit Union Offices	P	P	P	P	X	X

<b>HANCOCK GATEWAY PARK PUD PERMITTED LAND USES</b>							
<b>DISTRICT</b>	<b>MRO</b>	<b>IC</b>	<b>CR</b>	<b>INC</b>	<b>CS</b>	<b>OS</b>	
Crop Production (LEGAL NON-CONFORMING) Temporary/Seasonal	P	P	P	P	X	X	
Dance or Martial Arts Studio / School	P	P	P	P	P	X	
Data Processing/Call Center	X	X	P	P	X	X	
Deli	X	P	P	P	P	X	
Dentist Office / School	P	X	P	P	X	X	
Dental Clinic and/or Lab	P	X	P	P	X	X	
Department Store	X	X	P	P	X	X	
Detective Agency or Protective Service	P	P	P	P	X	X	
Diaper Service	X	X	P	P	X	X	
Dinner Theater	X	X	P	P	X	X	
Discount Stores	X	X	P	P	X	X	
Draper, Curtain & Upholstery	X	X	P	P	X	X	
Dressmaking, Tailor or Seamstress	X	X	P	P	X	X	
Drive-In Food and Beverage/ Drive in or Drive Thru Restaurant or other facility	X	P	P	P	P	X	
Drug Stores	P	P	P	P	X	X	
Dry cleaners, retail (pick-up only, NO plant)	P	P	P	P	X	X	
Dwelling, two-family and multi-family (more than 2 dwelling units)	X	X	P	P	X	X	
Dwelling, single family secondary (on upper floors of other use)	X	X	P	P	X	X	
Educational Institution Public and Private)	P	X	P	P	X	X	
Electric Repair Shop	X	P	P	P	X	X	
Employment Agencies	X	P	P	P	X	X	
Equipment Sales and Rental (Indoor Only)	X	X	P	P	X	X	
Exterminators	X	P	P	P	X	X	
Fabric Shop	X	P	P	P	X	X	
Fire Station	P	P	P	P	P	X	
Fitness Center	P	P	P	P	X	X	
Floor Coverings Store	X	P	P	P	X	X	
Flower Shop, Florist, Furrier	P	P	P	P	P	X	
Food Catering Services	X	P	P	P	X	X	
Food Stores	X	X	P	P	X	X	
Funeral Home	X	X	P	P	X	X	
Furniture Stores	X	X	P	P	X	X	
Furrier Shops	X	X	P	P	X	X	
Gas Station with Convenience Store	X	X	X	X	P	X	
Gift, Novelty or Souvenir Shop	P	P	P	P	P	X	

<b>HANCOCK GATEWAY PARK PUD PERMITTED LAND USES</b>						
<b>DISTRICT</b>	<b>MRO</b>	<b>IC</b>	<b>CR</b>	<b>INC</b>	<b>CS</b>	<b>OS</b>
Government Facility (non-office)	P	P	P	P	X	X
Government Office	P	P	P	P	X	X
Grocery, Bakery, Meat & Fish, Dairy Stores	X	P	P	P	P	X
Gymnastics Center/School	X	X	P	P	X	X
Hardware Store	X	X	P	P	X	X
Health Services, Reducing Salons	P	P	P	P	X	X
Health Spa	P	P	P	P	X	X
Heliport in conjunction with Emergency Medical Service	P	X	X	X	X	X
Hobby, Toy or Game Shops	X	P	P	P	X	X
Home Improvement Center, Home Electronics/Appliance	X	X	P	P	X	X
Hotels	X	P	P	P	X	X
Hospital/Medical Center/Clinic/Labs	P	P	P	P	X	X
Ice Cream Shop/ Custard Stand (stand alone and/or within a retail center)	X	P	P	P	P	X
Immediate Care Facility	P	X	X	X	X	X
Independent Living Facility	P	X	P	P	X	X
Indoor recreational facility including miniature golf, batting cages, rock climbing, trampolines, and other small recreational activities	X	X	P	P	X	X
Intermediate Care Facility	P	X	X	X	X	X
Institution for the developmentally disabled/mentally ill	P	X	X	P	X	X
Insurance, Financial & Real Estate Companies	P	P	P	P	X	X
Interior Decorating	P	P	P	P	X	X
Investment firm	P	P	P	P	P	X
Jewelry store	X	P	P	P	P	X
Junior College or Technical Institute	X	X	P	P	X	X
Key Duplicating Shop	X	P	P	P	X	X
Laboratory	P	X	P	P	X	X
Language Schools	X	X	P	P	X	X
Lawyers	P	P	P	P	X	X
Library or Information Center	P	P	P	P	X	X
Life Care Facility	P	X	P	P	X	X
Life sciences and /or technology research & development facility	P	X	P	P	X	X
Liquor store	X	P	X	X	P	X
Loan Office	X	P	P	P	P	X
Locksmith shops	X	P	P	P	X	X
Lodge or Private Club	X	P	P	P	X	X

<b>HANCOCK GATEWAY PARK PUD PERMITTED LAND USES</b>						
<b>DISTRICT</b>	<b>MRO</b>	<b>IC</b>	<b>CR</b>	<b>INC</b>	<b>CS</b>	<b>OS</b>
Luggage Sales	X	P	P	P	X	X
Mail Order Store	X	P	P	P	X	X
Meat market	X	P	P	P	P	X
Medical or Dental clinic / office / Laboratory	P	X	X	X	X	X
Medical Equipment Rental or Leasing	P	P	P	P	X	X
Medical Imaging	P	X	X	X	X	X
Memory Care facility	P	X	P	P	X	X
Microbrewery/brew- pub	X	P	P	P	P	X
Millinery	X	P	P	P	X	X
Music Schools	X	X	P	P	X	X
Motion Picture Theater	X	X	P	P	X	X
Music, Records, Instrument or video shop	X	P	P	P	X	X
Newspaper Publishing	X	X	P	P	X	X
Night Club	X	P	X	X	X	X
Nursing Home	P	P	P	P	X	X
Nursing Care (skilled)/ assisted living facility	P	X	P	P	X	X
Office Buildings - General Purpose	P	P	P	P	P	X
Office supply store	X	P	P	P	P	X
Open Space uses: nature preserve, trails, fitness trails, athletic fields, courts, parks, playground	P	P	X	X	X	P
Optometrists	P	P	P	P	X	X
Outdoor Advertising Signs	X	P	X	X	X	P
Outdoor Food and Beverage Sales with restaurant	X	P	P	P	X	X
Paint, Glass or Wallpaper Store	X	P	P	P	X	X
Parcel Packing / Mailing Service	X	P	P	P	X	X
Park and Recreation Facility	X	X	X	X	X	P
Pet grooming establishment	X	P	P	P	X	X
Pet Obedience Schools	X	P	P	P	X	X
Pet store	X	P	P	P	X	X
Pharmacy	P	X	X	X	X	X
Photographic studio	X	P	P	P	P	X
Photography School	X	P	P	P	X	X
Photography Supplies	X	P	P	P	X	X
Photofinishing	X	P	P	P	X	X
Physicians or other Health Care providers offices	P	P	P	P	X	X
Picture Framing	X	P	P	P	X	X
Plumbing, Heating & Air Conditioning Store/Office	X	X	P	P	X	X

<b>HANCOCK GATEWAY PARK PUD PERMITTED LAND USES</b>						
<b>DISTRICT</b>	<b>MRO</b>	<b>IC</b>	<b>CR</b>	<b>INC</b>	<b>CS</b>	<b>OS</b>
Police, Fire or Rescue Station	P	P	P	P	X	X
Post Office	P	P	P	P	X	X
Private Employment Agency	P	P	P	P	X	X
Professional & Technical Services/Schools	X	X	P	P	X	X
Professional office, such as engineering, architectural, surveying, doctors, accountants, insurance agents, brokers and associated services	P	P	P	P	P	X
Public wellfield	X	X	X	X	X	X
Radio, Television or Consumer Electronics Service	X	X	X	X	X	P
Real Estate Offices	X	P	P	P	X	X
Reducing or Health Salon	P	P	P	P	X	X
Recording Studio	X	P	P	P	X	X
Rental or Leasing of Clothing, Computers, Costumes, Furniture, Office Machines and Similar and Comparable Items	X	P	P	P	X	X
Repair services (small appliances, jewelry, alterations, etc.)	X	P	P	P	X	X
Research & Laboratory Uses: Biotechnology R&D/Engineering R&D/Life Sciences R&D/Physical Sciences R&D/Research Laboratory/and Incubators Science and Technology R&D Software R&D	P	X	P	P	X	X
Residential Uses: Upper level residential and attached single family residence; two-family residence; and multi-family	X	X	P	P	X	X
Restaurants without Drive-Thru	X	P	P	P	P	X
Restaurants with Drive-Thru	X	P	X	X	P	X
Restaurants with live entertainment	X	P	P	P	X	X
Retirement facility	X	X	P	P	X	X
Reupholster shop and Upholster shop	X	P	P	P	X	X
School (P - 12)	X	X	P	P	X	X
Secretarial/Employment Service	X	P	P	P	X	X
Security System Service/Sales	X	P	P	P	X	X
Sewing Machine Sales & Service	X	P	P	P	X	X
Shoe Repair/Tailor Shop/Shoe Stores	X	P	P	P	X	X
Shopping Mall/Center 20,000 square feet or less	P	P	P	P	P	X
Shopping Mall/Center greater than 20,000 square feet	X	X	P	P	X	X
Sidewalk Cafe	X	P	P	P	X	X
Sporting goods stores	X	P	P	P	P	X
Stationary store	X	P	P	P	P	X
Stock Broker or Dealer	P	P	P	P	X	X
Studio Business	X	P	P	P	X	X

<b>HANCOCK GATEWAY PARK PUD PERMITTED LAND USES</b>						
<b>DISTRICT</b>	<b>MRO</b>	<b>IC</b>	<b>CR</b>	<b>INC</b>	<b>CS</b>	<b>OS</b>
Tailor and pressing shop/seamstress	X	P	P	P	X	X
Telecommunications facility/tower	X	P	P	P	X	X
Temporary Help Supply Service	X	P	P	P	X	X
Temporary Seasonal Retail Sales Use	X	P	P	P	X	X
Tennis and Swim Clubs/Facilities	X	X	P	P	X	X
Testing Laboratories (Medical)	P	P	P	P	X	X
Tobacco Shops	X	P	P	P	X	X
Toy Stores	X	P	P	P	X	X
Trade or Business School	X	X	P	P	X	X
Training Facility	X	X	P	P	X	X
Travel Agency/Bureau	X	P	P	P	X	X
Type Setting	X	P	P	P	X	X
University or College	X	X	P	P	X	X
Veterinarians - Small Animals	X	X	P	P	X	X
Watch, Clock & Jewelry Repair	X	P	P	P	X	X
Water Tower	P	X	P	P	X	P
Wearing Apparel & Accessory Shops	X	P	P	P	X	X
Wedding Sales & Rentals	X	P	P	P	X	X
Wholesale Trade - Indoor	X	P	P	P	X	X
Upper Level Office	P	P	P	P	X	X
Upper Level Professional Office	P	P	P	P	X	X

An Auction Facility shall be a permitted use in the MRO District. The permitted use is limited to the area inside the existing metal barn and the parking area outside of the metal barn. The area outside of the metal barn may not be used for any purposes related to the Auction Facility other than parking. The Auction Facility permitted use is temporary in nature in that said use shall expire upon the removal of the existing metal barn or within twenty-four (24) months from the adoption of this Ordinance amendment. The size of the metal barn shall not be increased.

### **Section 5.3 – DEVELOPMENT STANDARDS.**

**General Statement.** The development and design of all property within Hancock Gateway Park shall comply with the following requirements and in general conformance with the Preliminary Unit Development Plan. These development standards shall replace all Hancock County Zoning Ordinance requirements for the property, unless otherwise specified. The provisions of this development standards section may be enforced by Hancock County as a part of the Hancock Gateway Park PUD Ordinance. Enforcement shall be consistent with the provisions established by the Hancock County Zoning Code (as amended from time to time) for all other County zoning districts.

For the following categories of development standards all land use areas of Hancock Gateway Park shall conform with the requirements of the like categories of development standards established by the Hancock County Zoning Code. Any amendments to these requirements of the Hancock County Zoning Code shall also serve to amend these requirements for Hancock Gateway Park. The following sections of the Hancock County Zoning Code shall apply, as amended from time to time:

- Industrial emissions and impacts;
- Environmental Standards;
- Flood Hazard Regulations;
- Sight Visibility Standards;
- Entrance/Drive Standards, except where modified by this Ordinance;
- Storm Water Drainage, Erosion and Sediment Control Regulations;
- Exterior Lighting Standards.

**A. Minimum Lot Area.** The preliminary PUD plan for Hancock Gateway Park is divided into several blocks for future development and platting purposes. No block shall be used for permitting purposes until divided into lots according to the Hancock County Subdivision Control Ordinance. Minimum lot areas are as established by the Development Standards Matrix per Article 5.35 of this Ordinance for each land use district. Only Developer or its assigns, may divide Blocks or combine blocks for purposes associated with developing a particular block, however, once a block is subdivided into lots, no further subdivision of the lots shall be permitted.

**B. Public Street Access.** Each platted lot shall have legal access to a public street either in the form of frontage along a public street or an ingress/egress easement interacting with a public street.

**C. Maximum Lot Coverage / Maximum Impervious Area.** The maximum lot coverage and maximum percentage of impervious area of a lot shall not exceed that as set forth in the Development Standards Matrix per Article 5.35 of this Ordinance. The maximum percentage of impervious area may be reduced on a 1:1 basis under certain conditions when pervious surfaces are substituted for impervious surfaces and approved by the Developer. Such reductions include as way of example a “green roof” for a primary or accessory structure or permeable pavement for parking areas and drives.

**D. Minimum Front Setback.** The minimum front setback of a building on any lot shall be as established by the building line shown on the record plat of each lot. In the case of a corner lot, a front yard shall be required along each street, private or public as reflected on the record plat. Awnings, eaves, projecting signs cornices and other architectural elements may extend up to three (3) feet over the minimum setback line.

**E. Minimum Side and Rear Setback.** The minimum side and rear setback of a structure, not including a parking area or driveway, on any lot shall be as established by the Development Standards Matrix in Article 5.35

## Article 5.35-Development Standards Matrix

Lot Standards					
District	Minimum Lot Area		Minimum Lot Width		
CR	20,000 sq. ft.		100'		
CS	65,000 sq. ft.		200'		
IC	40000 sq. ft.		180'		
INC	87,000 sq. ft.		250'		
MRO	40,000 sq. ft.		150'		
OS	None		None		
District	Maximum Lot Coverage	Front Building Setbacks	Minimum Side Building Setbacks	Minimum Rear Building Setbacks	Minimum Setback from I-70 R/W
CR	75% including all impervious surfaces	30'- CR 200N	7.5'	15'	N/A
		25'-Connector Corridor			
		20'-Local and Private Internal Streets			
CS	85% including all impervious surfaces	CR 600W 75'-pump canopy, 150'-building	10'	20'	N/A
		Modglin Drive 40' pump canopy & 35' building			

<b>IC</b>	85% including all impervious surfaces	20'-Local and Private Internal Streets	10'	15'	4 stories and higher = 90'
		25'-Connector Corridor			Under 4 stories = 50'
		20'-Local and Private Internal Streets			Parking lots = 30'
<b>INC</b>	75% including all impervious surfaces	30' - CR 200N	10'	20'	4 stories and higher = 90'
		25'-Connector Corridor			Under 4 stories = 50'
		20'-Local and Private Internal Streets			Parking lots = 30'
<b>MRO</b>	80% including all impervious surfaces	20'-Local and Private Internal Streets-	10'	20'	4 stories and higher = 90'
		25'-Connector Corridor			Under 4 stories = 50'
					Parking lots = 30'
<b>OS</b>	N/A	N/A	N/A	N/A	N/A

## Building Standards

District	Minimum Distance Between Buildings	Maximum Height <sup>(1)(2)</sup>	Minimum Ground Level Square Footage
CR	10'	95'	3,500 sq. ft.
CS	N/A	35'	3,000 sq. ft.
IC	10'	95'	3,500 sq. ft.
INC	10'	95'	10,000 sq. ft.
MRO	10'	The lesser of 120' or 10 stories	5,000 sq. ft.
OS	N/A	150'	None

<sup>(1)</sup> No building or structure shall NOT exceed any height which would violate FAA flight zone restrictions; and

<sup>(2)</sup> All building heights are subject to approval by the Controlling Developer.

## Section 5.4. CS-DISTRICT DEVELOPMENT STANDARDS

The following development standards apply to all permitted uses in the CS District.

**Section 5.41. Permitted Uses.** Reference Article 5.0, Section 5.2: Land Use Matrix. Additional Use Restrictions: Drive through services may be permitted provided the drive-up window is located on the side opposite Modglin Drive (north side).

**Section 5.42. Existing C-Store/Gas Filling Station/Reconstruction.** The existing C-Store/Gas filling station (Circle K) located within Hancock Gateway Park, as shown on the preliminary PUD, shall be allowed to remain in its current state without being considered in violation of the lot standards and building standards of this section. In the event the C-Store/Gas Filling station is remodeled or reconstructed the lot standards and building standards of this section shall be enforced and the remodel or reconstruction shall comply as depicted on Illustration 5A.



Illustration 5A

### Section 5.43. Lot standards.

- Minimum Lot Area = Sixty-five Thousand Square Feet (65,000 sf). The lot shown on the PUD plan shall not be further subdivided to create additional building lots.
- Minimum Lot Width = (measured at front setback/build to line): Two Hundred Feet (200')
- Maximum Lot Area = Not applicable

- D. Maximum Lot Coverage (including all hard surfaces) = Eighty-Five Percent (85%)
- E. Building Setbacks:
  - 1. Minimum Front Yard or Structure Setback (measured from street right-of-way):
    - a. From existing R/W of CR 600 W: Pump Canopy - 75 feet;  
Primary Building - One Hundred Fifty (150) feet;
    - b. From existing R/W of Modglin Drive = Twenty-five (25) feet;
    - c. No accessory structure shall be located closer to the front or side lines than the rear or side lines of the primary building.
  - 2. Minimum Side Yard Setback (measured from adjacent lot line) = 10 feet
  - 3. Minimum Rear Yard Setback (measured from rear lot line) = 20 feet

**Section 5.44. Building Standards:**

- A. Maximum Height Primary Building = 35 feet;
- B. Minimum Ground Floor Square Footage of Primary Building = 3,000 sq. ft.;
- C. Minimum ground floor living area: No part of any structure shall be used for living area;
- D. Maximum primary structures per lot: Only one primary structure shall be permitted per lot.

**Section 5.5. CR-DISTRICT DEVELOPMENT STANDARDS**

The following development standards apply to all permitted uses in the CR District with the exception for residential uses which shall follow the development standards stated in Article 13

**Section 5.51 – Permitted Uses:** Reference “Article 5.0, Section 5.2: Land Use Matrix”

**Section 5.52 - Lot Standards:**

- A. Minimum Lot Area = Thirty Thousand Square Feet (30,000 sf)
- B. Minimum Lot Width = One Hundred Twenty Feet (120')
- C. Maximum Lot Area = None
- D. Maximum Lot Coverage = Seventy-Five Percent (75%)
- E. Building Setbacks:
  - 1. Minimum Front Setback:
    - a) CR 200N = Forty (40) feet;
    - b) Connector Corridor = Twenty-five (25) feet;
    - c) Local and Private Streets = Twenty (20) feet.
  - 2. Minimum Side Rear Setback:
    - a) Side = Ten (10) feet.
    - b) Rear = Twenty (20) feet.
  - 3) Minimum Distance between buildings = Ten (10) feet.

**Section 5.53 - Building Standards:**

- A. Height = Maximum height principal building – Eighty-five (85) feet or six (6) stories whichever is less.
- B. Minimum Building Area:
  - 1) No primary structure shall be located on any lot containing less than thirty-five hundred (3,500) square feet Ground Floor Area (GFA).
  - 2) Accessory buildings are not allowed in the CR district.
- C. Maximum Building Area:
  - 1) Maximum building area – None, however, in no instance shall the maximum lot coverage be exceeded.

**Section 5.6. IC-DISTRICT DEVELOPMENT STANDARDS**

The following development standards apply to all permitted uses in the IC District.

**Section 5.61 – Permitted Uses:** Reference “Article 5.0, Section 5.2: Land Use Matrix”

**Section 5.62 - Lot Standards:**

- A. Minimum Lot Area = Sixty Thousand Square Feet (60,000 sf);
- B. Minimum Lot Width = Two Hundred Feet (200’);
- C. Maximum Lot Area = None;
- D. Maximum Lot Coverage = Eighty-Five Percent (85%);
- E. Building Setbacks:
  - 1) Minimum Front Setback:
    - a) Connector Corridor = Twenty-five (25) feet;
    - b) Local and Private Streets = Twenty (20) feet.
  - 2) Minimum Side and Rear Setback:
    - a) Side = Ten (10) feet.
    - b) Rear = Fifteen (15) feet.
  - 3) Minimum Distance between buildings = Ten (10) feet.

**Section 5.63 - Building Standards:**

- A. Height = Maximum height principal building – Twenty-four (24) feet, except for Hotels which may not exceed Eighty-five (85) feet or six (6) stories whichever is less provided the building does not impact the visual presence of the Medical Campus from Interstate 70 as determined by the Developer.
- B. Minimum Building Area:
  - 1) No primary structure shall be located on any lot containing less than thirty-five hundred (3,500) square feet Ground Floor Area (GFA).
  - 2) Accessory buildings are not allowed in the IC district.
- C. Maximum Building Area:
  - 1) Maximum building area – None, however, in no instance shall the maximum lot coverage be exceeded.

## **Section 5.7. INC-DISTRICT DEVELOPMENT STANDARDS**

The following development standards apply to all permitted uses in the INC District with the exception for residential uses which shall follow the development standards stated in Article 13.

**Section 5.71 – Permitted Uses:** Reference “Article 5.0, Section 5.2: Land Use Matrix”

### **Section 5.72 - Lot Standards:**

- A. Minimum Lot Area = Eighty-seven Thousand Square Feet (87,000 sf);
- B. Minimum Lot Width = Two Hundred Fifty Feet (250’);
- C. Maximum Lot Area = None;
- D. Maximum Lot Coverage = Seventy-five Percent (75%);
- E. Building Setbacks:
  - 1) Minimum Front Setback:
    - a) I-70, CR 200 N = Forty (40) feet;
    - b) Connector Corridor = Twenty-five (25) feet;
    - c) Local and Private Streets = Twenty (20) feet;
  - 2) Minimum Side and Rear Setback:
    - a) Side = Ten (10) feet.
    - b) Rear = Twenty (20) feet.
  - 3) Minimum Distance between buildings = Ten (10) feet.

### **Section 5.73 - Building Standards:**

- A. Height = Maximum height principal building – Sixty-Five (65) feet, except for Hotels which may not exceed Eighty-five (85) feet or six (6) stories.
- B. Minimum Building Area:
  - 1) No primary structure shall be located on any lot containing less than ten thousand (10,000) square feet Ground Floor Area (GFA).
  - 2) Accessory buildings shall be no less than ten percent (10%) of the principal building’s GFA.
- C. Maximum Building Area:
  - 1) Maximum building area – None, however, in no instance shall the maximum lot coverage be exceeded.
  - 2) Accessory buildings shall be no greater than eighty percent (80%) of the principal building’s GFA.

## **Section 5.8. MRO-DISTRICT DEVELOPMENT STANDARDS**

The following development standards apply to all permitted uses in the MRO District with the exception for residential uses which shall follow the development standards stated in Article 13.

**Section 5.81 – Permitted Uses:** Reference “Article 5.0, Section 5.2: Land Use Matrix”

### **Section 5.82 - Lot Standards:**

- A. Minimum Lot Area = Forty Thousand Square Feet (40,000 sf);
- B. Minimum Lot Width = One Hundred Fifty Feet (150’);
- C. Maximum Lot Area = None;
- D. Maximum Lot Coverage = Eighty Percent (80%);
- E. Building Setbacks:
  - 1) Minimum Front Setback:
    - a) Connector Corridor = Twenty-five (25) feet;
    - b) Local and Private Streets = Twenty (20) feet.
  - 2) Minimum Side and Rear Setback:
    - a) Side = Ten (10) feet.
    - b) Rear = Twenty (20) feet.
  - 3) Minimum Distance between buildings = Ten (10) feet.

**Section 5.83 - Building Standards:**

- A. Height = Maximum height principal building – One Hundred Twenty (120) feet or ten (10) stories whichever is less.
- B. Minimum Building Area:
  - 1) No primary structure shall be located on any lot containing less than five thousand square feet (5,000 sf) of Ground Floor Area (GFA).
  - 2) Accessory buildings shall be no less than ten percent (10%) of the principal building’s GFA.
- C. Maximum Building Area:
  - 1) Maximum building area – None, however, in no instance shall the maximum lot coverage be exceeded.
  - 2) Accessory buildings shall be no greater than eighty percent (80%) of the principal building’s GFA.

**Section 5.9. OS-DISTRICT DEVELOPMENT STANDARDS**

The following development standards apply to all permitted uses in the OS District.

**Section 5.91 – Permitted Uses:** Reference “Article 5.0, Section 5.2: Land Use Matrix”.

**Section 5.92 - Lot and Buildings Standards:** The Areas designated by the Land Use Plan as OS Districts, shall not be subdivided into buildable lots with the exception for if necessary, in order to support the construction of utility structures. The Areas may be platted into Blocks for common use by the Association and its members. The Developer reserves the right to construct amenities supporting the use and intent of the OS Districts within the OS Districts at Developer’s sole discretion. Furthermore, the Developer shall have the right to convey a portion of the OS District to a utility company for the construction of a water tower as the Developer elects. Any utility structure or water tower shall be approved by the Developer as to location, height, color and composition. This provision does not relieve any utility from applying for and obtaining plan approval from any standards committee which may be established by the Developer or its assigns.

**Section 5.93 -- Buck Creek Flood Basin:** Within the OS District lies the Buck Creek Flood Basin. Construction within the floodway limits shall be limited to general purpose trails permitted by the

Indiana Department of Natural Resources. The flood basin shall be left in its natural state as much as possible, with exception to clearing of dead trees and brush. Care shall be taken to prevent removal of trees for trail construction. Limited earth filling is permitted where located on the periphery of the flood way fringe. One (1) Development identification signage/monuments is allowed within the flood basin at the northwest corner of the intersection of County Road 200 North and County Road 600 West.

**Section 5.94 – Stormwater Detention:** Stormwater detention facilities in this district are planned, designed and constructed as part of a comprehensive drainage infrastructure for Hancock Gateway Park. For additional standards, refer to Article 10.

## Article 6.0 Architectural Standards

**Section 6.1 – General Guidelines.** The purpose of these architectural guidelines is to establish design parameters for the construction of structures within Hancock Gateway Park. These guidelines describe an architectural style with a flexible design framework where diverse and creative solutions can coexist in a pleasing and harmonic environment. The guidelines shall be considered the minimum criteria for planning and designing site and building schemes within the Development, whether new, renovated or for reasons of reconstruction. All designs and plans for any structure or site plan shall be approved by the Developer or its assigns before commencing construction. The guidelines set standards for design quality with the intent to achieve an aesthetically pleasing, sustainable and functionally efficient place for the Owners, patrons, employees and residents of Hancock Gateway Park and on a greater scale those of greater Hancock County who will work, shop, live and enjoy the Development.

**Section 6.2 - Design Philosophy.** The design philosophy is intended to create a unique, inviting and visually stimulating environment that provides an opportunity to live, work and shop in the Development. Bike and pedestrian paths, shopping, wellness services and the like offer social and physical activities for the Development. Ultimately the design objective for the development is to create a safe, friendly and dynamic mixed-use community.

**Section 6.3 – Medical Campus / Mixed Use Commercial.** The Development is composed of three (3) principle areas, the Medical Campus, with a focus on a healthy lifestyle being the central theme, interstate commerce component and the commercial/institutional area. Each area will have its own attributes, and each will contribute uniquely to the mixed-use development with complimentary character in Building design, materials, landscaping and scale. The Development will have retail and non-retail commercial uses. The Medical Campus area includes the existing 2-story laboratory and clinical structure currently under construction at the time of the adoption of this Ordinance.

**Section 6.4 - Architectural Style.** The design of all buildings within the Development shall be compatible with the surrounding context and complimentary to their materials, scale and forms. Facades will be formed in various proportions by material changes along the length and height of the buildings, combining rhythmic and harmonious elements in a holistic composition. This section does not apply to the CS District.

- A. Building Massing. Flat or hipped roofs with articulated cornices or overhangs will be utilized in order to encourage pedestrian oriented pathways. Strategically located vertical and/or articulated features are expected to emphasize focal points of the buildings. The dimensions and size of the buildings are intended to be sensitive to “human-scale”. Building facades will be augmented with Trellises, canopies, awnings and/or colonnades to create a diversity of experiences and to provide shelter from the elements. All of these elements, strategically located, serve as visual landmarks to define public spaces and to enhance the sense of visual and architectural order.
- B. Materials and Exterior Building Finishes. All buildings will be designed and constructed with complimentary building materials and colors. All exterior sides of the buildings will be finished in permitted materials. The selection of materials for the Development will be evaluated based on their permanence, ability to withstand weather conditions and visual appearance. Materials located in close contact with the public will be more authentic in character, whereas materials placed above eight (8) feet may be more synthetic in nature.

- C. Permitted Materials. Only materials approved by the Developer or its assigns may be used. In general, any number of materials may be approved in all the land use districts. The following is a list of permitted materials. Only materials noted with “Primary Façade” are permitted on Primary Facades.
1. Face brick (Primary Façade).
  2. Cast stone (Primary Façade).
  3. Limestone (Primary Façade).
  4. Simulated stone (Primary Façade).
  5. Terracotta (Primary Façade).
  6. Fiber cement siding (Primary Façade).
  7. Stucco (Primary Façade).
  8. EIFS (limited to Non-residential Buildings and only in areas eight feet (8’) above primary grade) (Primary Façade).
  9. Glass (clear, color, sand blast, etched, etc.) (Primary Façade).
  10. Storefront (aluminum, wood, steel) (Primary Façade.)
  11. Curtain wall (Primary Façade).
  12. Exposed structure.
  13. Concrete, brick or asphalt pavers.
  14. Textured paint.
  15. Dimensional asphalt shingle roof (Primary Façade).
  16. Standing seam metal roof (Primary Façade).
  17. Kwik-Brik.
  18. Other material approved by the Developer which is deemed to meet the intent of this Ordinance and is necessary in order to satisfy a trademark or marketing brand.
- D. Primary Facades. All primary facades of a building, which is the building façade of which the primary building entrance exists, will be designed with consistent style, detail and trim features. In order to provide a pedestrian scaled environment, no building façade will extend for a distance greater than two (2) times its average height without a vertical offset, material change or color and texture change. Vertical offsets shall be a minimum of two (2) feet in depth. No building façade will extend for a distance greater than five (5) times its height without a change in elevation. Articulation may also be achieved by a variety of roof planes and/or slopes. Primary facades will incorporate building element such as lighting fixtures and changes in wall surfaces such as awnings, canopies, arcades, colonnades, alcoves, accents, windows, a variety of entry configurations, cornices, pilasters, columns or other building elements that contribute to the human scale of the building.
- E. Secondary Facades. Side and rear facades of a building will be finished in colors compatible with the colors of the primary facades. Secondary facades will incorporate building materials and detailing of the primary façade for a minimum of fifty percent (50%) of the overall wall length. At pass-throughs to parking lots, primary facades will wrap around sides at fifty percent (50%) or more. No building façade will extend for a distance of greater than three (3) times its average height without a vertical offset, material change, color change or texture change. Secondary facades will incorporate building elements such as pilasters, wainscots, accent banding or other building elements that contribute to the appropriate scale of the building.
- F. Rooftop Equipment. On lots smaller than two (2) acres, all HVAC equipment shall be located on rooftops and screened from view on all sides.

- G. Awnings and Canopies. Awnings and Canopies will be used at the street level of some buildings to protect pedestrians from inclement weather and to add architectural interest to the buildings. Awnings and Canopies will be installed to allow a minimum of eight feet (8'-0") and twelve feet (12'-0") maximum clearance above any sidewalk below. All awnings will have a minimum slope of 7:12. Tenants are encouraged to have awnings or canopies above customer entrances. Service doors are encouraged to look like finished entrances and not appear exclusively as utilitarian doorways. Use of frosted glass doors and transoms or sidelights are encouraged at service doorways that are visually open to pedestrian and public areas. Awnings will be made of fabric or painted metal. All fabric awnings will have painted steel frames, not aluminum. Glowing or fluorescent colored awnings are not permitted. Canopies will be made of painted metal, stone, brick, painted or stained wood or decorative/molded composite materials as reviewed and approved by the Developer. Awnings and canopies will be suitable for installation of tenant signs and graphics as described in other sections.
- H. Colors. The overall color palette of the Development is warm earth tones and inspired by the colors of nature. The colors have a strong bias toward beiges and ambers of the natural stone, and warm oranges and reds of the brick. Colors of all materials and paint shall be approved by the Developer.

**Section 6.5 - Design Categories (General Building Design Guidelines).** In order to better identify the specific design intent for possible uses, these guidelines are divided into design categories associated with the different type of buildings. These design categories encompass possible but not required uses in the Development. This section does not apply to the CS District. The following is a list of such categories:

- A. Medical Campus. The design criteria outlined is intended to provide a design standard whereby larger footprint Buildings can be assimilated within the context of the MRO and INC Districts and facilitate the development's scale, connectivity, traffic patterns, walk-ability and image. The following is a list of design considerations to be followed:
1. Facades will be articulated to reduce any massive scale or impersonal appearance.
  2. Facades will be articulated through the use of (i) changes in the wall plane, (ii) varying materials on the facades, (iii) changes in color of materials, (iv) variation in the fenestration and (v) patterning of the framing for the glazing.
  3. Variation in rooflines is required in order to add interest.
  4. Entryway design elements and variations will provide orientation and an aesthetically pleasing character to the Building.
  5. Weather protection elements will be provided in order to reduce Building scale and to provide better shelter.
  6. Entrances for retailers will have a strong identification, by utilizing a change in massing, signage and/or color, yet will be compatible with the remainder of the MRO and INC districts.
- B. Interstate and Retail Commercial. Smaller retail and service-oriented shops will enhance the IC and CR Districts identity and provide useful amenities to residents, tenants and visitors alike. The presence of small retail stores gives a friendly appearance by creating variety and expanding the range of site activities. Windows and window displays of such stores should be used to contribute to the visual interest of exterior facades. The design of secondary and service retail shops will give careful attention to detail at the storefront level, and will include the following:

1. Appropriately scaled entryway features including windows, doors, portals, arcades, recesses and overhanging projections.
2. Attention to appropriate signage and lighting.
3. Environmental and decorative graphics, which will be instrumental in establishing the character and identity of the storefront designs.
4. Users will be encouraged to have large quantities of transparency of storefronts and glazing, between piers, at a height varying from ten (10) feet to fourteen (14) feet from grade. Large expanses of blank walls are prohibited along the storefront of individual businesses. The side and rear of Buildings (non-storefront side of businesses) may include similar storefront treatment.
5. Display windows will be carefully designed and maintained and should include frames and base elements.
6. Façade materials will be aesthetically pleasing and compatible with materials and colors used throughout the Development.
7. Awnings and canopies will be provided above storefronts to protect shopper from natural elements.
8. All roof equipment must be screened from all sides. Site line studies must be completed at all grade changes to ensure equipment concealment. Use of parapets or approved decorative screening is required.
9. The parapet height for a one-story building will be a minimum of twenty (20) feet at the primary facades and a minimum of eighteen (18) feet at the secondary facades.
10. Only durable materials will be placed from finish grade to eight (8) feet above finish grade. Durable materials do not include EIFS products.

C. Restaurant Use. Restaurants provide indoor as well as outdoor activity and generate a sense of place. The design of restaurant uses will give careful attention to detail at the pedestrian level and including the following:

1. Prototype identity for established restaurants will be compatible with the rest of the development. Established restaurants shall be defined as restaurants with a minimum of three (3) locations currently operating under the identical brand. The identity of these prototype identities shall be comparable in size and location to the rest of the development.
2. Service areas and rear facades will be properly designed to maintain visual quality.
3. Outdoor seating areas and patios are permitted and will be encouraged. Outdoor seating shall be limited to be within three (3) feet of the Building face. Patios are permitted at Building corners and plazas that do not impede upon pedestrian pathways.
4. Exhaust and mechanical apparatus will be carefully incorporated into the architecture of the Buildings.

D. Office Buildings. The office building component of the CR, IC, INC and MRO Districts will enhance the vibrancy and appeal of the Development by adding human activity at different hours of the day. The architectural style of office buildings shall complement the medical laboratory and clinic structure under construction at the time of adoption of this Ordinance and those in existence thereafter and the design of those districts. Design considerations will include the following:

1. Freestanding Buildings will be oriented to encourage visual and physical connectivity with major pedestrian and vehicular circulation patterns.

2. Each Building will have a minimum of one main entry. Main entrances will meet the following criteria:
  - a. Level of design will be articulated.
  - b. Use of quality materials is required.
  - c. Additional height for visual significance will be appropriate.
  - d. Porte cochere or entry canopies are recommended.

As specified in Article 7, loading berths, docks and delivery space shall be oriented and screened to minimize its visibility from pedestrian and vehicular traffic.

**Section 6.51 – Site Amenities and Pedestrian Furniture.** The selection of architectural amenities will be complementary to the architectural character of all the land use districts with special emphasis upon the OS District. The materials used for the selected amenities will be durable and functional, and may include, without limitation, the following:

1. Benches;
2. Ash receptacles;
3. Trash and recycling receptacles;
4. Bike racks;
5. Fountains;
6. Gazebo;
7. Pedestrian walkway and bicycle trail-ways;
8. Music systems;
9. Flag poles;
10. Tables/umbrellas;
11. Clocks; and
12. Carts and kiosks.

Any signs, if included on any of the items noted above, will be 3 square feet or smaller to be considered incidental signage.

**Section 6.60 – Green Building Elements.** The following green building elements shall be incorporated into the development:

1. Bicycle lockers;
2. Best Management Practices for stormwater;
3. Native landscaping/tree preservation;
4. Pedestrian and Vehicular Connectivity to adjacent sites;
5. White membrane/High albedo roof;
6. Porous pavers/permeable pavement in parking lot where appropriate;
7. Internal Recycling areas onsite;
8. Parking islands landscaped to provide shade within five (5) years;
9. High-efficiency lighting inside and outside;
10. Building and finishing materials sourced from within 500 miles when practical;
11. Water-efficient fixtures throughout;
12. Use of recycled materials in construction and fit-out;
13. Operable windows for cross-ventilation and light;
14. High-efficiency HVAC systems;
15. Use of Energy Star or similar appliances;
16. Low VOC paints, coatings, and sealants;

17. Low-E glass;
18. Low VOC flooring materials; and
19. Light and motion sensors for lighting and water fixtures.

**Section 6.70 – District Specific Architectural Standards.**

**Section 6.71 – CR District.** The following architectural standards in addition to the guidelines of Article 6 shall apply to the CR District with the exception for residential uses which shall follow the architectural standards stated in Article 13.

**A. Exterior Materials.**

1. Front Façade: All structures having a front façade on County Road 200 North; Connector Corridor; or Public or Private Street shall conform to following standards:
  - a. Retail Uses: shall include a front façade containing window treatment comprised of a minimum of fifty percent (50%) of the ground floor front façade. Window treatment also includes frames and base elements. The remaining façade area shall be a combination of brick and/or decorative stone in combination with one of the following:
    - (1) Face brick (Primary Façade);
    - (2) Cast stone (Primary Façade);
    - (3) Limestone (Primary Façade);
    - (4) Simulated stone (Primary Façade);
    - (5) Terracotta (Primary Façade);
    - (6) Fiber cement siding (Primary Façade);
    - (7) Stucco (Primary Façade);
    - (8) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
    - (9) Glass (clear, color, sand blast, etched, etc.) (Primary Façade);
    - (10) Storefront (aluminum, wood, steel) (Primary Façade);
    - (11) Curtain wall (Primary Façade);
    - (12) Exposed structure;
    - (13) Textured paint;
    - (14) Dimensional asphalt shingle roof (Primary Façade);
    - (15) Standing seam metal roof (Primary Façade); and
    - (16) Kwik-Brik.
  - b. All other uses: shall include a front façade having a minimum of eighty percent (80%) masonry material excluding windows, doors and roof areas. The remaining area shall be a combination of:
    - (1) Cast stone (Primary Façade);
    - (2) Limestone (Primary Façade);
    - (3) Simulated stone (Primary Façade);
    - (4) Terracotta (Primary Façade);
    - (5) Fiber cement siding (Primary Façade);
    - (6) Stucco (Primary Façade);
    - (7) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
    - (8) Glass (clear, color, sand blast, etched, etc.) (Primary Façade);

- (9) Storefront (aluminum, wood, steel) (Primary Façade);
- (10) Curtain wall (Primary Façade);
- (11) Exposed structure;
- (12) Textured paint;
- (13) Dimensional asphalt shingle roof (Primary Façade);
- (14) Standing seam metal roof (Primary Façade); and
- (15) Kwik-Brik.

2. Side and Rear Façade: All structures having a side or rear façade fronting on County Road 200 North or a Connector Corridor shall design the side or rear façade such that it presents the appearance of a front façade as stated Section 6.71 (A) (1). All other side and rear facades shall conform to the following standards:

a. Retail Uses: shall include a Minimum of thirty (30) percent of the ground floor side and rear facade be comprised of window treatment. Window treatment also includes frames and base elements. Of the remaining percentage, fifty (50) percent of the remaining façade area shall be brick and/or decorative stone in combination with one of:

- (1) Face brick (Primary Façade);
- (2) Cast stone (Primary Façade);
- (3) Limestone (Primary Façade);
- (4) Simulated stone (Primary Façade);
- (5) Terracotta (Primary Façade);
- (6) Fiber cement siding (Primary Façade);
- (7) Stucco (Primary Façade)
- (8) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
- (9) Glass (clear, color, sand blast, etched, etc.) (Primary Façade)
- (10) Storefront (aluminum, wood, steel) (Primary Façade);
- (11) Curtain wall (Primary Façade);
- (12) Exposed structure;
- (13) Textured paint;
- (14) Dimensional asphalt shingle roof (Primary Façade);
- (15) Standing seam metal roof (Primary Façade); and
- (16) Kwik-Brik.

b. All other uses: shall include a Minimum of sixty (60) percent of the side/rear facade excluding windows, doors and roof areas be comprised of masonry. Of the remaining percentage, fifty (50) percent of the remaining façade area is in combination with:

- (1) Cast stone (Primary Façade).
- (2) Limestone (Primary Façade).
- (3) Simulated stone (Primary Façade).
- (4) Terracotta (Primary Façade).
- (5) Fiber cement siding (Primary Façade).
- (6) Stucco (Primary Façade).
- (7) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade).
- (8) Glass (clear, color, sand blast, etched, etc.) (Primary Façade).

- (9) Storefront (aluminum, wood, steel) (Primary Façade).
- (10) Curtain wall (Primary Façade).
- (11) Exposed structure.
- (12) Textured paint.
- (13) Dimensional asphalt shingle roof (Primary Façade).
- (14) Standing seam metal roof (Primary Façade).
- (15) Kwik-Brik.

B. All exterior facades colors:

- 1. Exterior facades shall be comprised of a minimum two (2) different but complementary colors on each façade in earth tones with low reflectance and subtle.
- 2. Excluding windows, doors and glass construction, building trim and accent areas shall not exceed ten (10) percent of the exterior wall area and can be comprised of:
  - a. Brighter colors;
  - b. Primary colors.

C. Prohibited Materials:

- 1. Smooth finished or unfinished concrete block shall be prohibited.

D. Building Composition:

- 1. Primary façade:
  - a. No building façade will extend for a distance greater than two (2) times its average height without a vertical offset, material change or color and texture change. Vertical offsets shall be a minimum of two (2) feet in depth. No Building façade will extend for a distance greater than five (5) times its height without a change in elevation. Articulation may also be achieved by a variety of roof planes and/or slopes.
- 2. Secondary Façade:
  - a. Side and rear facades will be finished in colors compatible with the colors of the primary facades. Secondary facades will incorporate Building materials and detailing of the primary façade for a minimum of fifty percent (50%) of the overall wall length. At pass-throughs to parking lots, primary facades will wrap around sides at fifty percent (50) or more. No building façade will extend for a distance of greater than three (3) times its average height without a vertical offset, material change, color change or texture change. Secondary facades will incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.
- 3. Windows/glazing:
  - a. Energy efficient; and
  - b. Reflective coating/finish prohibited.
- 4. Roof:
  - a. Flat with parapets; or
  - b. Sloped Hip with a minimum pitch of 8:12.
  - c. Materials:
    - (1) Architectural standing seam metal;

- (2) Tile;
- (3) Slate; or
- (4) Dimensional shingles

E. Refuse Area:

- 1. Walled on three (3) sides with one opaque gate for access.
- 2. Walls height:
  - a. Minimum – Six (6) feet;
  - b. Maximum – Eight (8) feet;
- 3. Match colors/materials of primary structure;
- 4. Enclosed and screened on all sides (see Article 8.0, Section 8.39 Landscape Standards, for additional requirements); and
- 5. Located in the rear of the lot behind primary structure and not on any street frontage.

F. Mechanical Equipment:

- 1. If Ground located:
  - a. Located to the side/rear of the primary structure on a lot more than two (2) acres
  - b. Enclosed and screened on all sides (see Article 8.0, Section 8.395 Landscape Standards, for additional requirements).
- 2. If Roof located: (on lots less than two (2) acres shall be roof located):
  - a. Enclosed and screened on all sides.

G. Drive Through Components:

- 1. In no case located along any street frontage side of the lot.
- 2. All components located at side/rear of lot.

H. Fencing: for reference see Article 14 of this Ordinance.

**Section 6.72 – IC - Interstate Commercial District:** The following architectural standards in addition to the guidelines of Article 6 shall apply to the IC District.

A. Exterior Materials.

- 1. Front Façade: All structures having a front façade, on a Connector Corridor, or Public or Private Street shall conform to following standards:
  - a. Retail Uses: shall include a front façade containing window treatment comprised of a minimum of fifty percent (50%) of the ground floor front façade. Window treatment also includes frames and base elements. The remaining façade area shall be a combination of brick and/or decorative stone in combination with one of the following:
    - (1) Face brick (Primary Façade);
    - (2) Cast stone (Primary Façade);
    - (3) Limestone (Primary Façade);
    - (4) Simulated stone (Primary Façade);
    - (5) Terracotta (Primary Façade);
    - (6) Fiber cement siding (Primary Façade);
    - (7) Stucco (Primary Façade);
    - (8) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);

- (9) Glass (clear, color, sand blast, etched, etc.) (Primary Façade);
- (10) Storefront (aluminum, wood, steel) (Primary Façade);
- (11) Curtain wall (Primary Façade);
- (12) Exposed structure;
- (13) Textured paint;
- (14) Dimensional asphalt shingle roof (Primary Façade);
- (15) Standing seam metal roof (Primary Façade); and
- (16) Kwik-Brik.

b. All other uses: shall include a front façade having a minimum of eighty percent (80%) masonry material excluding windows, doors and roof areas. The remaining area shall be a combination of:

- (1) Cast stone (Primary Façade);
- (2) Limestone (Primary Façade);
- (3) Simulated stone (Primary Façade);
- (4) Terracotta (Primary Façade);
- (5) Fiber cement siding (Primary Façade);
- (6) Stucco (Primary Façade);
- (7) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
- (8) Glass (clear, color, sand blast, etched, etc.) (Primary Façade);
- (9) Storefront (aluminum, wood, steel) (Primary Façade);
- (10) Curtain wall (Primary Façade);
- (11) Exposed structure;
- (12) Textured paint;
- (13) Dimensional asphalt shingle roof (Primary Façade);
- (14) Standing seam metal roof (Primary Façade); and
- (15) Kwik-Brik.

2. Side and Rear Façade: All structures having a side or rear façade fronting on a Connector Corridor shall design the side or rear façade such that it presents the appearance of a front façade as stated Section 6.72 (A)(1). All other side and rear facades shall conform to the following standards:

a. Retail Uses: shall include a Minimum of thirty (30) percent of the ground floor side and rear facade be comprised of window treatment. Window treatment also includes frames and base elements. Of the remaining percentage, fifty (50) percent of the remaining façade area shall be brick and/or decorative stone in combination with one of:

- (1) Face brick (Primary Façade);
- (2) Cast stone (Primary Façade);
- (3) Limestone (Primary Façade);
- (4) Simulated stone (Primary Façade);
- (5) Terracotta (Primary Façade);
- (6) Fiber cement siding (Primary Façade);
- (7) Stucco (Primary Façade)
- (8) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
- (9) Glass (clear, color, sand blast, etched, etc.) (Primary Façade)

- (10) Storefront (aluminum, wood, steel) (Primary Façade);
- (11) Curtain wall (Primary Façade);
- (12) Exposed structure;
- (13) Textured paint;
- (14) Dimensional asphalt shingle roof (Primary Façade);
- (15) Standing seam metal roof (Primary Façade); and
- (16) Kwik-Brik.

b. All other uses: shall include a Minimum of sixty (60) percent of the side/rear facade excluding windows, doors and roof areas be comprised of masonry. Of the remaining percentage, fifty (50) percent of the remaining façade area is in combination with:

- (1) Cast stone (Primary Façade).
- (2) Limestone (Primary Façade).
- (3) Simulated stone (Primary Façade).
- (4) Terracotta (Primary Façade).
- (5) Fiber cement siding (Primary Façade).
- (6) Stucco (Primary Façade).
- (7) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade).
- (8) Glass (clear, color, sand blast, etched, etc.) (Primary Façade).
- (9) Storefront (aluminum, wood, steel) (Primary Façade).
- (10) Curtain wall (Primary Façade).
- (11) Exposed structure.
- (12) Textured paint.
- (13) Dimensional asphalt shingle roof (Primary Façade).
- (14) Standing seam metal roof (Primary Façade).
- (15) Kwik-Brik.

**B. All exterior facades colors:**

- 1. Exterior facades shall be comprised of a minimum two (2) different but complementary colors on each façade in earth tones with low reflectance and subtle.
- 2. Excluding windows, doors and glass construction, building trim and accent areas shall not exceed ten (10) percent of the exterior wall area and can be comprised of:
  - a. Brighter colors;
  - b. Primary colors.

**C. Prohibited Materials:**

- 1. Smooth finished or unfinished concrete block shall be prohibited.

**D. Building Composition:**

- 1. Primary façade:
  - a. No building façade will extend for a distance greater than two (2) times its average height without a vertical offset, material change or color and texture change. Vertical offsets shall be a minimum of two (2) feet in depth. No Building façade will extend for a distance greater than five (5) times its height without a change in elevation. Articulation may also be achieved by a variety of roof planes and/or slopes.

2. Secondary Façade:
  - a. Side and rear facades will be finished in colors compatible with the colors of the primary facades. Secondary facades will incorporate Building materials and detailing of the primary façade for a minimum of fifty percent (50%) of the overall wall length. At pass-throughs to parking lots, primary facades will wrap around sides at fifty percent (50) or more. No building façade will extend for a distance of greater than three (3) times its average height without a vertical offset, material change, color change or texture change. Secondary facades will incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.
3. Windows/glazing:
  - a. Energy efficient; and
  - b. Reflective coating/finish prohibited.
4. Roof:
  - a. Flat with parapets; or
  - b. Sloped Hip with a minimum pitch of 8:12.
  - c. Materials:
    - (1) Architectural standing seam metal;
    - (2) Tile;
    - (3) Slate; or
    - (4) Dimensional shingles

- E. Refuse Area:
1. Walled on three (3) sides with one opaque gate for access.
  2. Walls height:
    - a. Minimum – Six (6) feet;
    - b. Maximum – Eight (8) feet;
  3. Match colors/materials of primary structure;
  4. Enclosed and screened on all sides (see Article 8.0, Section 8.39, Landscape Standards, for additional requirements); and
  5. Located in the rear of the lot behind primary structure and not on any street frontage.
- F. Mechanical Equipment:
1. If Ground located:
    - a. Located to the side/rear of the primary structure on a lot more than two (2) acres
    - b. Enclosed and screened on all sides (see Article 8.0, Section 8.395 Landscape Standards, for additional requirements).
  2. If Roof located: (on lots less than two (2) acres shall be roof located):
    - a. Enclosed and screened on all sides.
- G. Drive Through Components:
1. In no case located along any street frontage side of the lot.
  2. All components located at side/rear of lot.
- H. Fencing: for reference see Article 14.0 of this Ordinance.

**Section 6.73 – INC – Institutional/Commercial District:** The following architectural standards in addition to the guidelines of Article 6 shall apply to the INC District with the exception for residential uses which shall follow the architectural standards stated in Article 13.

A. Exterior Materials:

1. Front Façade: All structures having a front façade on Interstate 70; County Road 200 North; Connector Corridor; or Public or Private Street shall conform to following standards:
  - a. Retail Uses: shall include a front façade containing window treatment comprised of a minimum of fifty percent (50%) of the ground floor front façade. Window treatment also includes frames and base elements. The remaining façade area shall be a combination of brick and/or decorative stone in combination with one of the following:
    - (1) Face brick (Primary Façade);
    - (2) Cast stone (Primary Façade);
    - (3) Limestone (Primary Façade);
    - (4) Simulated stone (Primary Façade);
    - (5) Terracotta (Primary Façade);
    - (6) Fiber cement siding (Primary Façade);
    - (7) Stucco (Primary Façade);
    - (8) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
    - (9) Glass (clear, color, sand blast, etched, etc.) (Primary Façade);
    - (10) Storefront (aluminum, wood, steel) (Primary Façade);
    - (11) Curtain wall (Primary Façade);
    - (12) Exposed structure;
    - (13) Textured paint;
    - (14) Dimensional asphalt shingle roof (Primary Façade);
    - (15) Standing seam metal roof (Primary Façade); and
    - (16) Kwik-Brik.
  - b. All other uses: shall include a front façade having a minimum of eighty percent (80%) masonry material excluding windows, doors and roof areas. The remaining area shall be a combination of:
    - (1) Cast stone (Primary Façade);
    - (2) Limestone (Primary Façade);
    - (3) Simulated stone (Primary Façade);
    - (4) Terracotta (Primary Façade);
    - (5) Fiber cement siding (Primary Façade);
    - (6) Stucco (Primary Façade);
    - (7) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
    - (8) Glass (clear, color, sand blast, etched, etc.) (Primary Façade);
    - (9) Storefront (aluminum, wood, steel) (Primary Façade);
    - (10) Curtain wall (Primary Façade);
    - (11) Exposed structure;
    - (12) Textured paint;

- (13) Dimensional asphalt shingle roof (Primary Façade);
- (14) Standing seam metal roof (Primary Façade); and
- (15) Kwik-Brik.

2. Side and Rear Façade: All structures having a side or rear façade fronting on County Road 200 North or a Connector Corridor shall design the side or rear façade such that it presents the appearance of a front façade as stated Section 6.73 (A) (1). All other side and rear facades shall conform to the following standards:

a. Retail Uses: shall include a Minimum of thirty (30) percent of the ground floor side and rear facade be comprised of window treatment. Window treatment also includes frames and base elements. Of the remaining percentage, fifty (50) percent of the remaining façade area shall be brick and/or decorative stone in combination with one of:

- (1) Face brick (Primary Façade);
- (2) Cast stone (Primary Façade);
- (3) Limestone (Primary Façade);
- (4) Simulated stone (Primary Façade);
- (5) Terracotta (Primary Façade);
- (6) Fiber cement siding (Primary Façade);
- (7) Stucco (Primary Façade)
- (8) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
- (9) Glass (clear, color, sand blast, etched, etc.) (Primary Façade)
- (10) Storefront (aluminum, wood, steel) (Primary Façade);
- (11) Curtain wall (Primary Façade);
- (12) Exposed structure;
- (13) Textured paint;
- (14) Dimensional asphalt shingle roof (Primary Façade);
- (15) Standing seam metal roof (Primary Façade); and
- (16) Kwik-Brik.

b. All other uses: shall include a Minimum of sixty (60) percent of the side/rear facade excluding windows, doors and roof areas be comprised of masonry. Of the remaining percentage, fifty (50) percent of the remaining façade area is in combination with:

- (1) Cast stone (Primary Façade).
- (2) Limestone (Primary Façade).
- (3) Simulated stone (Primary Façade).
- (4) Terracotta (Primary Façade).
- (5) Fiber cement siding (Primary Façade).
- (6) Stucco (Primary Façade).
- (7) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade).
- (8) Glass (clear, color, sand blast, etched, etc.) (Primary Façade).
- (9) Storefront (aluminum, wood, steel) (Primary Façade).
- (10) Curtain wall (Primary Façade).
- (11) Exposed structure.
- (12) Textured paint.

- (13) Dimensional asphalt shingle roof (Primary Façade).
- (14) Standing seam metal roof (Primary Façade).
- (15) Kwik-Brik.

B. All exterior facades colors:

- 1. Exterior facades shall be comprised of a minimum two (2) different but complementary colors on each façade in earth tones with low reflectance and subtle.
- 2. Excluding windows, doors and glass construction, building trim and accent areas shall not exceed ten (10) percent of the exterior wall area and can be comprised of:
  - a. Brighter colors;
  - b. Primary colors.

C. Prohibited Materials:

- 1. Smooth finished or unfinished concrete block shall be prohibited.

D. Building Composition:

- 1. Primary façade:
  - a. No building façade will extend for a distance greater than two (2) times its average height without a vertical offset, material change or color and texture change. Vertical offsets shall be a minimum of two (2) feet in depth. No Building façade will extend for a distance greater than five (5) times its height without a change in elevation. Articulation may also be achieved by a variety of roof planes and/or slopes.
- 2. Secondary Façade:
  - a. Side and rear facades will be finished in colors compatible with the colors of the primary facades. Secondary facades will incorporate Building materials and detailing of the primary façade for a minimum of fifty percent (50%) of the overall wall length. At pass-throughs to parking lots, primary facades will wrap around sides at fifty percent (50) or more. No building façade will extend for a distance of greater than three (3) times its average height without a vertical offset, material change, color change or texture change. Secondary facades will incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.
- 3. Windows/glazing:
  - a. Energy efficient; and
  - b. Reflective coating/finish prohibited.
- 4. Roof:
  - a. Flat with parapets; or
  - b. Sloped Hip with a minimum pitch of 8:12.
  - c. Materials:
    - (1) Architectural standing seam metal;
    - (2) Tile;
    - (3) Slate; or
    - (4) Dimensional shingles

- E. Refuse Area:
  - 1. Walled on three (3) sides with one opaque gate for access.
  - 2. Walls height:
    - a. Minimum – Six (6) feet;
    - b. Maximum – Eight (8) feet;
  - 3. Match colors/materials of primary structure;
  - 4. Enclosed and screened on all sides (see Article 8.0, Section 8.39 Landscape Standards, for additional requirements); and
  - 5. Located in the rear of the lot behind primary structure and not on any street frontage.
  
- F. Mechanical Equipment:
  - 1. If Ground located:
    - a. Located to the side/rear of the primary structure on a lot more than two (2) acres
    - b. Enclosed and screened on all sides (see Article 8.0, Section 8.395 Landscape Standards, for additional requirements).
  - 2. If Roof located: (on lots less than two (2) acres shall be roof located):
    - a. Enclosed and screened on all sides.
  
- G. Drive Through Components:
  - 1. In no case located along any street frontage side of the lot.
  - 2. All components located at side/rear of lot.
  
- H. Fencing: for reference see Article 14.0 of this Ordinance.

**Section 6.74 – MRO – Medical/Retail/Office District:** The following architectural standards in addition to the guidelines of Article 6 shall apply to the MRO District with the exception for residential uses which shall follow the architectural standards stated in Article 13.

- A. Exterior Materials.
  - 1. Front Façade: All structures having a front façade on Interstate 70; Connector Corridor; or Public or Private Street shall conform to following standards:
    - a. Retail Uses: shall include a front façade containing window treatment comprised of a minimum of fifty percent (50%) of the ground floor front façade. Window treatment also includes frames and base elements. The remaining façade area shall be a combination of brick and/or decorative stone in combination with one of the following:
      - (1) Face brick (Primary Façade);
      - (2) Cast stone (Primary Façade);
      - (3) Limestone (Primary Façade);
      - (4) Simulated stone (Primary Façade);
      - (5) Terracotta (Primary Façade);
      - (6) Fiber cement siding (Primary Façade);
      - (7) Stucco (Primary Façade);
      - (8) EIFS (limited to only in areas eight feet (8’) above primary grade) (Primary Façade);
      - (9) Glass (clear, color, sand blast, etched, etc.) (Primary Façade);
      - (10) Storefront (aluminum, wood, steel) (Primary Façade);
      - (11) Curtain wall (Primary Façade);

- (12) Exposed structure;
- (13) Textured paint;
- (14) Dimensional asphalt shingle roof (Primary Façade);
- (15) Standing seam metal roof (Primary Façade); and
- (16) Kwik-Brik.

b. All other uses: shall include a front façade having a minimum of eighty percent (80%) masonry material excluding windows, doors and roof areas. The remaining area shall be a combination of:

- (1) Cast stone (Primary Façade);
- (2) Limestone (Primary Façade);
- (3) Simulated stone (Primary Façade);
- (4) Terracotta (Primary Façade);
- (5) Fiber cement siding (Primary Façade);
- (6) Stucco (Primary Façade);
- (7) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
- (8) Glass (clear, color, sand blast, etched, etc.) (Primary Façade);
- (9) Storefront (aluminum, wood, steel) (Primary Façade);
- (10) Curtain wall (Primary Façade);
- (11) Exposed structure;
- (12) Textured paint;
- (13) Dimensional asphalt shingle roof (Primary Façade);
- (14) Standing seam metal roof (Primary Façade); and
- (15) Kwik-Brik.

2. Side and Rear Façade: All structures having a side or rear façade fronting on a Connector Corridor shall design the side or rear façade such that it presents the appearance of a front façade as stated Section 6.74 (A) (1). All other side and rear facades shall conform to the following standards:

a. Retail Uses: shall include a Minimum of thirty (30) percent of the ground floor side and rear facade be comprised of window treatment. Window treatment also includes frames and base elements. Of the remaining percentage, fifty (50) percent of the remaining façade area shall be brick and/or decorative stone in combination with one of:

- (1) Face brick (Primary Façade);
- (2) Cast stone (Primary Façade);
- (3) Limestone (Primary Façade);
- (4) Simulated stone (Primary Façade);
- (5) Terracotta (Primary Façade);
- (6) Fiber cement siding (Primary Façade);
- (7) Stucco (Primary Façade)
- (8) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade);
- (9) Glass (clear, color, sand blast, etched, etc.) (Primary Façade)
- (10) Storefront (aluminum, wood, steel) (Primary Façade);
- (11) Curtain wall (Primary Façade);
- (12) Exposed structure;

- (13) Textured paint;
- (14) Dimensional asphalt shingle roof (Primary Façade);
- (15) Standing seam metal roof (Primary Façade); and
- (16) Kwik-Brik.

b. All other uses: shall include a Minimum of sixty (60) percent of the side/rear facade excluding windows, doors and roof areas be comprised of masonry. Of the remaining percentage, fifty (50) percent of the remaining façade area is in combination with:

- (1) Cast Stone (Primary Façade)
- (2) Limestone (Primary Façade).
- (3) Simulated stone (Primary Façade).
- (4) Terracotta (Primary Façade).
- (5) Fiber cement siding (Primary Façade).
- (6) Stucco (Primary Façade).
- (7) EIFS (limited to only in areas eight feet (8') above primary grade) (Primary Façade).
- (8) Glass (clear, color, sand blast, etched, etc.) (Primary Façade).
- (9) Storefront (aluminum, wood, steel) (Primary Façade).
- (10) Curtain wall (Primary Façade).
- (11) Exposed structure.
- (12) Textured paint.
- (13) Dimensional asphalt shingle roof (Primary Façade).
- (14) Standing seam metal roof (Primary Façade).
- (15) Kwik-Brik.

**B. All Exterior Facades Colors:**

- 1. Exterior facades shall be comprised of a minimum two (2) different but complementary colors on each façade in earth tones with low reflectance and subtle.
- 2. Excluding windows, doors and glass construction, building trim and accent areas shall not exceed ten (10) percent of the exterior wall area and can be comprised of:
  - a. Brighter colors;
  - b. Primary colors.

**C. Prohibited Materials:**

- 1. Smooth finished or unfinished concrete block shall be prohibited.

**D. Building Composition:**

- 1. Primary façade:
  - a. No building façade will extend for a distance greater than two (2) times its average height without a vertical offset, material change or color and texture change. Vertical offsets shall be a minimum of two (2) feet in depth. No Building façade will extend for a distance greater than five (5) times its height without a change in elevation. Articulation may also be achieved by a variety of roof planes and/or slopes.
- 2. Secondary Façade:
  - a. Side and rear facades will be finished in colors compatible with the colors of the primary facades. Secondary facades will incorporate Building materials and

detailing of the primary façade for a minimum of fifty percent (50%) of the overall wall length. At pass-throughs to parking lots, primary facades will wrap around sides at fifty percent (50) or more. No building façade will extend for a distance of greater than three (3) times its average height without a vertical offset, material change, color change or texture change. Secondary facades will incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.

3. Windows/glazing:
    - a. Energy efficient; and
    - b. Reflective coating/finish prohibited.
  4. Roof:
    - a. Flat with parapets; or
    - b. Sloped Hip with a minimum pitch of 8:12.
    - c. Materials:
      - (1) Architectural standing seam metal;
      - (2) Tile;
      - (3) Slate; or
      - (4) Dimensional shingles.
- E. Refuse Area:
- a. Walled on three (3) sides with one opaque gate for access.
  - b. Walls height:
    - (1) Minimum – Six (6) feet;
    - (2) Maximum – Eight (8) feet;
  - c. Match colors/materials of primary structure;
  - d. Enclosed and screened on all sides (see Article 8.0, Landscape Standards, for additional requirements); and
  - e. Located in the rear of the lot behind primary structure and not on any street frontage.
- F. Mechanical Equipment:
1. If Ground located:
    - a. Located to the side/rear of the primary structure on a lot more than two (2) acres
    - b. Enclosed and screened on all sides (see Article 8.0, Section 8.395 Landscape Standards, for additional requirements).
  2. If Roof located: (on lots less than two (2) acres shall be roof located):
    - a. Enclosed and screened on all sides.
- G. Drive Through Components:
1. In no case located along any street frontage side of the lot.
  2. All components located at side/rear of lot.
- H. Fencing: for reference see Article 14.0 of this Ordinance.

**Section 6.75. CS – CONVENIENCE STORE.** The following architectural standards shall apply to the CS District.

Land Uses which operate as a gas station/convenience store shall have an exterior appearance and architectural style similar to Illustration 6.75A.



Illustration 6.75A

**A. Exterior Materials.**

1. Exterior Colors. All exterior colors shall be limited to earth tones and low reflectance and subtle. Building trim and accent areas shall not exceed ten (10) percent (%) of a single exterior wall area, excluding windows, doors, glass construction materials; and have brighter colors on more than ten (10) percent (%) over the primary color.
2. Façade Fronting on Mount Comfort Road. All primary structures shall have a main entry façade facing Mount Comfort Road. The front façade shall consist of a minimum of sixty (60) percent (%) of the horizontal length of display window and twenty (20) percent (%) entry feature. Display windows include frames and base elements. Of the remaining percentage, fifty (50) percent (%) shall be brick and/or decorative stone in combination with one of the following: EFIS, Wood, Fiber cement board. The entry feature shall extend a minimum of four (4) feet beyond the front façade and extend above the roof line as shown in Illustration 6.75A.
3. Façade Fronting on Modglin Drive. The side of the primary structure facing Modglin Drive shall have an exterior consisting of the following materials: Brick and/or stone in combination with one of the following: EFIS, Wood, Fiber cement board.

4. Façade Rear and Side. The side or rear elevation of a primary structure (façade not facing Mount Comfort Road or Modglin Drive) shall contain a minimum of fifty (50) percent (%) brick and/or stone with the remaining percentage being a combination of one of the following: EFIS, Wood, Fiber cement board, glass.
5. Roof.
  - a. Flat roofs shall include parapets on all sides/walls to screen rooftop mechanical equipment.
  - b. Sloped roofs either hip or gable, shall be a minimum of 8/12 pitch.
  - c. Materials.
    - (1) Architectural Standing Seam Metal;
    - (2) Tile;
    - (3) Slate; or
    - (4) Dimensional shingles.
  - d. Façade Entry Feature.
    - (1) The front façade entry feature shall extend a minimum of four (4) feet beyond the front façade.
    - (2) The ceiling height shall be a minimum of ten (10) feet.
    - (3) Columns shall be included and be of full masonry wrap.
    - (4) There shall be a distinctive color/material change from the remaining façade.
  - e. Free Standing Canopy / Pump Island. Any free-standing pump/canopy island shall match or be similar in appearance and material as the primary structure. The roof shall be a sloped roof with a minimum of 8/12 pitch and be of material to match the primary structure. All columns or standing supports shall be architecturally integrated and be full masonry wrap. No pole type supports shall be permitted. Columns or standing supports shall lie outside of all accessory uses and in no case shall equipment or trash receptacles be placed outside of columns. Roof clearance shall be a minimum of ten (10) feet, unless additional is required by building codes. No semi-tractor trailer fueling stations shall be allowed.
  - f. Refuse Area.
    - (1) All refuse areas shall be walled on all sides and be a minimum of six (6) feet in length.
    - (2) One side shall have an opaque gated opening.
    - (3) Walls shall be a minimum of six (6) feet in height and a maximum height of eight (8) feet.
    - (4) The exterior material and color of all walls shall be similar to that of the primary structure.
    - (5) The refuse area shall be enclosed and screened on all sides in accordance to the landscape standards for this district.
    - (6) The refuse area shall be located to the rear of the primary building and no closer to the side yards than the primary building and at a minimum one hundred (100) feet north of the R/W line and Modglin Drive.

- B. Mechanical Equipment. All mechanical equipment shall be enclosed and screened on all sides in accordance with the landscape standards for this district. Mechanical equipment shall be prohibited between the façade of the primary building facing Mt. Comfort Road and Modglin Drive.
  
- C. Outside Merchandise Display. Outside merchandise, including seasonal merchandise, may be displayed on all walls if located directly along the wall. The merchandise shall not extend more than four (4) feet beyond the exterior of the wall. Outside merchandise shall not be displayed under the canopy or pump island.

## Article 7.0 Parking, Loading, Circulation

**Section 7.1 - Surface Parking Design Standards.** The following parking standards apply to all ground level parking areas in all districts:

- A. Materials. All areas designated for parking or vehicular circulation shall be paved exclusively or in combination with the following materials:
1. Pavement.
    - a. Asphalt;
    - b. Concrete including stamped, colored, textured;
    - c. Non-permeable Pavers;
    - d. Permeable Pavers.
  2. Curbed:
    - a. All paved areas shall be lined with concrete curbs of either the chairback, straight or roll curb type. No asphalt curbs or extruded curbs shall be permitted.
  3. Minimum parking space dimensions: As specified in 156.069 Parking Standards of the Hancock County, IN Code of Ordinances pursuant to the appropriate use. Meet current ADA guidelines and requirements.
  4. Minimum parking space quantity: As specified in 156.069 Parking Standards of the Hancock County, IN Code of Ordinances pursuant to the appropriate use. Meet current ADA guidelines and requirements.
  5. Maximum parking space quantity: 110% without use of permeable pavement, 120% with use of permeable pavement for 10%.
  6. Block length: No more than fourteen (14) parking spaces in a single row shall be permitted without a landscape island of size meeting the landscape standards of Article 8.0.

**Section 7.2 - Parking Garage Standards.** The following parking standards shall apply to all enclosed and elevated parking garages in all districts.

- A. Architectural Standards
1. The design, colors, size and location shall be architecturally integrated with the primary building on the lot for which the garage is serving.
  2. The entire first level exterior material shall be a minimum of eighty percent (80%) brick or decorative stone. The remaining exterior material for the first level shall be one of the following:
    - a. Masonry
    - b. Concrete.

3. The exterior material for all levels above the first level shall consist of any of the following materials and be architecturally integrated with the first floor:
  - a. Masonry;
  - b. Brick;
  - c. Concrete.
4. Minimum parking space dimensions: As specified in 156.069 Parking Standards of the Hancock County, IN Code of Ordinances pursuant to the appropriate use. Meet current ADA guidelines and requirements.
5. Minimum parking space quantity: As specified in 156.069 Parking Standards of the Hancock County, IN Code of Ordinances pursuant to the appropriate use. Meet current ADA guidelines and requirements.

**Section 7.3 - Parking Lot Setbacks.** The following standards shall apply to all parking areas. The setback shall be measured as the perpendicular distance from the adjacent street right-of-way line, private or public or ingress/egress easement limits or platted lot lines to the back of the curb or sidewalk outlining the perimeter of the parking area.

- A. The minimum setback from a street right-of-way line, ingress/egress easement line shall be:
  1. County Road 200 N – Fifteen (15) feet.
  2. Connector Corridor – Five (5) feet.
  3. Local or private Streets – Ten (10) feet.
- B. The minimum setback from any side or rear lot line shall be five (5) feet.
- C. All parking areas shall be separated from primary and accessory structures by a minimum of ten (10) feet.
- D. Parking Garages shall be separated from the primary structure a minimum of twenty (20) feet.
- E. Parking Garages shall meet the minimum side and rear setback development standards of the land use district so located.

**Section 7.4 - Shared Parking Option.** In order to reduce the impact significant paved areas have upon the environment shared parking between adjoining lot owners is permitted within the Hancock Gateway Park PUD. It is recognized that peak demands for parking spaces may occur at differing times over the course of the day. Shared parking between lots is an option which may offset the differing peak times between adjacent land users. Therefore, utilizing the shared parking option is encouraged provided that the following are met:

- A. Occur on and between lots that share a common lot line.
- B. Adequate agreements for shared parking use and access are in place and those documents are recorded in the County Recorder's Office.
- C. The total number of required parking spaces is not reduced when used in combination with on site and shared parking.

- D. The minimum number of parking spaces provided on the individual lot for an individual use is not reduced by more than the Shared Parking Reduction Factor as follows:
1. Retail uses – Twenty-three (23) percent
  2. Restaurant – Eighteen (18) percent
  3. Office – Twenty-eight (28) percent
  4. All other Commercial uses – Twenty-five (25) percent

**Section 7.5 – Loading Berths, Docks and Delivery Service Space Standards.** All uses shall conform to the loading standards listed in the Hancock County Zoning Code, Section 156.070, as amended from time to time.

**Section 7.6 – Landscaping.** All parking areas, surface and elevated, and loading areas shall be landscaped in accordance with Article 8.0 of this Ordinance.

## Article 8.0 Landscape Treatment

*NOTE: Sections 8.1 to Section 8.6 shall NOT apply to the CS District. See Section 8.8 for landscape standards and treatment for CS District.*

**Section 8.1 - Purpose and Intent.** The purpose and intent of this Article and sections are to provide aesthetic appeal, protect and enhance property values and create continuity within Hancock Gateway Park. Additionally, to take full advantage of the environmental benefits plants provide which promote the health, safety and welfare of the general public.

**Section 8.2 – Applicability.** These standards shall apply to all land use districts and all improvements within the Development.

**Section 8.3 – Landscape Zones.** Within the Development and as part of the process in designing and constructing the many various uses, several specific areas, landscape zones, are important to protect and regulate. These areas include front yards, rear and side yards, areas near and adjacent to buildings, parking and loading areas, outdoor storage and refuse areas. In certain land use districts mechanical equipment is allowed to be placed at ground level and those areas are strategic to the purpose and intent of this Article. The following sections state the standards for each of these critical areas:

**Section 8.305 – I-70 Greenbelt.** Except for where platted street right-of-way adjoins Interstate 70 right-of-way, a landscape strip of uniform width shall be created along the entire frontage adjoining said interstate right-of-way in the following manner:

- a. Shade Trees @ two (2) per one hundred (100)feet of frontage;
- b. Flowering ornamental and/or understory trees @ two (2) per one hundred (100) feet of frontage, clustered;
- c. Ten (10) large shrubs per one hundred (100) feet of frontage, clustered.
- d. These standards are in addition to all other requirements of this Article.

### **Section 8.31 - Front Yard Landscape Strip.**

Applicable to the area between the building and front lot or right-of-way line provided no parking is located between the lot or right-of-way line and the building.

- A. A landscape strip of uniform width shall be created along and adjacent to the entire frontage of lots which front on the following streets as per the following standard:
  1. Connector Corridor = Fifteen (15) feet;
  2. Local or private = Ten (10) feet.
  3. The landscape strip shall contain plantings as follows:

- a. Shade and/or evergreen trees @ one (1) per forty (40) feet of frontage.
- b. Flowering ornamental and/or understory trees @ one (1) per twenty (20) feet of frontage.
- c. Shrubs @ six (6) per twenty-five (25) feet of frontage.
- d. Clustering of trees and shrubs is permitted provided:
  - (1) Maximum spacing between trees is sixty (60) feet.
  - (2) Maximum spacing between shrubs is ten (10) feet.
  - (3) The total amount of plants is not reduced.
- e. Shrub bed to be entirely mulched with organic material such as but not limited to the following:
  - (1) Shredded bark mulch.
  - (2) Cocoa bean hulls.
  - (3) Pine straw.

**Section 8.32 - Side/Rear Landscape Strip.**

- A. Applicable to the area between the building and the side and rear lot line provided no parking is located between the side or rear lot line and building.
- B. A landscape strip of ten (10) feet in uniform width shall be created along and adjacent to the side and rear lot lines in a fashion not to interfere with underground utilities.
- C. The landscape strip shall contain plantings as follows:
  - 1. Shade and/or evergreen trees @ one (1) per forty (40) feet of lot line.
  - 2. Clustering of trees and shrubs is permitted provided:
    - a. Maximum spacing between trees is eighty (80) feet.
    - b. The total amount of plants is not reduced.

**Section 8.33 - Building Areas**

- A. Building Front Landscape Bed. Each building or structure shall include the equivalent of four (4) foot wide plant bed across the entire horizontal length of the building or structure front which faces any and all streets. Eighty percent (80%) of the horizontal length of the front wall of the building or structure, exclusive of an entry feature, access and service walks perpendicular to the front façade of the building or structure, shall be landscaped with plants consisting of a mixture of live shrubs, perennials, ornamental grasses and annuals. The shrub bed shall be entirely mulched with one or a combination of the following: 1) shredded bark mulch, 2) Cocoa bean hulls, or 3) pine straw.
- B. Side and Rear Plant Bed (non-front). Each building or structure shall include the equivalent of a three (3) foot wide plant bed across the entire horizontal length of the building or structure, exclusive of access and service walks perpendicular to the façade of the building or structure, which does not face any street. The plant bed shall contain a mixture of live

shrubs, perennials, ornamental grasses and annuals. The shrub bed shall be entirely mulched with one or a combination of the following: 1) shredded bark mulch, 2) Cocoa bean hulls, or 3) pine straw.

**Section 8.34 – Perimeter Parking Area Landscaping - Front Yard.** All ground level parking areas which lie in front of the building or structure shall be landscaped in accordance with the following standards:

- A. A minimum five (5) foot wide plant bed lying adjacent to and parallel with the entire horizontal length of the pavement/parking areas facing any street, excluding access drives perpendicular to the lot line.
- B. Planting beds shall consist of: 1) shade and/or evergreen trees at a rate of one (1) per each forty (40) feet of horizontal length of parking perimeter facing the street; 2) flowering ornamental and/or understory trees at a rate of one (1) per thirty (30) feet of horizontal length of parking perimeter facing the street; and 3) shrubs screening one hundred percent (100%) of horizontal length of parking perimeter facing the street. Clustering of trees and shrubs is permitted, provided:
  - 1. Maximum spacing between trees is sixty (60) feet.
  - 2. Maximum spacing between shrubs is ten (10) feet.
  - 3. The total amount of trees is not reduced.
- C. The shrub bed shall be entirely mulched with one or a combination of the following: 1) shredded bark mulch, 2) Cocoa bean hulls, or 3) pine straw.

**Section 8.35 - Perimeter Parking Area Landscaping - Side/Rear Yard.** All ground level parking areas which lie in the side and/or rear yard areas of the building or structure shall be landscaped in accordance with the following standards:

- A. A minimum five (5) foot wide plant bed lying adjacent to and parallel with the entire horizontal length of the parking area perimeter facing the side or rear lot line.
- B. Planting beds shall consist of: 1) shade and/or evergreen trees at a rate of one (1) per each forty (40) feet of horizontal length of parking perimeter facing the side or rear lot line; and 2) shrubs five (5) per each twenty-five (25) feet of horizontal length of parking perimeter facing the side or rear lot line.
- C. Clustering of trees and shrubs is permitted, provided:
  - 1. Maximum spacing between trees is sixty (60) feet.
  - 2. Maximum spacing between shrubs is ten (10) feet.
  - 3. The total amount of trees is not reduced.

- D. The shrub bed shall be entirely mulched with one or a combination of the following: 1) shredded bark mulch, 2) Cocoa bean hulls, or 3) pine straw.

**Section 8.36 - Parking Area Interior.** All ground level parking areas shall include interior landscaping according to the following standards:

- A. Parking lots under fifty (50) total spaces:
1. Five percent (5%) of total paved areas including bays, aisles and drives shall be set aside for interior landscape beds.
  2. Maximum of fourteen (14) parking spaces in a single row without a landscape island.
  3. All interior parking bays shall terminate in a landscape island.
  4. Minimum landscape island width is ten (10) feet.
  5. Landscape island minimum area:
    - a. Two hundred (200) square feet for terminal single bay islands.
    - b. Four hundred (400) square feet for terminal double bay islands.
    - c. Minimum landscaping per each two hundred (200) square feet of island:
      - (1) Canopy tree – One (1) and shrubs – three (3) OR
      - (2) Ornamental tree – Two (2) and shrubs – six (6) OR
      - (3) A combination of both options, provided that in no case shall more than fifty percent (50%) of the trees meeting the parking interior requirement be ornamental trees. Ornamental trees shall not interfere with vehicular traffic flow or pedestrian walkways.
    - d. Trees individually mulched with organic material:
      - (1) Shredded bark mulch.
      - (2) Cocoa bean hulls.
      - (3) Pine straw.
    - e. Shrub beds entirely mulched with organic material:
      - (1) Shredded bark mulch.
      - (2) Cocoa bean hulls.
      - (3) Pine straw.
- B. Parking lots over fifty (50) total spaces:
1. Eight percent (8%) of total paved areas including bays, aisles and drives set aside for interior landscape beds;
  2. Maximum of fourteen (14) parking spaces in a single row without a landscape island;
  3. All interior parking bays terminate in a landscape island;

4. Minimum landscaping island width is ten (10) feet;
5. Landscaping island minimum Area:
  - a. Two hundred (200) square feet for terminal single bay islands.
  - b. Four hundred (400) square feet for terminal double bay islands.
6. Minimum landscaping per each two hundred (200) square feet of island:
  - a. One (1) Canopy Tree and Three (3) Shrubs OR
  - b. One (1) Ornamental and Six (6) Shrubs OR
  - c. A combination of both options, provided that in no case shall more than fifty percent (50%) of the trees meeting the parking interior requirement be ornamental trees. Ornamental trees shall not interfere with vehicular traffic flow or pedestrian walkways.
7. Trees individually mulched with organic material:
  - a. Shredded bark mulch,
  - b. Cocoa bean hulls,
  - c. Pine straw.
8. Shrub beds entirely mulched with organic material:
  - a. Shredded bark mulch;
  - b. Cocoa bean hulls;
  - c. Pine Straw.

**Section 8.37 - Loading Areas.** All loading areas shall be screened with landscape plants from being visible from any public or private street. Landscape screening shall be provided along the entire length of the loading area. No loading area shall be situated on a front or side façade. A landscape strip a minimum of ten (10) feet wide shall parallel each side of the loading area containing a minimum of (1) evergreen trees one (1) per each fifteen (15) feet; (2) equal quantity of evergreen and Deciduous Shrubs five (5) per each twenty-five (25) feet. The landscape strip shall be entirely mulched with organic material consisting of any of the following: (1) shredded bark mulch; (2) Cocoa bean hulls; or (3) pine straw.

**Section 8.38 - Outdoor Storage Areas.** All outdoor storage areas shall be landscaped and screened with fencing or a wall on all sides in accordance with the following standards: Plant material shall consist of evergreen trees. Fencing and walls shall comply with the standards for fencing and walls in Section 14.0 of this Ordinance. Evergreen trees shall be spaced one (1) per each fifteen (15) feet. In addition to evergreen trees a planting bed of evergreen and deciduous shrubs of equal mixture shall be planted at a rate of five (5) per each twenty-five (25) feet. Trees and plants shall be selected and planted in order that seventy-five percent (75%) opacity shall occur within one (1) year of planting. The landscape strip shall be entirely mulched with organic material consisting of any of the following: (1) shredded bark mulch; (2) Cocoa bean hulls; or (3) pine straw.

**Section 8.39 - Refuse Area.** All areas used for refuse shall be fully screened on all non-gated sides. Screening shall be done with the use of fencing or walls in accordance with Section 14.0 of this Ordinance. Each side of the refuse area shall be landscaped to include a four (4) foot wide plant bed consisting of tall columnar evergreen shrubs. Shrubs shall be placed three (3) for each eight (8) feet. Each evergreen shrub shall be a minimum of five (5) feet in height at the time of planting. The landscape strip shall be entirely mulched with organic material consisting of any of the following: (1) shredded bark mulch; (2) Cocoa bean hulls; or (3) pine straw with each.

**Section 8.395 - Mechanical Equipment.** In districts where mechanical equipment is allowed to be located on the ground level the following landscape standards shall be adhered to:

- A. A minimum of three (3) foot wide plant bed shall screen and enclose the equipment and equipment base on all sides.
- B. The plant bed shall include a mixture of live shrubs, perennials, ornamental grasses and annuals.
- C. The plant material shall achieve a minimum of fifty percent (50%) opacity within one (1) year of planting.
- D. The landscape strip shall be entirely mulched with organic material consisting of any of the following: (1) shredded bark mulch; (2) Cocoa bean hulls; or (3) Pine straw with each.

**Section 8.4 - Minimum plant size standards (as specified per the American Standard for Nursery Stock ANSI Z60.1-2014).** Any shrub or tree specified by this Ordinance shall at the time of planting meet the following standards:

- A. Shade Trees (canopy)-two (2) inch caliper.
- B. Evergreen Trees-six (6) feet height.
- C. Ornamental (understory)- one and one-half (1-1/2) inch caliper.
- D. Shrubs:
  - 1. Large deciduous Type 2 or 3- twenty-four (24) inch height.
  - 2. Large evergreen Type 4,5, or 6- thirty (30) inch height.
  - 3. Small deciduous Type 1- eighteen (18) inch height.
  - 4. Small evergreen Type 1,2, or 3- twenty-four (24) inch spread.

**Section 8.5 - Species Variation.** In order to prevent monotony in the landscape plan and to maintain the intent and spirit of the landscape goals for the Development, the following species variety standards shall apply to all lots greater than three (3) acres:

- A. Maximum percentage of single species (for the purposes of this section the total number of trees shall be used to calculate the tree percentage and likewise for the shrubs and

understory, only the total number of shrubs shall be used to calculate the percentage of any one type of shrub and the same for the understory):

1. Shade Trees (canopy)- thirty-five (35) percent.
2. Evergreen Trees- forty (40) percent.
3. Ornamental (understory)- thirty-five (35) percent.
4. Shrubs- thirty-five (35) percent.

B. Exceptions: In the event of a limited availability of a certain species, substitutions or changes in the ratio of percentages may occur with approval of the Developer.

**Section 8.6 – Maintenance.** Each lot owner or property owner shall be responsible for all aspects of the maintenance surrounding the landscaping on their lot or property. The responsibility of the common area maintenance shall be separate from this requirement and will be the responsibility of the Association. The landscape plan approved by the review committee shall be followed and installed. After installation the plan shall be maintained at all times in a proper manner in order to meet the goals and objectives of this Ordinance. Dead plant material shall be removed and replaced as close as possible to size of the removed dead plant within thirty (30) days of occurrence. Pruning and trimming plants is restricted only to times when necessary to remove dead or unhealthy portions of a shrub or tree and in if needed to insure health and vitality of the plant. If more than fifty (50) percent of a plant requires removal the entire plant or shrub shall be replaced as close as possible to the size of the removed plant. Topping of trees is prohibited. All debris and rubbish shall be removed from the Development immediately.

**Section 8.7 - Qualifying/Non-Qualifying/Prohibited Plants:** Refer to the Hancock County Code of Ordinances Title XV: Land Usage, Landscaping Standards 156.075, No plant species listed as “Invasive” or “Potentially Invasive” by the Indiana Department of Natural Resources (IDNR) and/or the Invasive Plant Species Assessment Work Group (IPSAWG) shall be permitted.

**Section 8.7 - Qualifying/Non-Qualifying/Prohibited Plants:** Refer to the Hancock County Code of Ordinances Title XV: Land Usage, Landscaping Standards 156.075, No plant species listed as “Invasive” or “Potentially Invasive” by the Indiana Department of Natural Resources (IDNR) and/or the Invasive Plant Species Assessment Work Group (IPSAWG) shall be permitted.

### **Section 8.8 CS District Landscape Treatment**

**Section 8.81 - Purpose and Intent.** The purpose and intent of this Section is to establish minimum standards for the landscape treatment to occur for development within the CS District which will provide aesthetic appeal, protect and enhance the CS District property values as well as those surrounding the CS District and create continuity within Hancock Gateway Park. Additionally, to take full advantage of the environmental benefits plants provide which promote the health, safety and welfare of the general public.

**Section 8.82 – Applicability.** These standards shall apply to all new or existing land uses permitted in the CS District and the development or operation of such uses.

**Section 8.83 – Landscape Zones.** Within the CS District and as part of the process in designing and constructing any of the permitted uses, several specific areas, i.e. landscape zones, are important to protect and regulate. These areas include front yards, rear and side yards, areas near and adjacent to buildings, parking and loading areas, outdoor storage and refuse areas. Mechanical equipment is allowed to be placed at ground level, however, while being allowed at ground level, it shall be understood the landscape treatment in the area of the mechanical equipment will be paramount in allowing the mechanical equipment to be ground level and is strategic to the purpose and intent of this Section. The following sub-sections state the minimum standards for each of these critical areas:

A. Front Yard Landscape Strip.

1. Where no parking area is located between the front building façade and the street right-of-way line or front lot line a front yard landscape strip of uniform width shall be created along and adjacent to the entire frontage of lots which front on the following streets as per the following standard:
  - a. County Road 600 West – Twenty (20) feet;
  - b. Modglin Drive – Fifteen (15) feet;
  - c. Internal Streets (private or public) – Ten (10) feet.
2. Where parking areas are located between the front building façade and the street right-of-way line or front lot line a front yard landscape strip of uniform width shall be created along and adjacent to the entire frontage of lots which front on the following streets as per the following standard:
  - a. County Road 600 West – Fifteen (15) feet;
  - b. Modglin Drive – Five (5) feet;
  - c. Internal Streets (private or public) – Five (5) feet.
3. The landscape strip shall stretch or extend along the entire frontage of the lot and contain plantings as follows:
  - a. For front yards that DO NOT contain parking areas: Shrubs – five (5) for each twenty-five (25) feet of frontage;
  - b. For front yards that DO contain parking areas: Shrubs – five (5) for each twenty (20) feet of frontage;
  - c. Shrub bed shall be a minimum of five (5) feet wide and entirely mulched with organic material of any of the following type: (a) shredded bark mulch; (b) Cocoa bean hulls; or (c) pine straw.

B. Side/Rear Yard Landscape Strip.

1. Where no parking areas are located between the lot line and any building a side yard or rear yard landscape strip shall be provided in a fashion not to interfere with underground utilities.
2. The landscape strip shall extend along the entire side or rear lot line.
3. The landscape strip shall be a minimum of ten (10) feet in width and contain plantings consisting of shade or evergreen trees from the approved species list spaced one (1) for each thirty (30) feet.
4. Clustering of trees is permitted provided the maximum spacing does not exceed fifty (50) feet and the total amount of trees is not reduced.

C. Parking Areas General.

1. All ground level parking areas which lie in front of the building or structure shall be landscaped in accordance with the following standards:
  - a. A minimum five (5) foot wide plant bed lying adjacent to and parallel with the entire horizontal length of the pavement/parking areas facing any street, excluding access drives perpendicular to the lot line, curbed areas, including bays, parallel aisles and drives.
  - b. Planting beds shall consist of: (1) flowering ornamental and/or understory trees one (1) per twenty (20) feet of horizontal length of parking perimeter facing the street; and (2) shrubs five (5) per each twenty (20) feet of horizontal length of parking perimeter facing the street.
  - c. Shrub bed shall be entirely mulched with organic material of any of the following type: (a) shredded bark mulch; (b) Cocoa bean hulls; or (c) pine straw.

D. Parking Area Interior. All ground level parking areas shall include interior landscaping according to the following standards:

1. Parking lots:
  - a. Maximum of twenty (20) parking spaces in a single row without a landscape island.
  - b. All interior parking bays shall terminate in a landscape island.
  - c. Minimum landscape island width is ten (10) feet.
  - d. Landscape island minimum area:
    - (1) Two hundred (200) square feet for terminal single bay islands.
    - (2) Four hundred (400) square feet for terminal double bay islands.
    - (3) Minimum landscaping per each two hundred (200) square feet of island:
      - (a) Canopy tree – One (1) OR
      - (b) Ornamental tree – One (1) AND
      - (c) Shrubs – Three (3).
  - e. Trees individually mulched with organic material:
    - (1) Shredded bark mulch.
    - (2) Cocoa bean hulls.
    - (3) Pine straw.
  - f. Shrub beds entirely mulched with organic material
    - (1) Shredded bark mulch.
    - (2) Cocoa bean hulls.
    - (3) Pine straw.

E. Perimeter Parking Area Landscaping - Side/Rear Yard. All ground level parking areas which lie in the side and/or rear yard areas of the building or structure shall be landscaped in accordance with the following standards:

1. A minimum five (5) foot wide plant bed lying adjacent to and parallel with the entire horizontal length of the parking area perimeter facing the side or rear lot line.

2. Planting beds shall consist of: (1) shade and/or evergreen trees at a rate of one (1) per each thirty-five (35) feet of horizontal length of parking perimeter facing the side or rear lot line; (2) flowering ornamental and/or understory trees one (1) per twenty-five (25) feet of horizontal length of parking perimeter facing the side or rear lot line; and (3) shrubs five (5) per each twenty-five (25) feet of horizontal length of parking perimeter facing the side or rear lot line.
  3. Clustering of trees and shrubs is permitted provided:
    - a. Maximum spacing between trees is eighty (80) feet.
    - b. Maximum spacing between shrubs is twenty (20) feet.
    - c. The total amount of trees is not reduced.
  4. The shrub bed shall be entirely mulched with one or a combination of the following: (1) shredded bark mulch, (2) Cocoa bean hulls, or (3) pine straw.
- F. Loading Areas. All loading areas shall be screened with landscape plants from being visible from Modglin Drive or County Road 600 West. Landscape screening shall be provided along the entire length of the loading area. No loading area shall be situated on a front or side façade. A landscape strip a minimum of ten (10) feet wide shall parallel each side of the loading area containing a minimum of (1) evergreen trees one (1) per each fifteen (15) feet; (2) equal quantity of evergreen and Deciduous Shrubs five (5) per each twenty-five (25) feet. The landscape strip shall be entirely mulched with organic material consisting of any of the following: (1) shredded bark mulch; (2) Cocoa bean hulls; or (3) pine straw.
- G. Outdoor Storage Areas. All outdoor storage areas shall be landscaped and screened with fencing or a wall on all sides in accordance with the following standards: Plant material shall consist of evergreen trees. Fencing and walls shall comply with the standards for fencing and walls in Article 14.0 of this Ordinance. Evergreen trees shall be spaced one (1) per each fifteen (15) feet. In addition to evergreen trees a planting bed of evergreen and deciduous shrubs of equal mixture shall be planted at a rate of five (5) per each twenty-five (25) feet. Trees and plants shall be selected and planted in order that seventy-five percent (75%) opacity shall occur within one (1) year of planting. The landscape strip shall be entirely mulched with organic material consisting of any of the following: (1) shredded bark mulch; (2) Cocoa bean hulls; or (3) pine straw.
- H. Refuse Area: All areas used for refuse shall be fully screened on all non-gated sides. Screening shall be done with the use of fencing or walls in accordance with Article 14.0 of this Ordinance. Each side of the refuse area shall be landscaped to include a four (4) foot wide plant bed consisting of evergreen trees and shrubs. Evergreen trees shall be placed one (1) for each six (6) feet and shrubs shall be placed three (3) for each ten (10) feet. Each evergreen tree shall be a minimum of five (5) feet in height at the time of planting. The landscape strip shall be entirely mulched with organic material consisting of any of the following: (1) shredded bark; (2) cocoa bean hulls; or (3) pine straw. No refuse area or structure shall be located closer than one hundred (100) feet of the north right-of-way line of Modglin Drive and shall not be located closer to County Road 600 West than the rear line of the primary structure.
- I. Mechanical Equipment. In instances where mechanical equipment is to be located on the ground level the following landscape standards shall be adhered to:

1. A minimum of three (3) foot wide plant bed shall screen and enclose the equipment and equipment base on all sides.
2. The plant bed shall include a mixture of live shrubs, perennials, ornamental grasses and annuals.
3. The plant material shall achieve a minimum of fifty percent (50%) opacity within one (1) year of planting.
4. The landscape strip shall be entirely mulched with organic material consisting of any of the following: (1) shredded bark mulch; (2) Cocoa bean hulls; or (3) pine straw.

**Section 8.84 - Minimum plant size standards (as specified per the American Standard for Nursery Stock ANSI Z60.1-2014).** Any shrub or tree specified and planted in the CS District shall at the time of planting meet the following standards:

1. Shade Trees (canopy)-two (2) inch caliper.
2. Evergreen Trees-six (6) feet height.
3. Ornamental (understory)- one and one-half (1-1/2) inch caliper.
4. Shrubs:
  - a. Large deciduous Type 2 or 3- twenty-four (24) inch height.
  - b. Large evergreen Type 4,5, or 6- thirty (30) inch height.
  - c. Small deciduous Type 1- eighteen (18) inch height.
  - d. Small evergreen Type 1,2, or 3- twenty-four (24) inch spread.

**Section 8.85 - Species Variation.** In order to prevent monotony in the landscape plan and to maintain the intent and spirit of the landscape goals for the Development, the following species variety standards shall apply to the CS District:

1. Maximum percentage of single specie (for the purposes of this section the total number of trees shall be used to calculate the tree percentage and likewise for the shrubs and understory, only the total number of shrubs shall be used to calculate the percentage of any one type of shrub and the same for the understory):
  - a. Shade Trees (canopy)- thirty-five (35) percent.
  - b. Evergreen Trees- forty (40) percent.
  - c. Ornamental (understory)- thirty-five (35) percent.
  - d. Shrubs- thirty-five (35) percent.

**Section 8.86 – Maintenance.** Each lot owner or property owner within the CS District shall be responsible for all aspects of the maintenance surrounding the landscaping on their lot or property. The responsibility of the common area maintenance shall be separate from this requirement and will be the responsibility of the Association. The landscape plan approved by the review committee shall be followed and installed. After installation the plan shall be maintained at all times in a proper manner in order to meet the goals and objectives of this Ordinance. Dead plant material shall be removed and replaced as close as possible to size of the removed dead plant within thirty (30) days of occurrence. Pruning and trimming plants is restricted only to times when necessary to remove dead or unhealthy portions of a shrub or tree and in if needed to insure health and vitality of the plant. If more than fifty (50) percent of a plant requires removal the entire plant or shrub shall be replaced as close as possible to the size of the removed plant. Topping of trees is prohibited. All debris and rubbish shall be removed from the Development immediately.

**Section 8.87 - Qualifying/Non-Qualifying/Prohibited Plants of the CS District.** Refer to the Hancock County Code of Ordinances Title XV: Land Usage, Landscaping Standards 156.075, No plant species listed as “Invasive” or “Potentially Invasive” by the Indiana Department of Natural Resources (IDNR) and/or the Invasive Plant Species Assessment Work Group (IPSAWG) shall be permitted.

**Section 8.9 – Street Trees.** This Ordinance includes a plan setting aside street trees along all streets, private and public. Trees not installed at the time of street construction shall be installed at the time of the landscape plan for each lot. Trees installed by the adjoining lot owner shall be maintained by the adjoining lot owner one (1) year from time of planting. If at any time during the one (1) year the tree is unhealthy or deemed to be in need of replacing due to negligence on the behalf of the adjoining lot owner, the adjoining lot owner shall replace said tree. After the one (1) year maintenance period, the Association shall be responsible for said street trees. If the Developer installs the street trees, the Association shall be responsible for the street trees. The following standards shall apply to the placing of street trees:

- A. Trees along a connector corridor, local street or private street shall be planted in a planting strip between the curb and sidewalk. If a planting strip is not available, then the trees shall be planted within the outer 10 feet of right-of-way. If space is not available within the outer 10 feet of right-of-way, then the trees shall be planted on the abutting property within 10 feet of the right-of-way and may be credited toward applicable perimeter planting.
- B. Trees shall be planted at least two and one-half feet (2'6") from a sidewalk or curb edge.
- C. Within 75 feet of an intersection, trees may be planted back of sidewalk to maintain site distances for traffic control signs. Low-branching species shall not be allowed within 75 feet of an intersection. Trees shall be located a minimum of 10 feet from a driveway cut or street light, and a minimum of three (3) feet from a fire hydrant. Also see Section 156.072 Sight Visibility Standards of the Hancock County Code of Ordinances for the vision clearance standards.
- D. No street tree shall be placed closer than ten (10) feet to a street light fixture/pole.

E. The following trees are approved as street trees. Trees not on this list shall not be planted:

Common Name	Scientific Name	Type
Miyabei Maple*	<i>Acer miyabei</i> 'STATE STREET'	Understory
Black Maple	<i>Acer nigrum</i> / <i>saccharum</i> subsp. <i>nigrum</i>	Shade
Red Maple	<i>Acer rubrum</i> 'October Glory', 'Bowhall', 'Autumn Flame'***	Shade
Red Maple	<i>Acer rubrum</i> 'Sun Valley'***	Understory
Freeman Maple / Hybrid Red Maple	<i>Acer x freemanii</i> 'Armstrong'	Shade
Downy Serviceberry*	<i>Amelanchier arborea</i>	Understory
Autumn Brilliance Apple Serviceberry*	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Understory
Allegheny Serviceberry	<i>Amelanchier laevis</i> 'Cumulus'***	Understory
Common Hornbeam*	<i>Carpinus betulus</i> 'Fastigiata'	Shade
American Hornbeam	<i>Carpinus caroliniana</i>	Understory
Eastern Redbud	<i>Cercis canadensis</i>	Understory
Cornelian Cherry Dogwood*	<i>Cornus mas</i>	Understory
Thornless Cockspur Hawthorn	<i>Crataegus cuis-galli</i> 'Inermis'	Understory
Washington Hawthorn	<i>Crataegus phaenopyrum</i>	Understory
Green Hawthorn	<i>Crataegus viridis</i>	Understory
Ginkgo (male only) *	<i>Ginkgo biloba</i>	Shade
Thornless Honeylocust	<i>Gleditsia triancanthos</i> f. 'inermis', 'Moraine', 'Perfection', 'Skycole'***	Shade
Kentucky Coffeetree	<i>Gymnocladus dioica</i> 'Espresso'	Shade
Amur Maackia*	<i>Maackia amurensis</i>	Understory
Flowering Crabapple*	<i>Malus</i> spp. 'Adirondack', 'Firebird', 'Prairiefire', 'Raspberry Spear', 'Red Barron', 'Red Jewel', 'Sugar Tyme'***	Understory
Black Gum	<i>Nyssa sylvatica</i>	Shade
Hophornbeam	<i>Ostrya virginiana</i>	Understory

Common Name	Scientific Name	Type
English Oak*	Quercus robur f. fastigiata	Shade
Ivory Silk Japanese Tree Lilac*	Syringa reticulata ‘Ivory Silk’	Understory
Littleleaf Linden*	Tilia cordata	Shade
Silver Linden*	Tilia tomentosa	Shade
American Elm*	Ulmus americana ‘Jefferson’, ‘New Harmony’, ‘Valley Forge’**	Shade
Japanese Zelkova*	Zelkova serrata ‘Green Vase’, ‘Village Green’**	Shade

E. Street Tree Zones. Street tree zones have been established as depicted on Exhibit 15.3. These trees shall be planted within the right-of-way by the Developer in conjunction with the site infrastructure after street completion as follows:

- Zone 1 – Ginkgo (Shade), Ivory Silk Lilac (Ornamental)
- Zone 2 – Black Gum (Shade), Redbud (Ornamental)
- Zone 3 – Red Oak (Shade), Serviceberry (Ornamental)
- Zone 4 – Hornbeam (Shade), Redbud (Ornamental)
- Zone 5 – Red Maple (Shade), Dogwood (Ornamental)

\* Indicates non-native species

\*\* Indicates other varieties available but subject to approval

## Article 9.0 Public / Private Streets

**Section 9.1 – General.** Streets within the Development shall be either Public and dedicated to the public or private and maintained by the Association. Private streets shall be considered passageways for all emergency vehicles at all times. This Ordinance shall classify each street type relative to intended use and purpose and shall establish the minimum standards of design. These standards shall be in addition to the Hancock County Subdivision Control Ordinance and where a conflict may exist between the two, this Ordinance shall govern. County Road 200 North shall be considered a Public road and upgraded as defined in this Ordinance per Exhibit 15.10..

**Section 9.2 – Medians Within Public Right-of-Way.** Medians are allowed within the dedicated public and private rights-of-way, including the County Road 200 North per Exhibit 15.10. Any landscaping, trees, street lights or other features which are considered site amenities, such as way finding signs, that are placed within the medians shall be done so at the Developer’s expense and shall be maintained in a safe and attractive manner by the Developer or Owners Association.

The curbs or storm drainage system which crosses through or outlines the medians shall be the responsibility of Hancock County.

**Section 9.3 - Street Design Standards.** The streets in the Development have been categorized as Connector Corridor; Local or Private. Connector Corridor streets are designed to allow traffic to enter and move through the Development with few points of conflicts. Direct access to the connector corridors is discourage, but not prohibited. Connector Corridors are intended to be dedicated to the public. Local Streets are predominantly interior streets which may or may not be dedicated to the public. Private Streets are those which will carry a very low volume of traffic at very low rate of speed and are to be maintained and owned by the lot owner or Association. Each street shall adhere to the following geometric design parameters:

- A. Minimum Right-of-Way Widths:
  - 1. Public Connector Corridor – Seventy (70) feet.
  - 2. All other public streets – Fifty (50) feet.
  - 3. Private Streets – Thirty (30) feet.
  - 4. Ingress/Egress Easements – Twenty-Four (24) feet
  
- B. Minimum Horizontal Centerline Radius:
  - 1. Public Connector Corridor – Two hundred (200) feet.
  - 2. All other public streets – One hundred twenty-five (125) feet.
  - 3. Private Streets – One Hundred Feet (100) feet
  - 4. Ingress/Egress Easements – Thirty-Five (35) feet

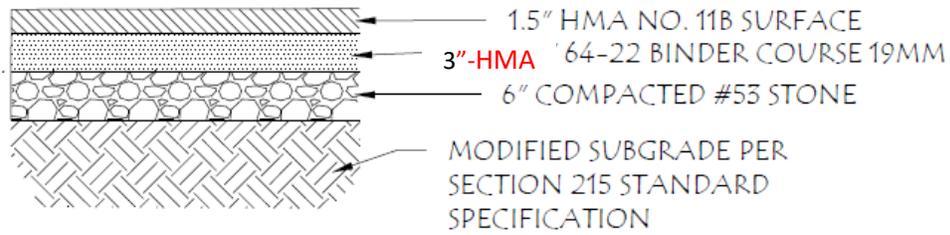
- C. Minimum Tangent Between Reverse Curves:
  - 1. Public Connector Corridor – Fifty (50) feet
  - 2. All other public and private streets and ingress/egress easements – None
  
- D. Minimum Street Pavement Width:
  - 1. Public Connector Corridor:
    - a. Two-way traffic – Twenty-eight (28) feet back to back of curb.
    - b. One-way traffic – Fourteen (14) feet back to back of curb.
  
  - 2. All other public streets:
    - a. Two-way traffic – Twenty-eight (28) feet back to back of curb.
    - b. One-way traffic – Sixteen (16) feet back to back of curb.
  
  - 3. Private Streets:
    - a. Two-way traffic – Twenty-six (26) feet back of curb to back of curb
    - b. One-way traffic – Fourteen (14) feet back of curb to back of curb
  
- E. Intersections:
  - 1. Public Connector Corridor to County Road 200 North:
    - a. Ninety (90) degrees.
    - b. Streets rounded with a forty (40) foot radius.
    - c. Traffic circle
  
  - 2. Any internal public street to Connector Corridor:
    - a. Ninety (90) degrees.
    - b. Radial to horizontal curve (where applicable).
    - c. Streets rounded with a twenty-five (25) foot radius.
    - d. Traffic circle
  
  - 3. Any private drive to Connector Corridor and internal public street:
    - a. Not less than seventy-five (75) degrees.
    - b. Radial to horizontal curve (as applicable).
    - c. Streets rounded with a twenty-five (20) foot radius.

- F. Traffic Circle or Round-a-bout: Any street intersection may be constructed as a round-a-bout as long as the geometrics meets the minimum design standards of the American Association of State Highway and Transportation Officials (AASHTO).
- G. County Road 200 North. A one-half right-of-way shall be dedicated along the north side of County Road 200 North of Fifty-Seven (57) feet which shall extend from County Road 600 West to County Road 700 West, except in areas where additional right-of-way is necessary to construct a traffic circle, and be measured perpendicular to and from the section line. County Road 200 North shall be improved per the standards shown on Exhibit D.

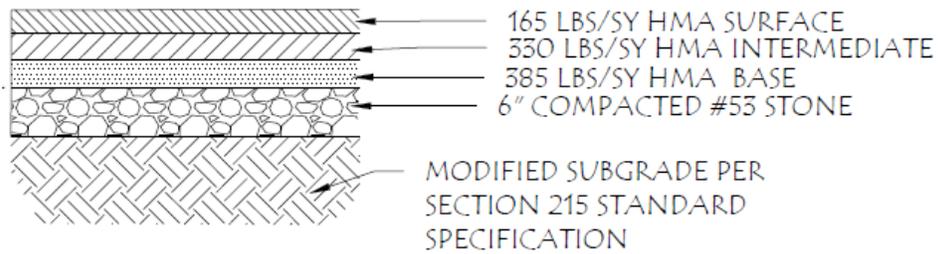
**Section 9.4 - Street Signs.** To enhance the aesthetics of the Development, traffic control signs at intersections and along public and private streets shall be constructed to standards adopted by the Developer. Prior to installation the signs shall be approved by the Hancock County Highway Engineer for AASHTO standards of reflectivity as well as visual and impact regulations. All traffic signs shall be maintained by the Developer or Association. Traffic signs shall be installed and approved by the Hancock County Highway Engineer prior to the streets being dedicated to the public where appropriate.

**Section 9.5 - External Access to Hancock Gateway Park.** No access from County Road 600 West (Mt. Comfort Road) shall be permitted to the Development, with the following exceptions: a) Modglin Drive shall be extended west to serve as the access point to County Road 600 West for all Districts except for the CS District; and 2) existing entrances from County Road 600 West into the CS District may remain. In addition, access to County Road 600 West may be gained from Huger L. Phelps Drive through the access drive on the McDonald's Real Estate. A maximum of three (3) full services (having left and right turn from County Road 200 North) access points shall be allowed from County Road 200 North into the Development as located on the Amended Preliminary Plan. In general one access point shall be directly across from the entrance in to Heron Creek; the other two (2) entrances shall be located west and east of the Heron Creek entrance with all drives having a minimum separation of 400 feet between the centerlines. One (1) limited access point shall be allowed east of the Heron Creek Entrance having only right in and right out privileges. Each entrance shall be designed in accordance with the Hancock County Subdivision Control Ordinance with approval from the Hancock County Highway Engineer.

**Section 9.6 – Pavement Standards.** Pavement sections for private and public streets shall be constructed per the minimum standards as per the following details:



PRIVATE AND LOCAL STREET PAVEMENT  
 CROSS SECTION  
 NO SCALE



CONNECTOR CORRIDOR STREET  
 PAVEMENT CROSS SECTION PER  
 SECTION 155.091 (B)(4)(b)  
 NO SCALE

**Section 9.7 - Maintenance for emergency ingress-egress.** No provision in this article waives or eliminates the responsibility of the Hancock Gateway Park or end user of the subject site to adequately maintain emergency ingress-egress to and from the subject site.

**Section 9.8 – On-street Parking.** On-street parking shall be permitted on any private streets/drives within the Development where adequate pavement width remains to accommodate safe traffic movement and emergency access. On-street parking is prohibited on the Connector Corridors and all other dedicated public streets.

**Section 9.9 – Snow Removal.** The Developer or Owners Association shall be responsible for the snow and ice removal of the public and private streets for accumulations of up to four (4) inches. Hancock County shall be responsible for snow accumulations of over four (4) inches for public streets only.

## Article 10.0 Stormwater Management

**Section 10.1 - Purpose and Intent.** The purpose and intent of these stormwater management standards are to implement the Developer's desire:

- A. To provide adequate drainage solutions for the health, safety and general welfare of the public;
- B. To preserve and enhance the visual appearance of Hancock Gateway Park's natural features; and
- C. To promote environmentally considerate land development.

Further it is the intent of this section to encourage low impact drainage design by means of the following:

- A. Redirecting water flow from undersized subsurface drains to a central master planned system of storm water features consisting of ponds, storm sewers and dry detention basins.
- B. Drainage solutions which recharge ground water in an environmentally safe manner through the use of bio-swales, rain gardens and vegetative filter strips,
- C. Restricting the storm water outflow to rates less than currently flowing from the Development, and
- D. Encourage effective erosion control practices before during and after construction.

**Section 10.2 - General Standards.** In addition to the requirements set forth in this Ordinance, all stormwater and water quality improvements shall comply with the Stormwater Technical Standards Manual as described in the Hancock County, Indiana Code of Ordinances, unless the Developer has obtained variances or waivers from the Hancock County Drainage Board as part of this Ordinance approval process. All stormwater management and water quality structures and systems shall be kept in good repair, and safe, neat, clean condition. stormwater management and water quality structures and systems may be inspected periodically by the Surveyor of Hancock County and/or his/her agent for compliance with this ordinance and other codes of the County.

**Section 10.3 - Stormwater Management Standards.** Unless otherwise specified in the Stormwater Technical Standards Manual as described in the Hancock County, Indiana Code of Ordinances the following standards apply:

- A. Hancock Gateway Park's master drainage plan was designed based upon a full development with pre-determined discharge/release rates to each outlet.
- B. While the intent is to provide an adequate outlet for each end-user in the Development, any excess discharge/release above the pre-determined rate shall require the end-user to comply with discharge/release rates specified in the Stormwater Technical Standards Manual.
- C. All roof drainage shall be collected and tied into the internal stormwater drainage system of the end-user.
- D. All "safety ledges" as specified in the Stormwater Technical Standards Manual shall be no less than ten (10) feet wide.

## Article 11.0 Site Lighting

**Section 11.1 - Purpose and Intent.** The purpose and intent of these lighting standards are to implement the Developer's desire:

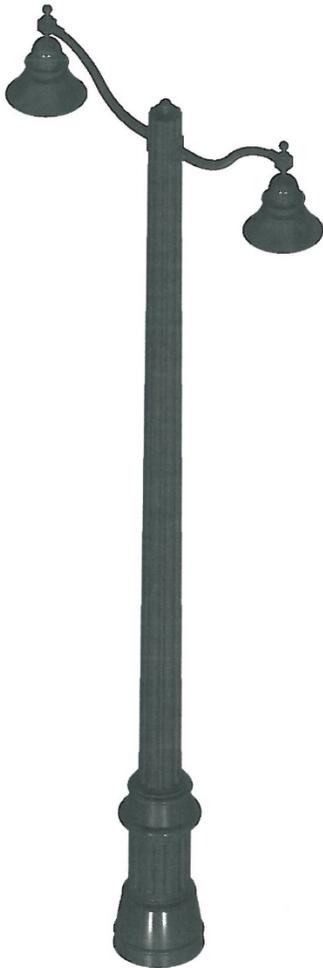
- A. To provide lighting for the health, safety and general welfare of the public.
- B. To enhance the character and visual appearance of the Hancock Gateway Park's architectural and natural features.
- C. To promote safer vehicular and pedestrian traffic movement under low natural light conditions.

Further, it is the intent of this section to encourage site lighting which meet the following:

- A. Promote the effective use of energy efficient site lighting devices and systems.
- B. Minimize light intrusion into the environment.
- C. Encourage the use of aesthetic site lighting fixtures, poles and accessories in order to integrate them into the overall appearance of Hancock Gateway Park and be compatible with their surroundings.

**Section 11.2 - General Standards.** The requirements listed pertain to the general site lighting standards for Hancock Gateway Park. Further, refer to 156.077, Exterior Lighting Standards of the Hancock County Code of Ordinances for additional standards. Exhibits 11.21 -11.24 illustrate the style of site lighting intended. All site lighting fixtures shall be:

- A. Fully shielded.
- B. Directed downward toward the finished surface.
- C. All site light sources shall be directed away from high reflective surfaces in order to minimize glare upon external properties and public rights-of-way.
- D. The use of high intensity light sources, such as but not limited to laser light, are prohibited.
- E. Floodlights and searchlights are prohibited except for "Grand Opening" or other similar events provided they:
  - 1. Are in use no more than three (3) days to the event;
  - 2. Are not in use immediately after the event;
  - 3. Are not operating beyond 11-pm Monday thru Thursday and Sunday; and
  - 4. Are not operating beyond mid-night on Friday and Saturday.
- F. Light pole maximum heights are as follows:
  - 1. Within public streets – Thirty (30) feet.
  - 2. Within and along parking areas – Twenty (20) feet.
  - 3. Along pedestrian walks, paths, trails – Fifteen (15) feet.



# SternbergLighting

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CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

Catalog Number: 2A-1970LEDBT-10ARC35T4-MDL03-FFG-CA4 / 7925ARTF / 12FF / RSB4 / BK

### NUMBER OF ARMS: 2A-

Number of Arms: Two Arms at 180 Degrees (2A)

### ARM ROADWAY FIXTURE: 1970LED

The 1970 Gallery series is a versatile downlight fixture featuring many options and a choice of straight or flared shades.

Body Style: Blank Top (BT)

### LIGHT SOURCE: -10ARC35T4-MDL03-FFG

Array: 10ARC (140 LEDs, 160 Watts) (10ARC)  
 Color Temp: 3500K (35)  
 Distribution: Type 4 (T4)  
 Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 350 mA (MDL03)  
 Lens: Frosted Flat Glass (FFG)

### ROADWAY OPTIONS: -HS-HB

Hangstraight: Horizontal HS Ball Finial (HS-HB)

### ARM: CA4

### POLE: /7925ARTF/12FF/RSB4/

The 7901SS Birmingham features a tall, smoothly curved pedestal bottom section transitioning to a tall twelve flute vertical base section with a large access door. It is made of heavy wall, 356 alloy cast aluminum.

Model: 7901 Birmingham (/79)  
 Height: 25 Ft (25)  
 Shaft Material: Aluminum (A)  
 Shaft Type: Round Tapered Fluted 12 Flat Flutes (RTF/12FF)  
 Finial: 4" Ball Finial (RSB4)

### FINISH: BK

Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Arms and Accessory	Orientation
CA4	0, 180
	180°
	See Spec Sheet For Bolt Circle Information
- 90° -	- 270° -
	0°
See Specification Sheet	
Access Door Orientation:	0°
Street Side Orientation:	180°

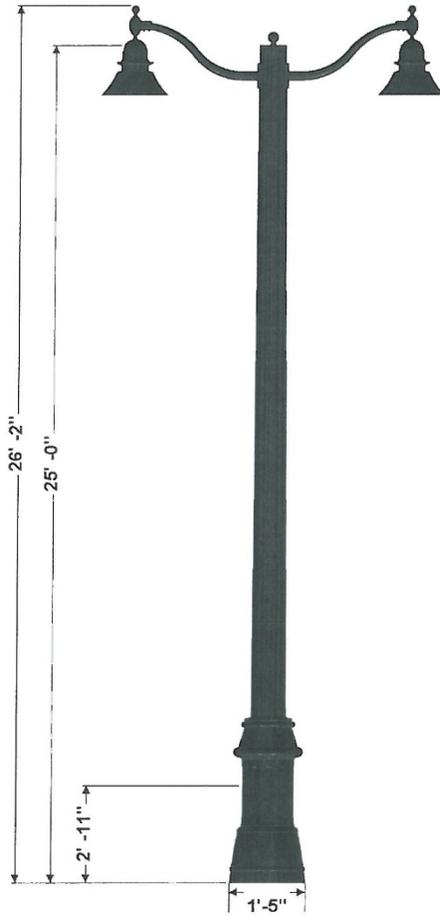
Job Name: \_\_\_\_\_ Customer Signature: \_\_\_\_\_ Drawing #27931  
 Job Location: \_\_\_\_\_ Date: 2019/05/13 1 of 2



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CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

Catalog Number: 2A-1970LEDBT-10ARC35T4-MDL03-FFG-HS-HB / CA4 / 7925ARTF / 12FF / RSB4 / BK



Job Name: \_\_\_\_\_ Customer Signature: \_\_\_\_\_ Drawing #27931  
Job Location: \_\_\_\_\_ Date: 2019/05/13 2 of 2





Arms and Accessory	Orientation
CA4	180
Double Banner Arm (DBA)	0
	180°
	See Spec Sheet For Bolt Circle Information
	-90° - -270°
	0°
See Specification Sheet	
Access Door Orientation:	0°
Street Side Orientation:	180°



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CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

**NUMBER OF ARMS: 1A-**

Number of Arms: One Arm (1A)

**ARM ROADWAY FIXTURE: 1970LED**

The 1970 Gallery series is a versatile downlight fixture featuring many options and a choice of straight or flared shades.

Body Style: Blank Top (BT)

**LIGHT SOURCE: -10ARC35T4-MDL03-FFG**

Array: 10ARC (140 LEDs, 160 Watts) (10ARC)  
 Color Temp: 3500K (35)  
 Distribution: Type 4 (T4)  
 Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 350 mA (MDL03)  
 Lens: Frosted Flat Glass (FFG)

**ROADWAY OPTIONS: -HS-HB**

Hangstraight: Horizontal HS Ball Finial (HS-HB)

**ARM: CA4**

**NUMBER OF ARMS: 1AM-**

Number of Arms: One Arm (1A)

**ARM PEDESTRIAN FIXTURE: 1970LED**

The 1970 Gallery series is a decorative downlight fixture featuring a choice of straight or flared shades; flat glass, sag glass or an opal acrylic lens.

**PED LIGHT SOURCE: -6ARC35T3-MDL03-SV1**

Array: 6ARC (84 LEDs, 97 Watts) (6ARC)  
 Color Temp: 3500K (35)  
 Distribution: Type 3 (T3)  
 Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 350 mA (MDL03)  
 Lens: Flat Diffuse Acrylic Lens (SV1)

**PED OPTIONS: -HSHB**

Hangstraight: Horizontal HS Ball Finial (HSHB)

**ARM: CA4**

**POLE: /7925ARTF/12FF/RSB4/**

The 7901SS Birmingham features a tall, smoothly curved pedestal bottom section transitioning to a tall twelve flute vertical base section with a large access door. It is made of heavy wall, 356 alloy cast aluminum.

Model: 7901 Birmingham (79)  
 Height: 25 Ft (25)  
 Shaft Material: Aluminum (A)  
 Shaft Type: Round Tapered Fluted 12 Flat Flutes (RTF/12FF)  
 Finial: 4" Ball Finial (RSB4)

**ACCESSORY: HDBA**

Made from heavy-wall aluminum, double banner arms mount to the side of the pole and measure 36" between post centers. Banners by others.

Model: Double Banner Arm, 24" X 48" (HDBA)

**FINISH: BK**

Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly

Job Name: \_\_\_\_\_ Customer Signature: \_\_\_\_\_ Drawing #27930  
 Job Location: \_\_\_\_\_ Date: 2019/05/13 1 of 2

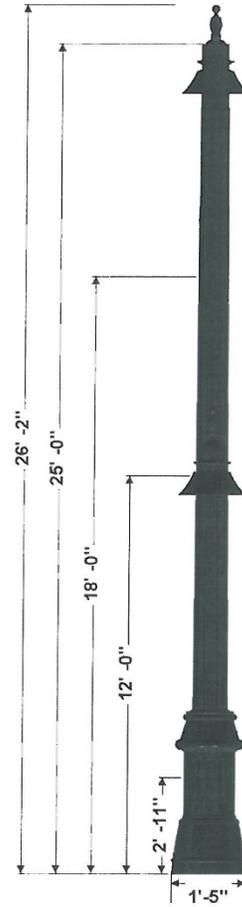
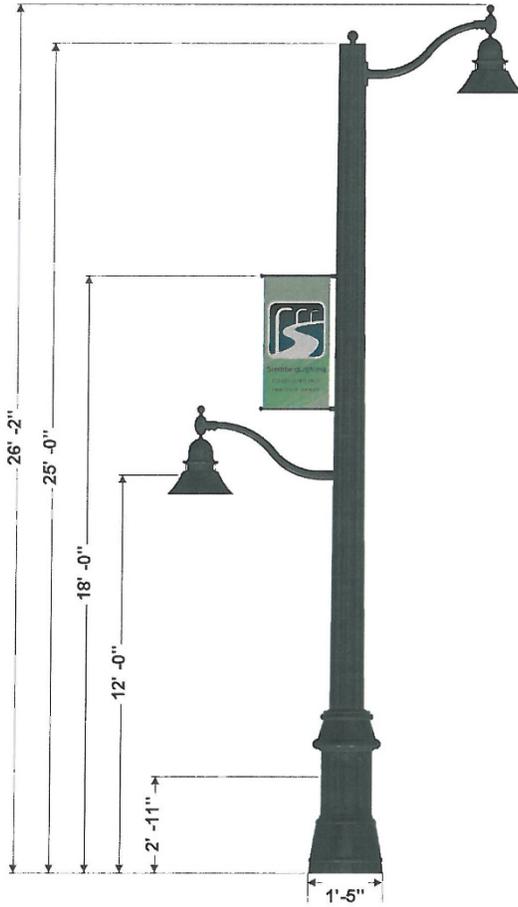
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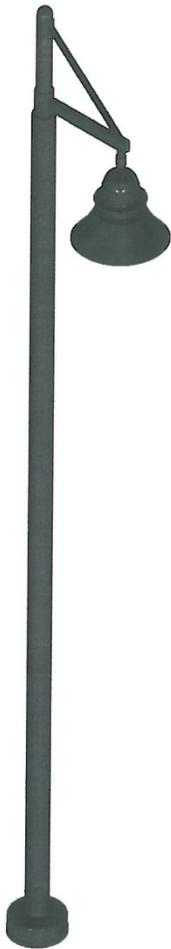
CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

Catalog Number: 1A-1970LED-BT-10ARC35T4-MDL03-FFG-HS-HB / CA4 / 1AM-1970LED-6ARC35T3-MDL03-SV1-HSHB / CA4 / 7925ARTF / 12FE / RSE



Job Name:	Customer Signature:	Drawing #27930
Job Location:	Date:	3 of 2





# SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

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CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

### ARM ARM FIXTURE: 1970LED

The 1970 Gallery series is a decorative downlight fixture featuring a choice of straight or flared shades; flat glass, sag glass or an opal acrylic lens.

Shade Style: Flared (F)  
Body Style: Blank Top (BT)

### ARM LIGHT SOURCE: -8ARC35T5-MDL03

Array: 8ARC (112 LEDs, 127 Watts) (8ARC)  
Color Temp: 3500K (35)  
Distribution: Type 5 (T5)  
Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 350 mA (MDL03)

### ARM OPTIONS: -SV1-EZ

Lens: Flat Diffuse Acrylic Lens (SV1)  
Hangstraight: EZ Vertical (EZ)

### New Product: OAPT

OAPT

### POLE: /RSA20600-A-D1-2401-6

Urban Line round straight aluminum pole.

Model: RSA (/RSA)  
Height: 20 Ft (20)  
Shaft Size: Round Straight 6 Inch (600)  
Gauge: .156 Inch (A)  
Fixture Mtg Type: Single Fixture, Side Mount (D1)  
Base Cover: 2401-6 Round Base (2401-6)

### FINISH: /BK

Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Catalog Number: 1970LED-FBT-8ARC35T5-MDL03-SV1-EZ / OAPT / RSA20600-A-D1-2401-6 / BK

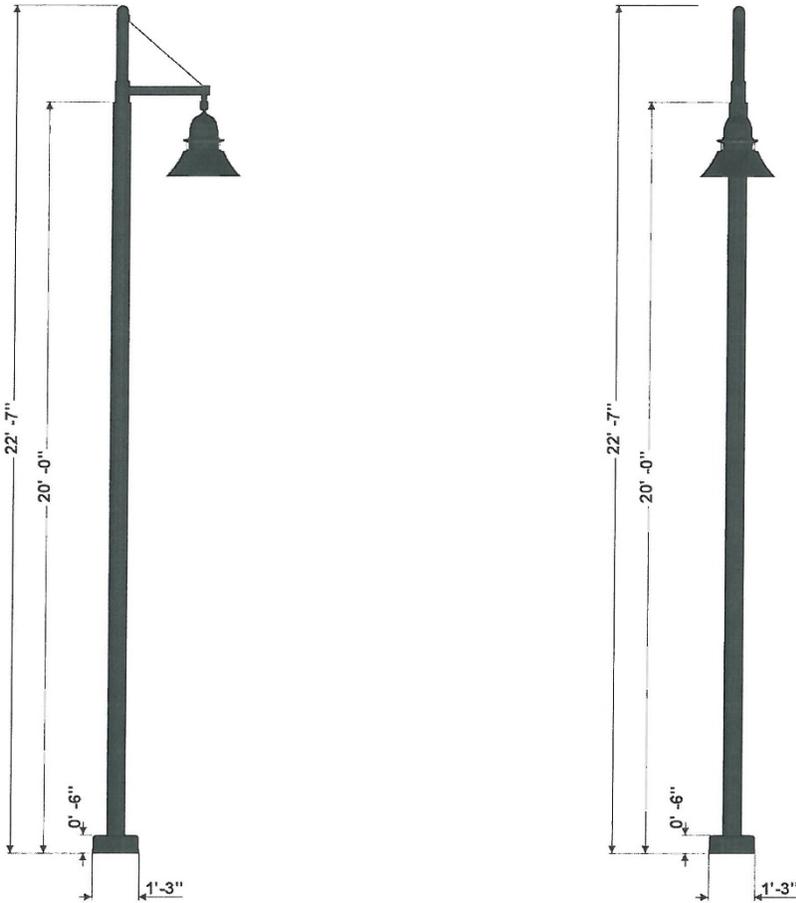
Arms and Accessory	Orientation
OAPT (Urban)	0
	180°
	See Spec Sheet For Bolt Circle Information
- 90° -	- 270° -
	0°
See Specification Sheet	
Access Door Orientation:	0°
Street Side Orientation:	180°

Job Name: \_\_\_\_\_ Customer Signature: \_\_\_\_\_ Drawing #27914  
Job Location: \_\_\_\_\_ Date: 2019/05/13 1 of 2



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CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

Catalog Number: 1970LED-FBT-8ARC35T5-MDL03-SV1-EZ / OAPT / RSA20600-A-D1-2401-6 / BK



Job Name: \_\_\_\_\_ Customer Signature: \_\_\_\_\_ Drawing #27914  
Job Location: \_\_\_\_\_ Date: 2019/05/13 2 of 2





# SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

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CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

### ARM ARM FIXTURE: 1970LED

The 1970 Gallery series is a decorative downlight fixture featuring a choice of straight or flared shades; flat glass, sag glass or an opal acrylic lens.

Shade Style: Flared (F)  
Body Style: Blank Top Solid Rings (BTSR)

### ARM LIGHT SOURCE: -10ARC35T5-MDL03

Array: 10ARC (140 LEDES, 160 Watts) (10ARC)  
Color Temp: 3500K (35)  
Distribution: Type 5 (T5)  
Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 350 mA (MDL03)

### ARM OPTIONS: -SV1-EZ

Lens: Flat Diffuse Acrylic Lens (SV1)  
Hangstraight: EZ Vertical (EZ)

### New Product: OAPT

OAPT

### POLE: /RSA20600-A-D2-2401-6

Urban Line round straight aluminum pole.

Model: RSA (/RSA)  
Height: 20 Ft (20)  
Shaft Size: Round Straight 6 Inch (600)  
Gauge: .156 Inch (A)  
Fixture Mtg Type: Two Fixtures at 180°, Side Mount (D2)  
Base Cover: 2401-6 Round Base (2401-6)

### FINISH: /BK

Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Catalog Number: 1970LED-FBTSR-10ARC35T5-MDL03-SV1-EZ / OAPT / RSA20600-A-D2-2401-6 / BK

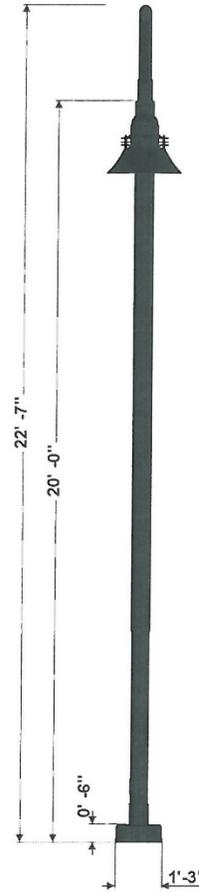
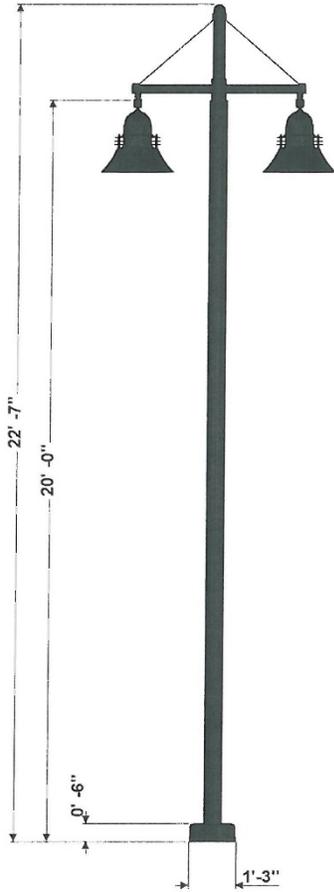
Arms and Accessory	Orientation
OAPT (Urban)	0
	180°
- 90° -	- 270° -
	0°
See Spec Sheet For Bolt Circle Information	
See Specification Sheet	
Access Door Orientation:	0°
Street Side Orientation:	180°

Job Name:	Customer Signature:	Drawing #27904
Job Location:	Date: 2019/05/13	1 of 2



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CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY



Catalog Number: 1970LED-FBTSR-10ARC35T5-MDL03-SV1-EZ / OAPT / RSA20600-A-D2-2401-6 / BK

Job Name: \_\_\_\_\_ Customer Signature: \_\_\_\_\_ Drawing #27904  
Job Location: \_\_\_\_\_ Date: 2019/05/13 2 of 2



## Article 12.0 Signage

**Section 12.1 - Purpose and Intent.** The purpose and intent of these signage standards are to implement the Developer's desire:

- A. To preserve and enhance the character and visual appearance of Hancock Gateway Park;
- B. To avoid proliferation of signs;
- C. To encourage signs to be compatible with the design of buildings and with the surrounding area;
- D. To encourage simplicity and readability of signs;
- E. To encourage employment of the principles of good design; and
- F. To enhance economic development and growth within the Development, and to protect public and private investment.

Further, it is the intent of this section to encourage signs which are all of the following:

- A. Safe, legible and effective for communication in the circumstances in which they are seen;
- B. Appropriate to the activity that displays them;
- C. Expressive of both the individual activity and the community as a whole; and compatible with their surroundings.

This Article applies to all Districts in the Hancock Gateway Park except the CS-District.

### Section 12.2 - Definitions

The following definitions are to be used in conjunction with this Article of this PUD Ordinance in addition to the previous definitions of Article 2.

ABOVE ROOF SIGN: A sign displayed above the peak or parapet of a roof.

ANIMATED SIGN: Any sign that uses movement, or change of lighting, to depict action or create a special effect or scene, where the copy or images change at intervals.

AWNING: A metal framed structure covered in fabric or metal roofing, used to add scale, protect from inclement weather, augment an entrance or serve as a backdrop for graphics/signage above a building storefront. An awning will be an additive to a building and considered non-permanent and not structurally integrated into the building.

AWNING SIGN: A sign painted, stamped, perforated, or stitched, or otherwise applied to an awning.

BANNERS: Any sign of lightweight fabric or similar material that is mounted to a pole or a building by a frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

BACKLIT AWNING SIGN: An enclosed illuminated structure that is attached to the wall of the building

with the face of the sign approximately parallel to the wall and with the message integrated into its face.

**BARBER POLES:** Rotating or stationary cylindrical pole of the traditional red, white and blue spiral striped design, identifying the premises as a barber shop.

**BALLOON:** An inflated object no larger than 18” in diameter displayed at a height which is not above the roof ridge line of the principal building or is not higher than 15 feet. An inflatable sign is not a balloon.

**BILLBOARD:** A sign that identifies or communicates a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than the lot where the sign is located. A billboard sign will be considered as an on-premise sign during the time when any billboard is owned by the Developer and the real estate on which the billboard is located is contiguous to real estate owned by the Developer and the billboard is advertising an activity or message related to the real estate upon which the billboard is located.

**BUSINESS DIRECTORY SIGNS:** A sign or set of similarly designed individual signs, placed or displayed in sequence, to list all or part of the tenants within a building or business center.

**CANOPY SIGNS:** Signs suspended no lower than eight feet above the public right-of-way or above a walkway that is used by the public, or under a canopy or awning of a building, which identifies a building, profession or industry conducted on the premises

**CHANGEABLE COPY SIGNS:** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged either electronically or manually.

**CHANGE OF COPY:** Changing of the face or letters on a sign. Change of a copy shall not constitute a change of use.

**COMMERCIAL MESSAGE:** Any sign, wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, industry, product, service, or activity.

**COMMUNITY ACTIVITIES SIGNS:** Signs associated with a religious, charitable, cultural, civic or educational organization.

**CONSTRUCTION ANNOUNCEMENT SIGNS:** Signs placed on a property upon which construction is to take place, or is taking place, which contain information regarding the individuals and firm directly connected with the construction project, including the name of the contractor, the sub-contractors, the architects, the lender, the real estate licensee, the utilities, and the possible future tenants.

**DAMAGED SIGN:** A sign whose sign structure is no longer capable of displaying its sign face as designed due to damage caused by fire, weather or other accidental means beyond control of the applicant.

**DIRECTIONAL SIGN:** A sign providing information for the convenience of the public, such as the location of exits, entrances, parking and public restrooms.

**DOUBLE-FACED SIGNS:** A sign which is constructed to have the perimeter of both faces coincide and are parallel and not more than 24 inches apart. The interior angle created by two faces shall not exceed 60 degrees.

ELECTRONIC VARIABLE MESSAGE SIGN (EVMS): An advertising sign where the message copy includes characters, letters, or illustrations that can be changed or rearranged electronically without touching or physically altering the primary surface of the sign. Message copy may be changed in the field or from a remote location.

FREESTANDING SIGN: Any sign attached to a self-supporting sign structure standing on the ground, which is essentially unattached to any other structure. Signs mounted on architecturally integrated extensions of building are not considered free standing.

FREESTANDING BUSINESS CENTER IDENTIFICATION SIGNS: Freestanding signs which identify a business center of not less than three (3) businesses and which may be a combination of business center identification sign as well as business directory signs.

FOOT CANDLE: A measure of illumination that is one lineal foot from a uniform source of light equal to one candle, and equal to one lumen per square foot.

GASOLINE DISPENSER CANOPY: A roof like structure that covers individual gasoline pump dispensers, serves as a second tier canopy, is a lighting source for the dispensing area, serves to identify the gasoline pumps by numerical designation, and may display signs.

GASOLINE PRICE SIGNS: On premises signs identifying the brand and/or type and price of gasoline sold.

GASOLINE PUMP ISLAND CANOPY: A roof like structure that covers a series of gasoline pump dispensers, is a lighting source for the dispensing area, and may display signs.

GOVERNMENTAL OR OTHER SIGNS REQUIRED BY LAW: Signs placed in any area of the Hancock Gateway Park by a governmental entity or private individual or business as required by federal, state or local law.

HEIGHT OF FREESTANDING SIGNS: The distance measured from the average surface grade at the edge of the pavement of the adjacent street from which the property has immediate access, to the top of the highest element of the sign.

IDENTIFICATION SIGNS: A monument or sign identifying a multi-family dwelling complex, a single family subdivision or a mobile home park by name and/or address.

ILLUMINATED SIGNS: Signs or individual letters that utilize an artificial source of light, such as fluorescent, neon or LED, is used to make the message readable. This definition shall include internally and externally lighted signs, and reflectorized, glowing, or radiating signs.

INCIDENTAL SIGN: A nameplate, temporary sign, or sign relating to the lot or use thereof and designating accessory uses, direction, identification, information, or real estate for sale, rent, or lease.

INCIDENTAL WINDOW SIGN: A sign or text affixed to the window or door of an occupant which the primary intent is to display information that is intended for pedestrian traffic and is not intended to be viewed from public rights-of-way or parking lots.

INFLATABLE SIGN: An inflated object tethered or otherwise attached to the ground, structure or other object, but excluding hot air balloons that are temporarily tethered in connection with their imminent flight. This definition includes, but is not limited to inflated representations of blimps, products, cartoon characters, animals and the like.

INSTITUTIONAL SIGNS: Signs identifying the premises of, or announcing the activities conducted by a church, school, hospital, rest home, or similar institutional facility.

INTERSECTION VISIBILITY TRIANGLE: An area of unobstructed vision at street intersections and driveway entrances/exits, permitting a vehicle driver to see approaching vehicles to the right or left. Nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision clearance between the heights of 3 and 10 feet above the centerline grades of intersecting streets and/or drives.

INTERSTATE HIGHWAY LOGO SIGN: An official government sign that contains only a logo located within a designated interchange area, whose purpose it is to identify restaurants, lodging, and service stations available in the vicinity of that interchange.

LOGO: A unique image or type style or a close combination of the two as commonly used by an activity.

MAINTAIN: To repair, service, or refurbish a sign or sign structure or any part thereof, in an identical manner or change any identical component of the sign, all making the sign fully functional.

MANAGER OR OFFICE OF MANAGER SIGNS: Signs which identify the location of the manager or the office of the manager of property.

MODEL HOME SIGNS: Signs identifying a model home in a subdivision or land development project.

MONUMENT SIGN: A free-standing sign no more than 6 feet in height which is placed on a solid base directly on the ground or is supported by a post or a pylon not more than 18 inches in height.

NON-COMMERCIAL OPINION SIGNS: A sign which does not advertise products, goods, businesses, or services and which expresses an opinion or point of view, such as a student achievement announcement, a political, religious, or other ideological sentiment, or support or opposition to a candidate or proposition for a public election.

OFF-PREMISE SIGNS: A sign that identifies or communicates a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than the development where the sign is located.

OFF SITE DIRECTIONAL SIGNS: A sign containing information limited to the name of the business, the nature of the business, the business logo, if any, and the distance and direction to the use being advertised.

ON-PREMISE SIGNS: A sign that identifies or communicates a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at the same location where the sign is located.

OUTDOOR ADVERTISING SIGN: Any sign located outdoors publicizing business products and services.

PENNANTS: Any lightweight plastic, fabric or other material, whether or not containing a message, suspended from a rope, wire or string, usually in series, designed to move in the wind.

PERMANENT SIGN: A sign that is attached to the ground or to a building in such a manner that it is not intended to be frequently removed or replaced and is not a portable or temporary sign as defined herein.

PLACED OR DISPLAYED: Erected, constructed, posted, painted, printed, tacked, glued, carved or otherwise fastened, affixed or made visible in any manner whatsoever.

PORTABLE SIGN: Any sign that is not permanently affixed to a building, structure, or the ground, inclusive of signs on movable objects, except signs on vehicles which are moving or parked only temporarily, incidental to their principal use for transportation; a portable sign is designed to be moved from place to place.

PROJECTING SIGN: Any sign affixed to a building or wall in such a manner that its leading edge extends more than twelve (12) inches beyond the surface of such building or wall and the sign face is at an angle and/or perpendicular to the face of the wall.

REAL ESTATE SIGNS: Signs offering developed or undeveloped real property for sale, lease or rent.

ROOF RIDGE LINE: A horizontal plane projected parallel to the primary plane of a building floor and touching the primary roof plane on the building.

ROOF SIGN: A sign that is displayed above the eaves and under the peak of a roof.

SIGN: Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or marks or combinations thereof, by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity, product, or idea.

SIGN AREA: The surface area of sign face is the entire area measured within a single continuous perimeter enclosing all elements of the sign which form an integral part of the sign and which are organized, related, and composed to form a single unit. Where matter is displayed in a random manner without organized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign. The calculation for a double-faced sign, when the faces are parallel and not more than 24 inches apart, so that only one face may be seen at any one time, shall be computed by the measurement of a single face.

SIGN CENTER: Not to be confused with "Sign Integrated Center", shall mean and refer to a means of advertising used to identify individual tenants within a single building.

SIGN FACE: The surface of the sign on, against, or through which the message of the sign is exhibited.

SIGN – FLASHING: Any illuminated sign on which the artificial light is not maintained stationary and/or constant in intensity and color at all times when such sign is in use.

SIGN – GROUND: A sign which is completely self-supporting, has its sign face or base on the ground, and has no air space, columns, or supports visible between the ground and the bottom of the sign.

SIGN INTEGRATED CENTER: A sign indicating the name and location of a commercial business or shopping center.

SIGN – LIVING: Any sign, including company mascots, which is affixed to, or represented on a living thing for the purpose of directing attention to an object, project, place, activity, person, institution, or business.

SIGN – POLE: Any sign erected and maintained on a freestanding mast, pole or other support so that the bottom edge of the sign face is a minimum of six-feet above ground grade.

SIGN PROGRAM: A coordinated design plan of one or more signs for an individual business establishment or a business center.

SIGN – PYLON: A freestanding sign which has a vertical dimension greater than its horizontal dimension and which has a sign face within close proximity to the ground but separated from ground level by two or more supports.

SIGN STRUCTURE: The supports, uprights, bracing, and framework for the sign. In the case of a sign structure consisting of two or more sides where the angle formed between any of the sides (or the projection thereof) exceeds 15 degrees, each side shall be considered a separate sign structure.

SIGN - UNDER CANOPY: Small signs placed under a canopy, or roof overhang to direct patron traffic to store or business entrances.

SPONSORSHIP EMBLEMS: Signs designating a donor or sponsor to a community activity or structure that is generally associated with a religious, charitable, cultural, civic, or educational event, place, or structure.

TEMPORARY SIGN: Any sign that is used only temporarily and is not permanently mounted.

UNUSED OR ABANDONED SIGN, SIGN FACE OR SIGN STRUCTURE: A sign, sign structure, or any portion thereof that has not been used for its immediately preceding purpose for a period exceeding 90 days.

WALL SIGNS: Signs painted on, or attached to the wall of a building, and erected parallel to the face of a building.

WINDOW SIGNS: Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window.

**Section 12.3 - General limitations.** Provisions of this section regulating the location, placement, maintenance, gross surface area, projection, height limitation, construction, removal and number of signs shall be subject to further restrictions by the applicable provisions of this Article. No sign shall be erected, placed or constructed in the Development, without the prior approval and consent of content, size, location, color and material of the Developer or the Association. Unless otherwise specified in this Ordinance, all signs and sign structures shall comply with the Sign Standards as described in the Hancock County, Indiana Code of Ordinances.

All signs and sign structures shall be kept in good repair, and safe, neat, clean condition. Signs and sign structures may be inspected periodically by the Executive Director, Hancock County Area Plan Commission and Board of Zoning Appeals and/or his/her agent for compliance with this ordinance and other codes of the County. The name of the business shall be the dominant message on the sign be displayed that alphanumeric symbols can be readily identified from streets/drives/parking areas fronting the building and be located in general proximity of the primary entrance to each individual usage. Signs and sign structures are prohibited in public right of way except in medians and within one hundred (100) feet of the roundabout. No sign or sign structure shall be permitted in the intersection visibility triangle as defined herein. This shall not apply to traffic control signs.

**Section 12.4 - Sign Area Calculations.** The surface area of a sign face is the entire area measured within a single continuous perimeter enclosing all elements of the sign which form an integral part of the sign and which are organized, related, and composed to form a single unit. For wall signs containing individual letters, figures, or elements, the area and dimensions of the sign shall encompass a rectangular geometric shape. Multiple geometric shapes may be utilized to encompass the related elements of a sign. Where matter is displayed in a random manner without organized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered a single sign. The calculation for double-faced sign, when the faces are parallel and not more than 24 inches apart, so that only one face may be seen at any one time, shall be computed by the measurement of a single face. The supports, uprights, bracing, and framework for the sign shall not be included in the area calculations, except as they contribute to the height of the sign. In the case of a sign structure consisting of two or more sides where the angle formed between any of the sides (or the projection thereof) exceeds 15 degrees, each side shall be considered a separate sign structure. The height of a free-standing sign shall be measured from the base of the sign, or supportive structure, at its point of attachment to the ground, to the highest point of the sign. A free-standing sign height shall be measured from the grade of the nearest street from which the site gains access.

**Section 12.5 - Development Signs.** The following signs may be placed as depicted in Exhibit 15.3 by permit, subject to the restrictions and limitations specified in this ordinance.

- A. Identification Signage: For the purposes of identifying the Development, six (6) sign locations are identified as follows:
  - 1. I-70 Monument Signs:
    - a. Shall be limited to two (2) signs located a minimum distance of nine hundred (900) feet apart.
    - b. Shall be located not less than five (5) feet away from the right-of-way along I-70, the Corridor Connector and any other internal street.
    - c. Shall not obstruct traffic sight lines within an intersection visibility triangle.
    - d. Shall be a ground type signage.
    - e. Shall not be higher than one hundred (100) feet as measured from the ground at the base to the top of the sign monument.
    - f. May be double sided with a maximum face (panel) area of five hundred square feet (500 sf) per face (panel).
    - g. Shall include only the name of the Development and the Developer related uses.
    - h. May be illuminated from the interior or outside, provided the average illumination of the vertical face of the sign does not exceed thirty-five (35) foot candles.

- i. Landscaping shall be provided at the base and shall be greater in size than the total square footage of the sign area.
  - 2. Mt. Comfort Road (County Road 600 West) Monument Signs:
    - a. Shall be limited to two (2) signs; one on each side of Modglin Drive.
    - b. Shall be located generally as depicted on the Preliminary Plan.
    - c. Shall not be located in the intersection visibility triangle.
    - d. Shall be a ground monument type sign.
    - e. Shall not be higher than twenty (20) feet as measured from the ground at the base to the top of the sign monument.
    - f. May be double sided with a maximum face (panel) area not to exceed two hundred (200) square feet per face (panel).
    - g. Shall include only the name of the Development and the Developer related uses.
    - h. May be illuminated from the interior or outside, provided the average illumination of the vertical face of the sign does not exceed thirty-five (35) foot candles.
    - i. Landscaping shall be provided at the base and shall be greater in size than the total square footage of the sign area.
  - 3. County Road 200 North Monument Signs:
    - a. Shall be limited to three (3) signs along the north side of County Road 200 North;
    - b. Shall be located generally as depicted on the Preliminary Plan, however, in no instance shall a monument sign be located closer than five (5) feet of a street right-of-way line;
    - c. Shall not be located in the intersection visibility triangle;
    - d. Shall be a ground monument type sign;
    - e. Shall not be higher than twenty (20) feet as measured from the ground at the base to the top of the sign monument; May be double sided with a maximum face (panel) area not to exceed two hundred (200) square feet per face (panel);
    - f. Shall include only the name of the Development and the Developer related uses;
    - g. May be illuminated from the interior or outside, provided the average illumination of the vertical face of the sign does not exceed thirty-five (35) foot candles; and
    - h. Landscaping shall be provided at the base and shall be greater in size than the total square footage of the sign area.
- B. Internal Development/Tenant Identification Signage
  - 1. Round-a-bout.
    - a. Shall be limited to two (2) signs as depicted on the Preliminary Plan.
    - b. Shall not obstruct traffic sight lines.
    - c. Shall not be higher than twenty-five (5) feet as measured from the ground at the base to the top of the sign monument
    - d. May be double sided with a maximum face (panel) area not to exceed 100 hundred (100) square feet per face (panel)
    - e. Shall include only the name of the Development and/or the Developer related uses

- f. May be illuminated from the interior or outside, provided the average illumination of the vertical face of the sign does not exceed thirty-five (35) foot candles
  - g. Landscaping shall be provided at the base and shall be greater in size than the total square footage of the sign
2. Drive/Connector Intersection:
- a. Shall be limited to two (2) signs at each intersection of the Corridor Connector with all private and public streets.
  - b. Shall not be located within visibility triangles or obstruct traffic sight lines.
  - c. Shall not be higher than six (6) feet as measured from the ground at the base to the top of the sign monument
  - d. May be double sided with a maximum face (panel) area not to exceed sixty-four (64) square feet per face (panel)
  - e. May include tenant names over no more than eighty percent (80%) of the sign area
  - f. May be illuminated from the interior or outside, provided the average illumination of the vertical face of the sign does not exceed twenty-five (25) foot candles
  - g. Landscaping shall be provided at the base and shall be greater in size than the total square footage of the sign
  - h. Shall be consistent with the architectural character of the development
- C. Land Use District “Way-Finding” Signs.
- 1. Two (2) “Way-Finding” ground signs shall be permitted in each Land Use District.
    - a. May not be located closer than five (5) feet to any right-of-way line
    - b. Shall not be located within any visibility triangle
    - c. Shall not be higher than six (6) feet as measured from the ground at the base to the top of the sign monument
    - d. May be double sided with a maximum face (panel) area not to exceed thirty-two (32) square feet per face (panel)
    - e. May include tenant names over no more than eighty percent (80%) of the sign area
    - f. May be illuminated from the interior or outside, provided the average illumination of the vertical face of the sign does not exceed twenty-five (25) foot candles
    - g. Landscaping shall be provided at the base and shall be greater in size than the total square footage of the sign
    - h. Shall be consistent with the architectural character of the development

**Section 12.6 – Stand Alone Single Business Establishment Signs.** Each stand-alone business establishment may have up to four (4) on-premise signs which may be of any of the following type:

- A. Wall-mounted, Painted, Window, Awning and Door Signage:
- 1. Maximum wall-mounted shall be five hundred (500) square feet.
  - 2. Shall be limited to four (4) wall-mounted signs per business establishment
  - 3. No more than one (1) sign per building façade for businesses having principal structures with more than one (1) façade fronting a Connector Corridor

4. Applied letter may be substituted for wall mounted signs when constructed of wood, metal or stone
5. No restrictions on wall-mounted sign colors. Neon may be used only when approved by the Developer or the Association
6. Plastic letter on wall-mounted signs are not permitted
7. Maximum area of wall-mounted signboard shall be no more than one (1) square foot of face/panel area per two (2) lineal feet of building frontage
8. Window and/or door signs are permitted provided such signage shall not exceed thirty (30) percent of the window and/or door area
9. Signage on awnings are permitted provided the face of the signage shall not exceed sixteen (16) square feet.

**Section 12.7 - Building Directory Signs.** Buildings having multiple tenants and one (1) primary entrance the following directory sign standards shall apply:

- A) The directory sign shall be located and mounted on the wall adjacent not the buildings primary entrance
- B) The sign shall not project outward more than six (6) inches, measured horizontally from the face of the building where the sign is to be attached.
- C) The sign shall be not exceed sixteen (16) square feet.

**Section 12.8 - Projecting Signs.** When signs are situated to project away from the wall on which the frame is attached, the following standards shall apply:

- A) The projecting sign shall not exceed eight (8) square feet
- B) The height (top) of the projecting sign shall not exceed the height of the wall from which the sign projects
- C) The sign shall not project outward more than six (6) inches, measured horizontally from the face of the building where the sign is to be attached
- D) The projecting sign shall be no greater in width than four (4) feet
- E) Projecting signs shall not be placed as to impede or hinder in any way the normal flow of pedestrian and/or vehicular traffic

**Section 12.9 - Dining Establishment Signs.** In addition to the other sections of this Article, all restaurants, cafes, pubs and taverns where food is served are permitted one (1) additional sign as follows:

- A) Wall-mounted display featuring the actual menu at the dining table to be contained within a wood or metal case with a clearly visible through a transparent front. The display case shall be attached to the building wall in close proximity to the primary entrance at an approximate height of five (5) feet, shall not exceed six (6) square feet and may be illuminated.
- B) Sandwich board signs shall be permitted provided that the area of the sandwich board does not exceed six (6) square feet per side, constructed of wood, chalkboard or finished metal with painted and/or handwritten letters. Sandwich board signs shall be located within six (6) feet of the primary entrance provided it shall not be placed as to impede or hinder in anyway the normal flow of pedestrian and/or vehicular traffic. The information on sandwich board signs shall be limited to daily specials, and/or hours of operations. Sandwich boards shall be removed at the end of the business day.

**Section 12.10 – Changeable Copy Signs.** There are two (2) types of changeable copy signs permitted in the Development. (1) Manual Variable Message Signs and (2) Electronic Variable Message Signs (EVMS). Changeable copy signs shall be permitted only along the frontage of I-70 and the Corridor

Connector street. The portion of a sign dedicated for changeable copy shall not exceed forty (40) percent of the total sign area containing the changeable cop component. Unless specified otherwise herein, all Changeable Copy Signs shall conform to the “Changeable Copy Sign Standards” found in Chapter 156.085-General Sign Standards of the Hancock County Code of Ordinances, as amended.

**Section 12.11 - Other Permitted Signs.** The following signs are permitted within the Development:

- A. Street Signs per Article 9.0, Section 9.4.
- B. Promotional Signs limited to one (1) per end user of the lot where the occasion is occurring as follows:
  - 1. Shall not exceed thirty-two (32) square feet of sign/panel area
  - 2. Shall have no more than two (2) sides
  - 3. Shall have a maximum height not to exceed eight (8) feet
  - 4. Shall not be illuminated
  - 5. Shall be limited to one (1) street frontage of the lot and no closer than ten (10) feet to any right-of-way line
  - 6. Shall not obstruct traffic sight lines
  - 7. Shall not be located within any visibility triangle
  - 8. If the sign is announcing a construction project, shall be removed no later than twenty-four (24) months after installation unless construction activity commences sooner. At which time construction activity ceases and occupancy occurs, the sign shall be removed within forty-eight (48) hours.
- C. Construction Signs owned by the Developer shall be permitted during the construction of the Development and during the sale of lots which are exempt from this section. After sale of a lot to an owner other than the Developer, construction signs shall be permitted provided they meet the following conditions:
  - 1. One sign on the lot for which it is announcing the planned construction which may not exceed sixty-four (64) square feet
  - 2. The sign shall not exceed ten (10) feet in height
  - 3. The sign shall be located no closer than ten (10) feet of the street right-of-way line
  - 4. The sign shall be located no closer than twenty (20) feet of a lot line
  - 5. The sign shall be removed within five (5) days after a certificate of occupancy has been issued for the subject structure.
- D. Real Estate and Leasing Signs of previously constructed and available units shall be limited to window and/or door signs. The signs shall not exceed thirty (30) percent of the window and/or door area. There shall be no more than one (1) sign per unit. The sign shall not be illuminated and shall be removed no later than seven (7) days after the unit is sold or leased.
- E. Temporary Banners for Civic Events and Grand Openings. Banners used to announce special events are permitted, provided:
  - 1. Erected, placed installed no earlier than twenty-one (21) days before the event.
  - 2. Removed no later than seven (7) days after the event.
  - 3. Banners used to announce grand openings are permitted, provided:
  - 4. Be permitted and not erected, placed, installed no earlier than twenty-one (21) days prior to the date the business opens to the general public.

5. Removed no later than seven (7) days after the event.
6. Be placed in the location(s) of the future unconstructed permanent sign.
7. Not to exceed the sign area of the approved permanent sign.
8. Not be erected, placed installed prior to the issuance of the permanent sign permit.
9. Not be illuminated.

F. Existing Billboards. The five (5) existing billboard signs along Interstate-70 shall remain until such time as the Developer determines they must be removed.

**Section 12.12 - Exempt Signs.** Signs designated as exempt in Chapter 156.085-General Sign Standards of the Hancock County Code of Ordinances shall be relieved from any obligation to obtain a sign permit unless otherwise specified herein.

**Section 12.13 - Prohibited Signs.**

1. Bench signs
2. Signs, except for sponsorship emblems located on benches or on other similar structures.
3. Signs located on trees, utility poles, or any other form of public property or within any public right-of-way.
4. Flashing Signs: Signs containing lights which fluctuate, flash, blink, or which give the appearance of movement.
5. Moving or rotating signs: Signs or sign structures designed to move or rotate in whole or in part are prohibited.
6. Inflatable signs and lighter than air advertising devices.
7. Portable signs including “living signs” in which a person or animal is displayed as an advertising device.
8. Roof signs: Signs which project above the roof ridge line/parapet of the building.
9. Signs interfering with traffic safety: Signs or sign structures adversely affecting vehicular traffic and pedestrian safety are prohibited.
10. Vehicle signs: Signs placed or displayed on vehicle parked primarily for the purpose of displaying the sign.
11. Unused signs: Signs and sign structures, that comply with the provisions of this code, that convey no message whatsoever, or that have not been used for their immediately preceding purpose for a period exceeding ninety (90) day, Legally conforming unused signs shall have the sign face replaced with an opaque mono-color panel within ninety (90) days of becoming unused, or shall be deemed abandoned and removed. Owners of wall signs that are removed shall return the wall upon which the signs were affixed to its approximate original condition.
12. Damaged signs or sign structures that have not been returned to original condition within 60 days.
13. Signs that bear or contain words or pictures of an obscene or immoral character or are offensive to public morals and decency.
14. Off premise signs directing persons to a location(s) different from where the sign is installed other than billboards by the Developer.

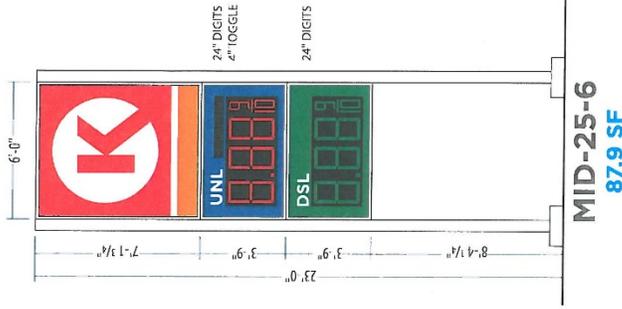
**Section 12.14 -- CS District Sign Standards.** The existing signage associated with the C-Store/Gas Filling Station (Circle K) located within Hancock Gateway Park, as shown on the preliminary PUD, shall be allowed to remain in its current state without being considered in violation of Article 12. In the event the

C-Store/Gas Filling Station is remodeled or reconstructed, the existing pylon sign and directional ground signs shall be replaced with signs conforming to Illustrations 12.14 (A), (B), (C) and (D). The structure signage shall conform to that as shown in Illustration 5(B).

Illustration 12.14A

CIRCLE K | 5718 | MORaine, OH | MID

REFER TO SITE PLAN  
PROPOSAL FOR PLACEMENTS



CUSTOMER  
Circle K  
SITE NUMBER  
5718

LOCATION  
Moraine, OH  
ACCOUNT REP  
Ben DeHuyes

DRAWN BY  
HH  
DATE  
08/27/18

REVISION  
03  
SCALE  
1" = 2'

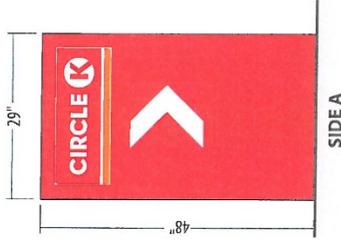
CORPORATE ID SOLUTIONS  
5563 N. Elston Ave.  
Chicago, IL 60630  
P: 773-273-9600 | F: 773-763-9606  
www.CorporateIDSolutions.com

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Illustration 12.14B

CIRCLE K | 5718 | MORaine, OH | MID

REFER TO SITE PLAN  
PROPOSAL FOR PLACEMENTS



PROPOSED SIGN - QTY (2)  
9.6 SF  
NEW CONSTRUCTION

**CORPORATE IDENTIFICATION SOLUTIONS**

CUSTOMER  
Circle K  
SITE NUMBER  
5718

LOCATION  
Moraine, OH  
ACCOUNT REP  
Ben DeHayes

DRAWN BY  
HH  
DATE  
08/27/18

REVISION  
03  
SCALE  
1"=12"

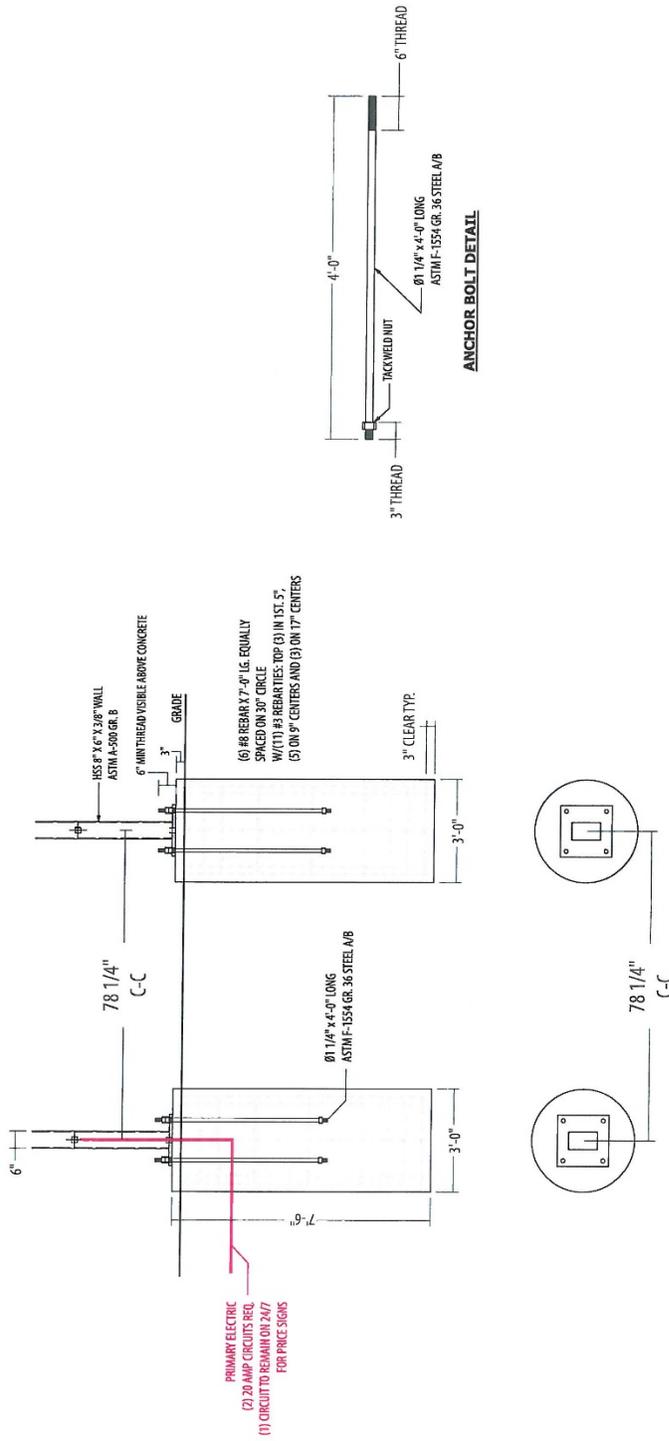
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Illustration 12.14D

CIRCLE K | 5718 | MORAIN, OH | MID



**CORPORATE IDENTIFICATION SOLUTIONS**

CUSTOMER  
Circle K  
SITE NUMBER  
5718

LOCATION  
Moraine, OH  
ACCOUNT REP  
Ben DeHayes

DRAWN BY  
HH  
DATE  
08/27/18

REVISION  
04  
SCALE  
1"=12"

CORPORATE ID SOLUTIONS  
5563 N. Elston Ave.  
Chicago, IL 60630  
P: 773-763-9600 | F: 773-763-9606  
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## Article 13.0 Residential Guidelines

**Section 13.1 – Purpose and Intent.** The primary goal of Hancock Gateway Park is the development of a medical campus (Illustration 1b) with a variety of commercial-based uses. Traditionally, residential uses in commercial uses were considered “incompatible”. Commercial uses were generally segregated with buffers and higher density residential uses “stepping down” in density to the traditional single family detached residential use. However, recent trends in the residential market are shifting toward more integration of residential uses within commercial areas. Hancock Gateway Park is aware of this trend. As a result, Hancock Gateway Park desires to provide flexibility in development and sensitivity to market trends. Therefore, in the CR-District, MRO-District and INC-District residential uses are permitted. The types of residential use permitted within the Development are limited to two-family attached and multi-family residential. These guidelines establish the development of residential uses within Hancock Gateway Park. No residential structure or residential construction activity of any kind shall be constructed or commenced on any property within any district allowing residential uses without meeting the requirements of the Architectural Review Committee as established by the Declarations.

**Section 13.2 – Uses.** Residential Uses – Refer to Article 5.0, Development Standards Matrix for complete list.

### Section 13.3 - Site Guidelines.

- A. **Dusk to Dawn Lighting.** Provided by the Builder of the unit on each lot having a height and of a type, style and manufacturer approved by the Developer. Each light shall be either pole mounted in the front yard of the lot or attached as a carriage light to the residence and shall be equipped with a photo-electric cell or similar device. The yard light shall be maintained in proper working order by the lot owner. The illumination intensity for the fixtures without shielding shall be limited to an equivalent intensity of one hundred sixty (160) watts.
- B. **Mailboxes.** All mailboxes within the residential development shall be uniform in design, color, lettering and numbering approved by the Developer.
- C. **Street Lights.** Streets light will be installed at all intersection of internal streets and as necessary to meet the standards of the Hancock County Subdivision Control Ordinance within the residential development. The type, style and manufacturer of any custom street light shall be approved by the Developer. The cost of such street lights shall be at the Builder’s and /or the area owner’s expense. Street lights shall be maintained by the Owners Association.
- D. **Street Number.** The street number for the address of each two-family dwelling shall be placed on both the two-family dwelling and the mailbox for that dwelling. All such numbering shall be of uniform design, coloring and numbering. The number attached to the two-family dwelling shall be etched in stone, concrete or other brass type plate, subject to the Developer’s approval.
- E. **Street Signage.** Subject to the Developer’s approval, the Builder shall be permitted to substitute custom internal street signage for the standard street signage specified in the Subdivision Control Ordinance of Hancock County. The type, style and manufacturer of any custom street signage shall be approved by the Developer. The cost of such street signs shall be at the Builder’s and /or the area owner’s expense. Street signs shall be maintained by the Owners Association.

F. **Gas Lights.** Gas lights may be used without shielding.

G. **Sales Model.** A sales model is permitted to be used by the Builder for the duration of the sale of the units provided the model is converted into a dwelling unit after the last unit is sold.

#### **Section 13.4 - Lot Standards Area – Refer to Section 13.10.**

##### **A. Minimum Lot Width at the Building Line, Lot Frontage and Lot Area**

1. Two-family;  
CR and INC Districts – 55’ at building line, 50-frontage, 3,500 square feet lot area  
MRO District – 45’ at building line, 40-frontage, 4,500 square feet lot area
2. Multi-family minimum lot area is not applicable (N/A).
3. Multi-family minimum lot width is not applicable (N/A).
4. Upper level residential minimum lot area is not applicable (N/A).
5. Upper level residential minimum lot width is not applicable (N/A).

B. **Building Setbacks.** Measured as the distance from the adjacent public right-of-way/private drive/internal street/access easement/lot line to the building for both two-family and multi-family. The Building Setbacks are not applicable to the upper level residential.

1. Front setback: Internal Drives – CR and INC Districts - Twenty-five (25) feet.  
MRO District – Twenty (20) feet
2. Side setback from Internal Drive and lot line – CR District-Eight (8) feet  
INC District-Ten (10) feet  
MRO District-Six (6) feet
3. Rear setback from Internal Drive and lot line – CR District-Fifteen (15) feet  
INC and MRO District-Ten (10) feet
4. Setback from buildings:
  - a. Minimum distance between single story buildings – Ten (10) feet.
  - b. Minimum distance between two story buildings – Twenty (20) feet.
  - c. Minimum distance between three story buildings – Twenty-five (25) feet.

#### **Section 13.5 - Architectural Guidelines.**

##### **A. Height.**

1. Two-family maximum height principal building – Thirty-five (35) feet.
2. Multi-family maximum height principal building – Fifty-four (54) feet.
3. The Height is not applicable to the upper level residential.

##### **B. Minimum Living Area per Unit.**

1. Two-family dwelling minimum per unit is one thousand two hundred (1,200) square feet.
2. Minimum accessory building area is not less than ten (10) percent of the principal building’s GFA.
3. Multi-family dwelling minimum per unit is nine hundred (900) square feet-one bedroom, one thousand one hundred (1,100)-two bedroom, one thousand four hundred (1,400)-three bedroom.
4. Multifamily minimum accessory building area is not applicable (N/A).

5. Upper level residential minimum per unit is nine hundred (900) square feet-one bedroom, one thousand one hundred (1,100)-two bedroom, one thousand four hundred (1,400)-three bedroom.
6. Upper level residential minimum accessory building area is not applicable (N/A).

**C. Two-family Design Elements.**

1. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but not limited to, window, window placement, trim detailing and exterior wall materials. Long, massive unbroken building walls shall be avoided. Aluminum and vinyl siding are prohibited.
2. Exterior colors selection, as part of the application for a building permit, shall be submitted and approved by the Developer.
3. Permitted exterior surface shall include:
  - a. EIFS.
  - b. Synthetic stucco.
  - c. Cultured stone.
  - d. Brick.
  - e. Stone
  - f. Wood
  - g. Fiber cement siding (Hardy Plank or equivalent)
4. Fifty (50) percent of exterior surface excluding windows, roofs and doors shall be:
  - a. Cultured stone.
  - b. Brick.
  - c. Stone.

**D. Multi-family Design Elements:**

1. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but not limited to, window, window placement, trim detailing and exterior wall materials. Long, massive unbroken building walls shall be avoided. Aluminum and vinyl siding are prohibited except vinyl clad windows and soffits are permitted.
2. Exterior colors selection, as part of the application for a building permit, shall be submitted and approved by the Developer.
3. All front facades of buildings shall utilize a minimum of three (3) exterior building materials (excluding window, door and roofing materials). Examples include brick, stone and horizontal cement fiber siding.
4. All remaining facades of buildings shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials). Examples include brick and horizontal cement fiber siding.
5. Permitted exterior surface shall include:
  - a. EIFS.
  - b. Synthetic stucco.
  - c. Cultured stone.
  - d. Brick.
  - e. Stone
  - f. Wood
  - g. Fiber cement siding (Hardy Plank or equivalent)
6. Fifty percent of exterior surface excluding windows, roofs and doors shall be:

- a. Cultured stone.
- b. Brick.
- c. Stone.

**E. Two Family Building Composition.**

- 1. Architectural Breaks:
  - a. Individual units shall have at least one architectural break such as a chimney or other corner break on the side with windows.
  - b. Individual units shall have at least two architectural breaks such as a chimney or other corner break on the side with no windows.
  - c. The outermost corners of a dwelling unit shall not be considered as corner breaks.
- 2. Windows/glazing:
  - a. Windows on at least three sides of the dwelling unit.
  - b. Energy efficient.
  - c. Reflective coating/finish prohibited.
- 3. Roof form and design shall include, where appropriate, varied pitches and ridge levels.
- 4. Each two-family residence shall have eaves with a minimum eight (8) inch overhang.
- 5. Roof material shall include but not limited to:
  - a. Tile.
  - b. Slate.
  - c. Dimensional shingles.

**F. Multi-family Building Composition:**

- 1. Architectural Breaks:
  - a. Buildings shall have at least two architectural breaks such as a chimney or other corner break on the front facade of the building.
  - b. Buildings shall have at least one architectural break such as a chimney or other corner break on the remaining facades of the building.
  - c. The outermost corners of a dwelling unit shall not be considered as corner breaks.
- 2. Windows/glazing:
  - a. Windows on four (4) sides of the building.
  - b. Energy efficient.
  - c. Reflective coating/finish prohibited.
  - d. All windows shall have either shutters, and/or casing, and/or a sill
- 3. Roof form and design shall include, where appropriate, varied pitches and ridge levels.
- 4. Each multi-family building shall have eaves with a minimum twelve (12) inch overhang.
- 5. Roof material shall include but not limited to:
  - a. Tile.
  - b. Slate.
  - c. Dimensional shingles.

**Section 13.6 - Accessory Structures/Uses (Two-family and Multi-family).**

- A. Satellite receiver less than two (2) feet in diameter are permitted.
- B. Two-family:
  - 1. Detached garages permitted:
    - a. Shall not exceed an eight (8) car bay per detached garage.

- b. Comply with these guidelines for garage architecture.
- C. Multi-family:
  - 1. Detached garages permitted:
    - a. Shall not exceed a twelve (12) car bay per detached garage
    - b. Comply with these guidelines for garage architecture.

**Section 13.7 - Home Occupations.** Home occupations are permitted provided it does not include the employment of an additional person in addition to the occupant of the dwelling in performance of such services. Home occupations shall include the on-premise window display or on-premise window signage provided window signs are limited to one (1) sign per residence and shall not exceed thirty (30) percent of the window area.

- A. Permitted home occupations:
  - 1. Art Studio.
  - 2. Dressmaking.
  - 3. Professional office (Architect, Landscape Architect, Engineer, Counselor)
  - 4. Typing services.
  - 5. Music, dance instruction.
  - 6. Business conducted entirely by mail.

**Section 13.8 - Refuse Area (Two-family and Multi-family).**

- A. Walled on three (3) sides with one opaque gate for access.
  - 1. Walls height:
    - a. Minimum – Six (6) feet.
    - b. Maximum – Eight (8) feet.
  - 2. Match colors/materials of primary structure.
  - 3. Enclosed and screened on all sides (see Article 8.0, Landscape Standards for additional requirements).

**Section 13.9 - Mechanical Equipment (Two-family and Multi-family).**

- A. Located in the side/rear of the lot behind front face of primary structure.
- B. Ground located: Enclosed and screened on all sides (see Article 8.0, Landscape Standards, for additional requirements).

## SECTION 13.10 RESIDENTIAL DEVELOPMENT STANDARDS MATRIX

<b>Two Family</b>	<b>CR</b>	<b>INC</b>	<b>MRO</b>
Minimum Lot Width at Building Line	55'	55'	45'
Minimum Lot Frontage on Street <sup>(1)</sup>	50'	50'	40'
Minimum Lot Area/Unit	3,500 sq ft	3,500 sq ft	4,500 sq ft
Minimum Front Yard Setback	25'	25'	20'
Minimum Side Yard Setback	8'	10'	6'
Minimum Rear Yard Setback	15'	10'	10'
Maximum Building Height	54'	54'	35'
Maximum Permitted Density	12 units/ac	12 units/ac	6 units/ac
Minimum Living Area Per Unit (MLA) – Two Family	1,200 sq ft	1,200 sq ft	1,200 sq ft
Minimum Ground Floor Living Area - Two (2) Family Units	70% of MLA	70% of MLA	70% of MLA
<b>Multi Family</b>			
	<b>CR</b>	<b>INC</b>	
Minimum Lot Width at Building Line	55'	55'	
Minimum Lot Frontage on Street <sup>(1)</sup>	50'	50'	
Minimum Lot Area/Unit	3,500 sq ft	3,500 sq ft	
Minimum Front Yard Setback	25'	25'	
Minimum Side Yard Setback	8'	10'	
Minimum Rear Yard Setback	15'	10'	
Maximum Building Height	54'	54'	
Maximum Permitted Density	12 units/ac	12 units/ac	
Minimum Living Area Per Unit (MLA) – Two Family	1,200 sq ft	1,200 sq ft	
Minimum Living Area Per Unit (MLA) – Multi-Family	1 Bedroom – 900 sq ft 2 Bedroom – 1,100 sq ft 3 Bedroom – 1,400 sq ft	1 Bedroom – 900 sq ft 2 Bedroom – 1,100 sq ft 3 Bedroom – 1,400 sq ft	
Minimum Ground Floor Living Area - Two (2) Family Units	70% of MLA	70% of MLA	
Minimum Ground Floor Living Area - Multi-Family Units	1 Bedroom – 80% MLA 2 Bedroom – 70% MLA 3 Bedroom – 70% MLA	1 Bedroom – 80% MLA 2 Bedroom – 70% MLA 3 Bedroom – 70% MLA	

<sup>(1)</sup> Lot frontage may be located on Public Street or Private Drive.

## Article 14.0 Fencing

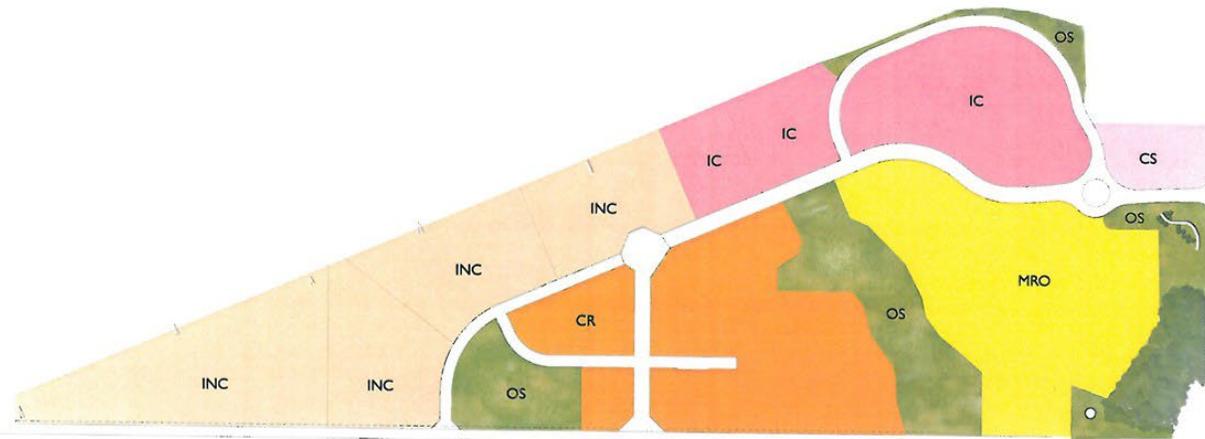
**Fencing and Walls.** In all districts fencing and/or walls may be permitted provided the wall or fence shall not exceed six (6) feet in height and no fence or wall shall be placed closer to the front lot line than the rear of the primary structure or dwelling. Walls when used in conjunction with a landscape plan are permitted closer to the front lot line however, may not exceed forty-two inches in height. Prior to constructing any fence or wall, the lot owner or subsequent developer shall be approved by the Architectural Control Committee. Fences and walls shall be built of material containing only masonry, stone, wood, powder coated aluminum, wrought iron or composite. Chain link, barbed wire, razor wire or farm fencing are prohibited. Underground invisible fences used for containment of household pets are permitted. All fences and walls must be constructed of new materials and be maintained in good condition. Wood privacy fences are not permitted, unless given a waiver by the Architectural Control Committee. On corner lots, an additional requirement is that fences may not be placed closer to the street than the building setback line on the side of the primary structure or dwelling. No walls, dog runs, animal pens or fences to contain pets or animals in a restricted area for temporary periods of time shall be permitted on any lot. The Developer reserves the right to use fences and walls in landscape plans and within easements at his discretion

# HANCOCK GATEWAY PARK

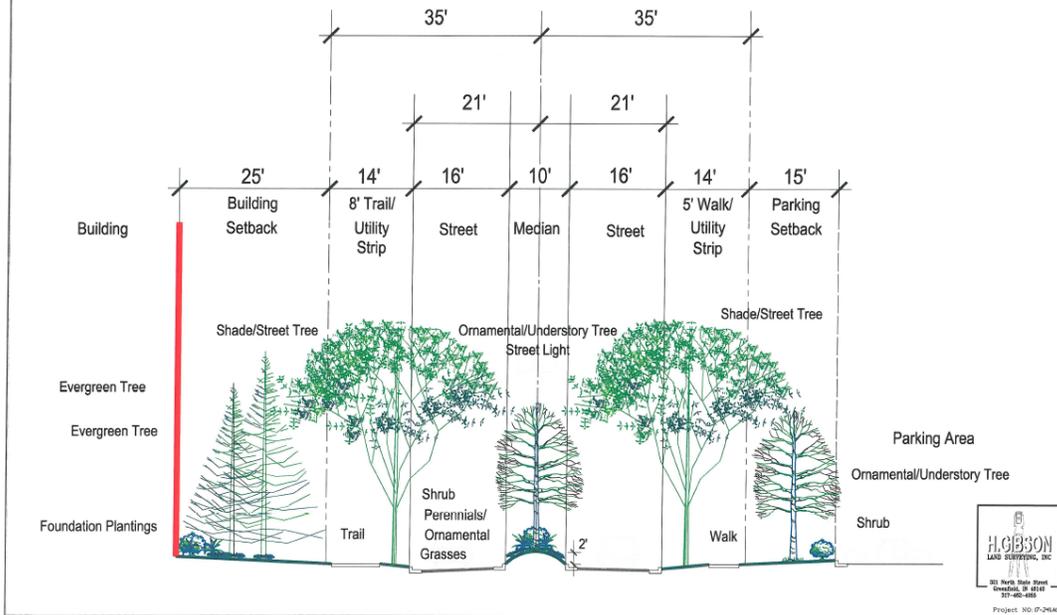
## LAND USE MASTER PLAN - AMENDED

### LAND USE LEGEND

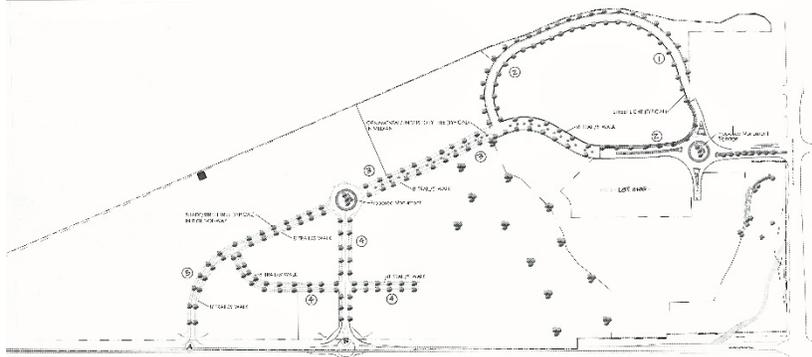
-  CR - CORPORATE / RETAIL
-  CS - CONVENIENCE STORE
-  IC - INTERSTATE COMMERCIAL
-  INC - INSTITUTIONAL / COMMERCIAL
-  MRO - MEDICAL/RETAIL/OFFICE
-  OS - OPEN SPACE



### HANCOCK GATEWAY PARK CONNECTOR CORRIDOR STREETScape



### HANCOCK GATEWAY PARK LANDSCAPE AND LIGHTING PLAN

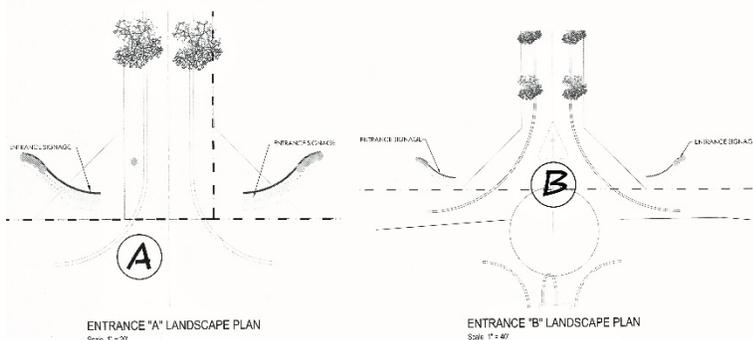


**STREET TREE PLANT SCHEDULE**

STREET TREE ZONE	STREET TREE
1	SHADE TREE - Ginkgo UNDERSTORY TREE - Ivory Silk Liriodendron
2	SHADE TREE - Black Gum UNDERSTORY TREE - Hawthorn
3	SHADE TREE - Red Oak UNDERSTORY TREE - Serviceberry
4	SHADE TREE - Hornbeam UNDERSTORY TREE - Redbud
5	SHADE TREE - Red Maple UNDERSTORY TREE - Dogwood



STREET LIGHT EXAMPLES



H.GIBSON  
LAND SURVEYING, INC.  
301 South State Street  
Grandville, MI 49431  
317-462-6066  
Project: HG-17-204

**EXHIBIT 15.3**



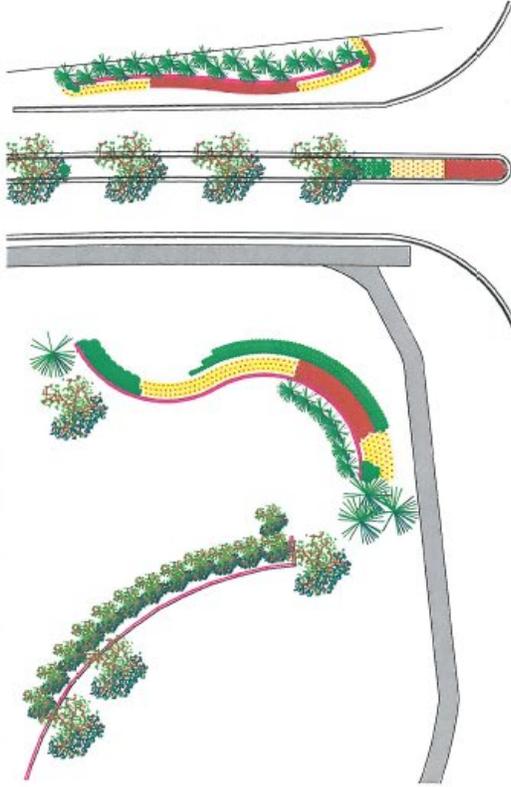


# HANCOCK GATEWAY PARK

## WEST JOHN MODGLIN DRIVE ENTRANCE FEATURE

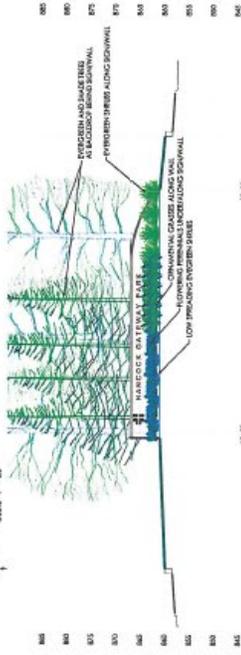
EXHIBIT 15.5

EXHIBIT 15.5

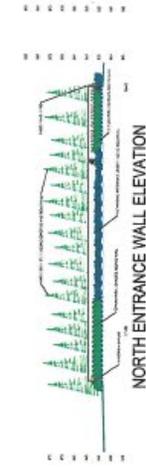


COUNTY ROAD 600 WEST-MT. COMFORT ROAD

W. JOHN MODGLIN DR. ENTRANCE PLANTINGS  
Scale 1" = 20'



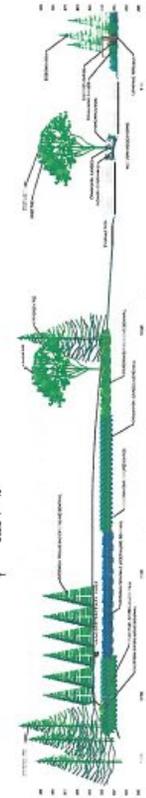
ROUNDABOUT ENTRANCE SIGN ELEVATION  
Scale 1" = 10'



NORTH ENTRANCE WALL ELEVATION  
Scale 1" = 20'

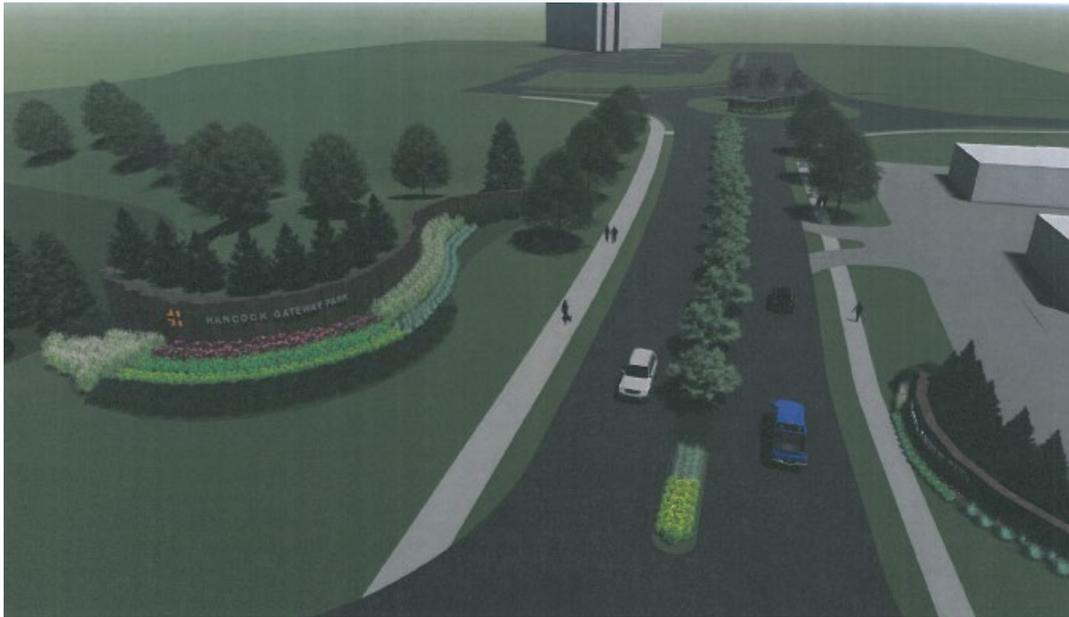


W. JOHN MODGLIN DR. ENTRANCE FEATURE  
Scale 1" = 40'



SOUTH ENTRANCE WALL ELEVATION  
Scale 1" = 20'

**EXHIBIT 15.6**



**EXHIBIT 15.7**



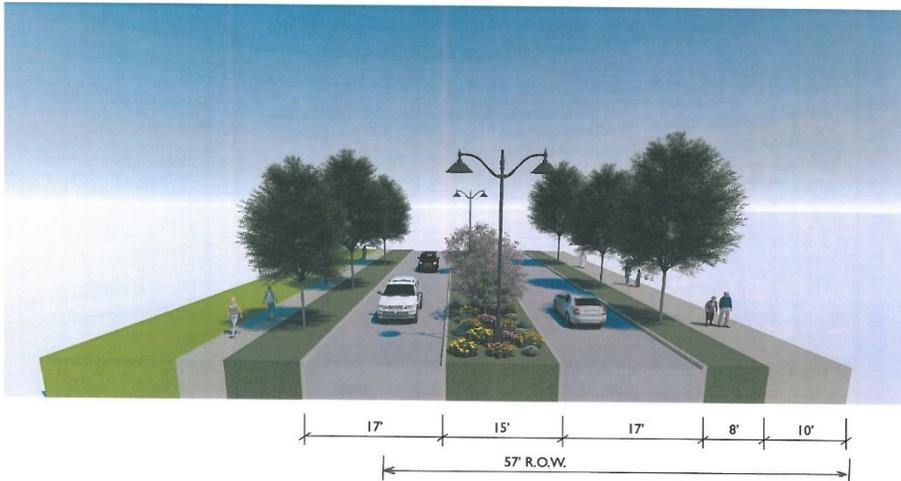
EXHIBIT 15.8



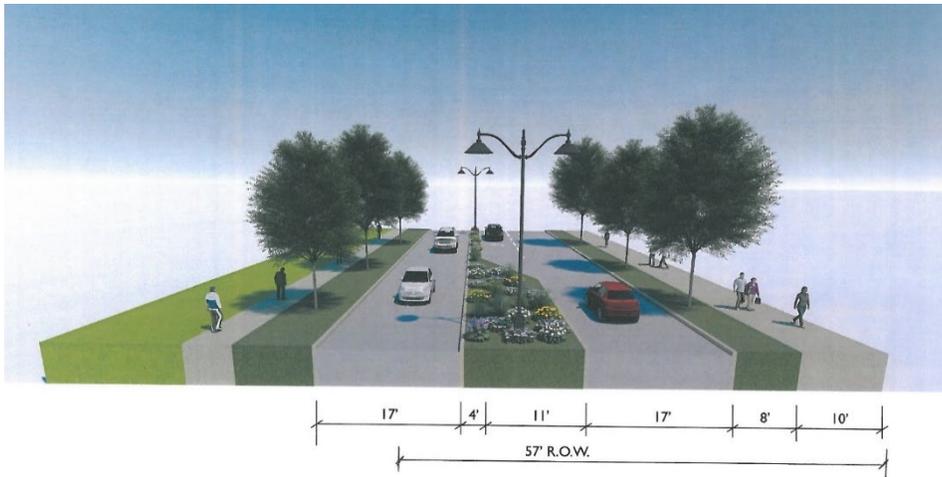
EXHIBIT 15.9



**EXHIBIT 15.10**

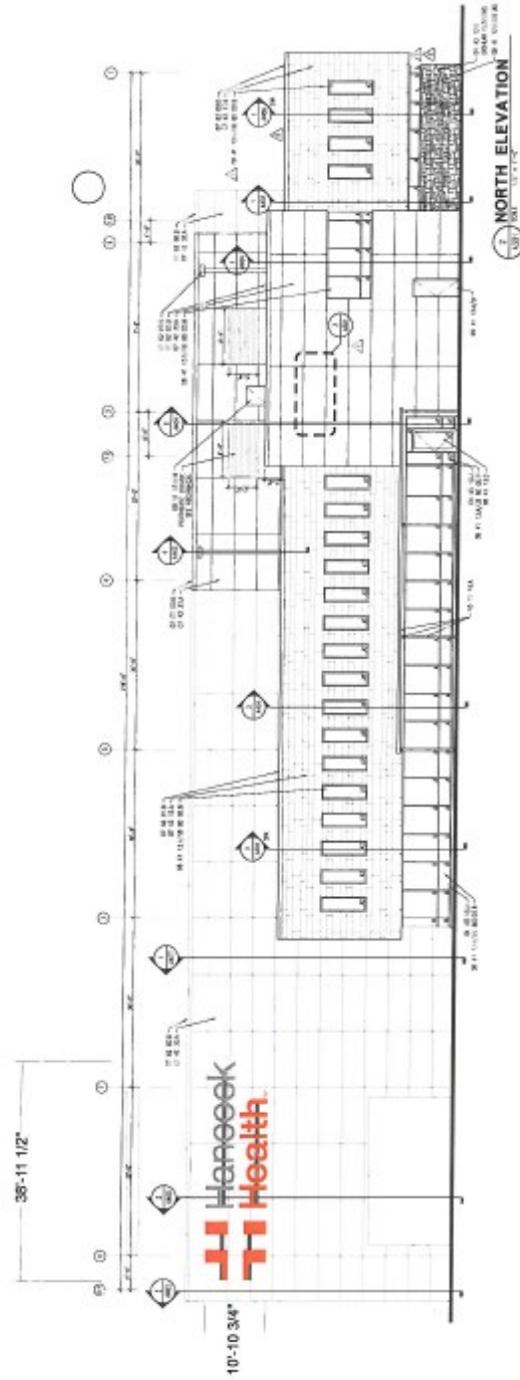


**HANCOCK GATEWAY PARK - 200 North Median**  
December 2020



**HANCOCK GATEWAY PARK - 200 North Turn Lane**  
December 2020





**STALEY SIGNS**  
SINCE 1908  
Professional Signage & Graphics  
10000 W. 10th Ave., Suite 100, Denver, CO 80202  
303.751.1111

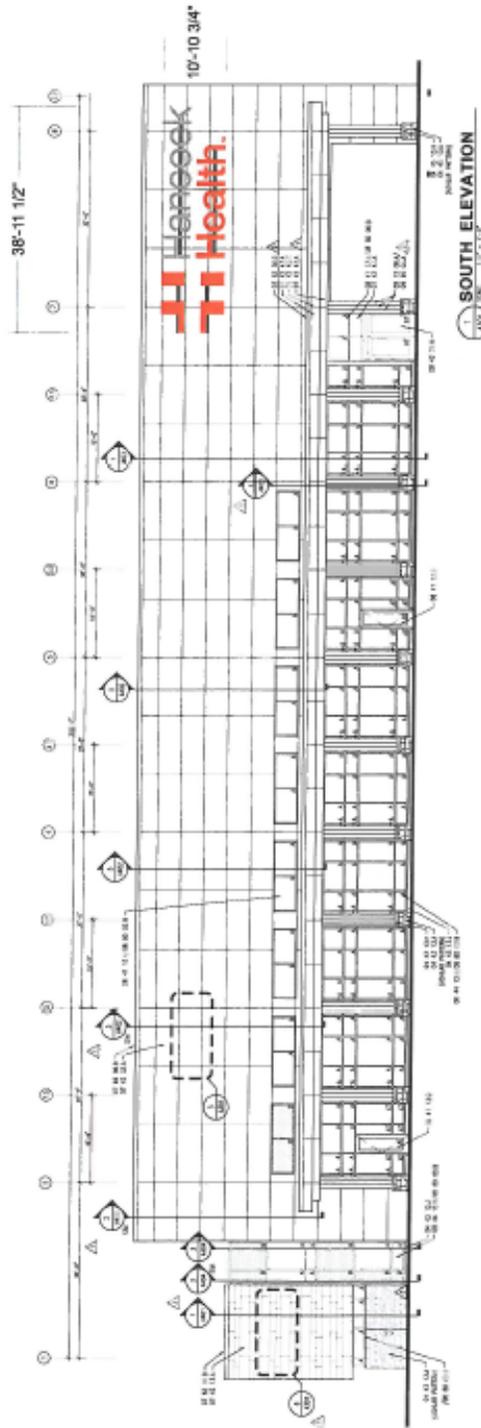
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**Hancock Health**  
**Internally Illuminated**  
**Channel Letters**

Project: Hancock Health Gateway Park - PUD  
Date: 12-21-2018  
By: D. Staley, Jr. No. 1 010 2018 000

Page 1 of 4  
Sheet A  
Scale 1/16" = 1'-0"





**STALEY SIGNS**  
SINCE 1908  
10105 14th Ave S, Suite 100, Golden, CO 80401  
303.440.1234  
http://www.staley.com

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Customer: Hancock Health  
Project: Internally Illuminated Channel Letters  
Date: 12-21-2018  
By: D. Staley, Jr. No. 1 01052018 0007

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Page: 2 of 4  
Sheet: A  
Scale: 1/16" = 1'-0"

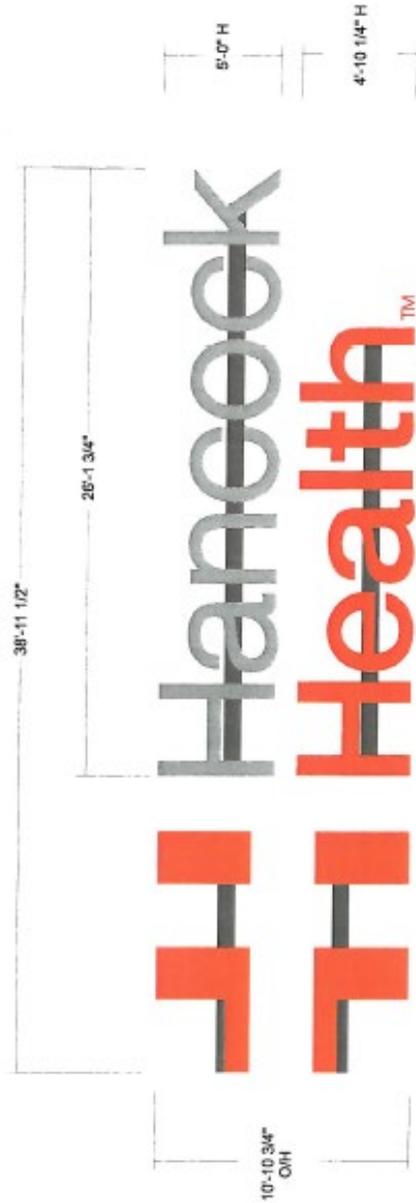


Exhibit 15.13

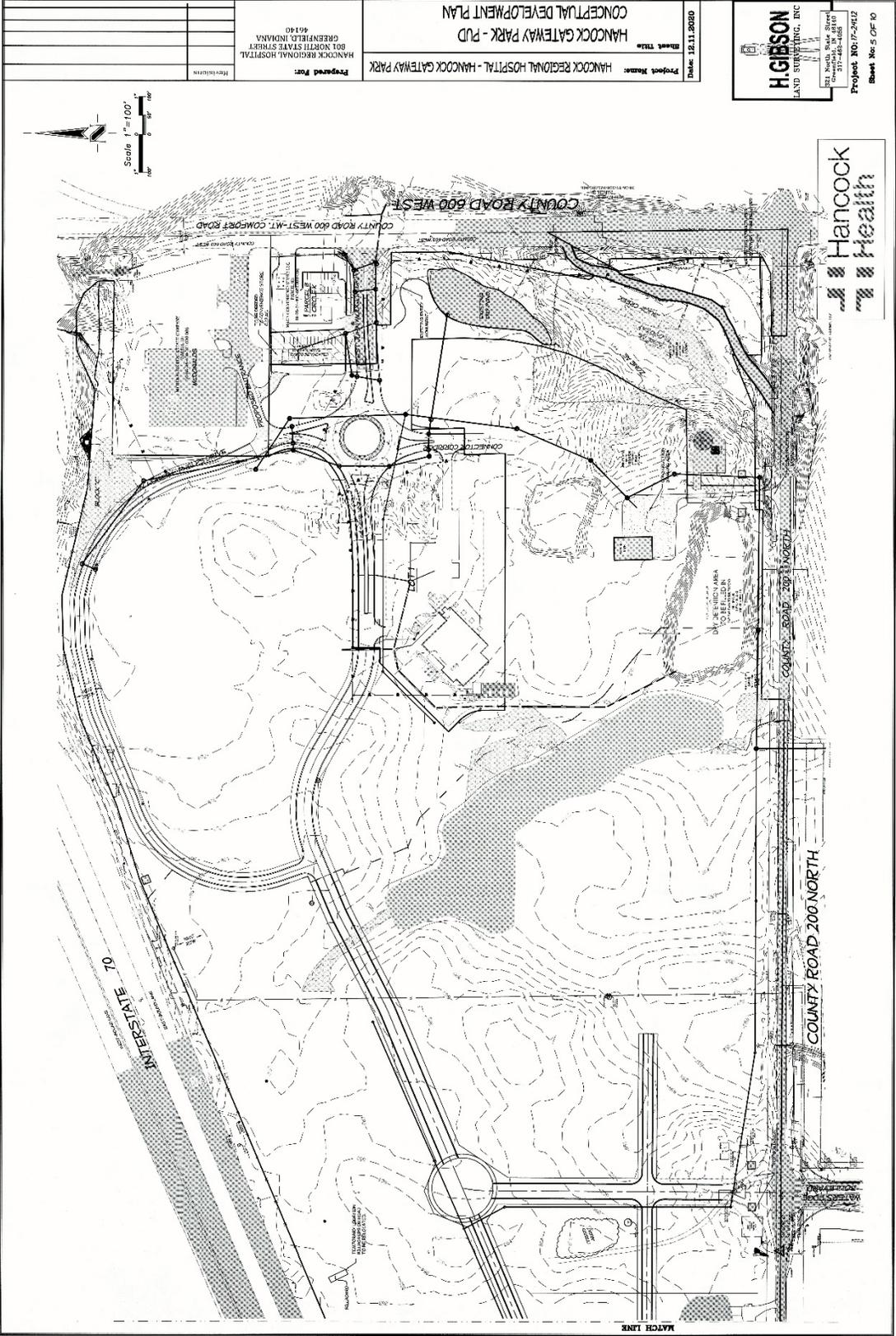


Staley Signs, Inc. is a family-owned business with over 40 years of experience in the sign industry. We are proud to be a part of the Hancock Health family.

**Hancock Health**  
Internally Illuminated  
Channel Letters

Project: Hancock Health Gateway Park  
Date: 12-21-2018  
Prepared by: D. Staley, Jr.  
Scale: 1/4" = 1'-0"

Page 3 of 4  
Sheet A



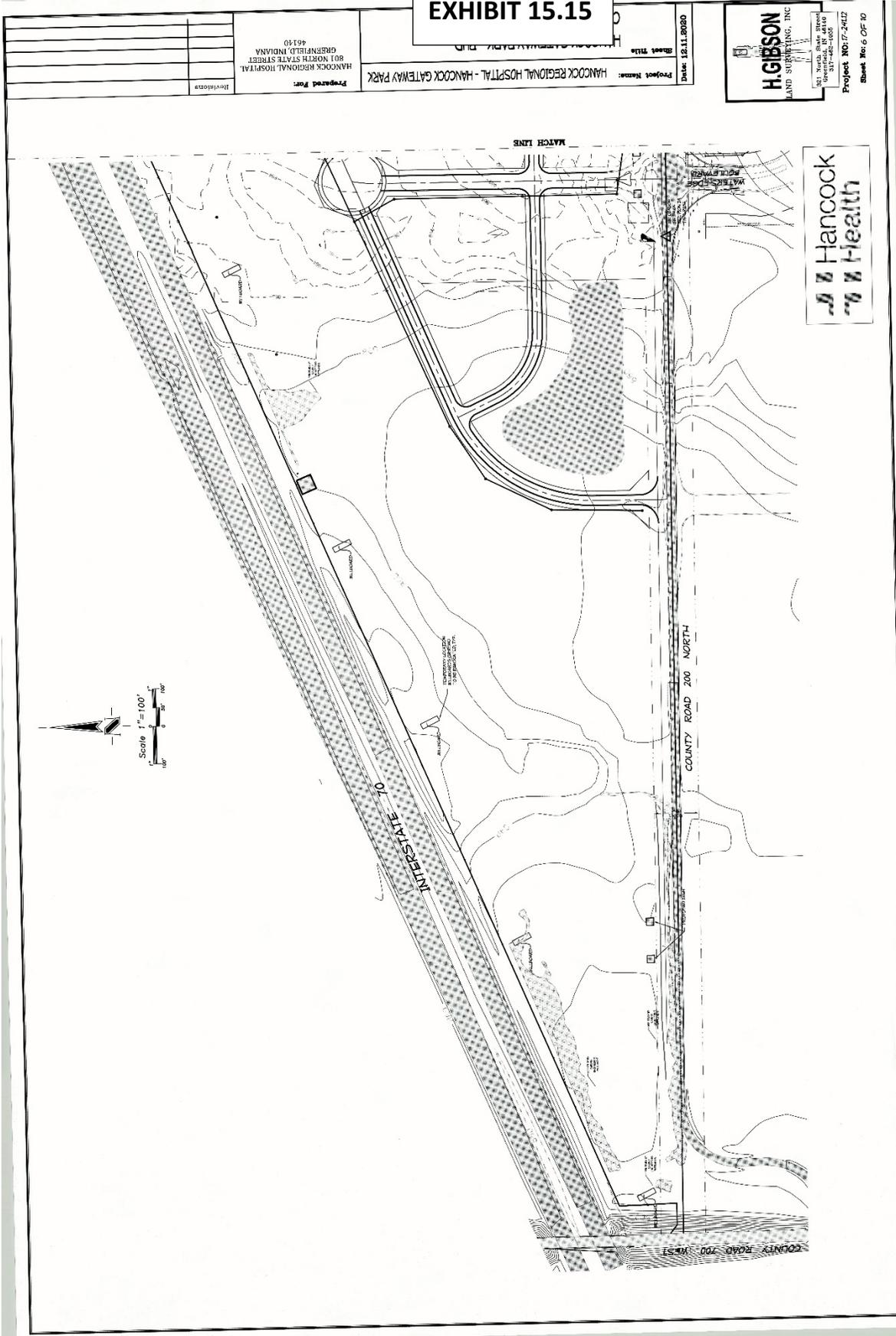
Project Name: HANCOCK REGIONAL HOSPITAL - HANCOCK GATEWAY PARK	Date: 12.11.2020
Project Title: HANCOCK GATEWAY PARK - PUD	Prepared For: HANCOCK REGIONAL HOSPITAL 801 NORTH STATE STREET GREENFIELD, INDIANA 46140
CONCEPTUAL DEVELOPMENT PLAN	Revisions:

**H GIBSON**  
LAND SURVEYING, INC.  
1000 N. STATE ST. #110  
GREENFIELD, IN 46140  
317-885-4444

Project: 100-17-2412  
Sheet No: 5 OF 10



**EXHIBIT 15.15**



Project Name:	HANCOCK REGIONAL HOSPITAL - HANCOCK GATEWAY PARK
Sheet Title:	
Date:	12.11.2020
Prepared For:	HANCOCK REGIONAL HOSPITAL 801 NORTH STATE STREET GREENFIELD, INDIANA 46140
Developed:	

**H GIBSON**  
LAND SURVEYING, INC.  
1011 North State Street  
Greenfield, Indiana 46140  
317-426-1000

Project NO: 17-2412  
Sheet No. 6 OF 10

