

ORDINANCE NO. 2019-6(F)
AN ORDINANCE AMENDING TITLE XV, CHAPTER 156,
OF THE HANCOCK COUNTY CODE

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS
OF HANCOCK COUNTY, INDIANA, THAT:

SECTION 156.020 ZONING MAP OF TITLE XV, CHAPTER 156 IS AMENDED AS
FOLLOWS:

SECTION 1. The real estate more particularly described in the attached "Exhibit A" (the "Real Estate") is hereby zoned to the Planned Unit Development (PUD) District and shall be referred to as Hancock Gateway Park. Unless otherwise stated herein, the standards set forth in this Ordinance shall govern the use and development of the Real Estate, and these standards shall replace all other standards set forth in the Hancock County Zoning Ordinance, as amended.

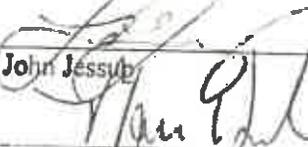
SECTION 2. All prior Zoning Commitments, including but not limited to those recorded as Instrument #110008791 and #1-050005594 are hereby deleted and terminated as same are no longer relevant or appropriate to this new PUD Zoning District, and are being replaced by new Covenants.

SECTION 3. Adoption. This Ordinance is adopted this 16th day of JULY, 2019 and shall take effect upon its passage, as provided by law.

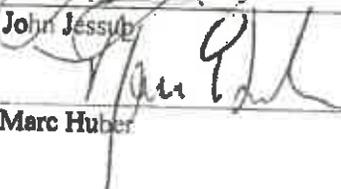
BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA:



Brad Armstrong



John Jessup



Marc Huber

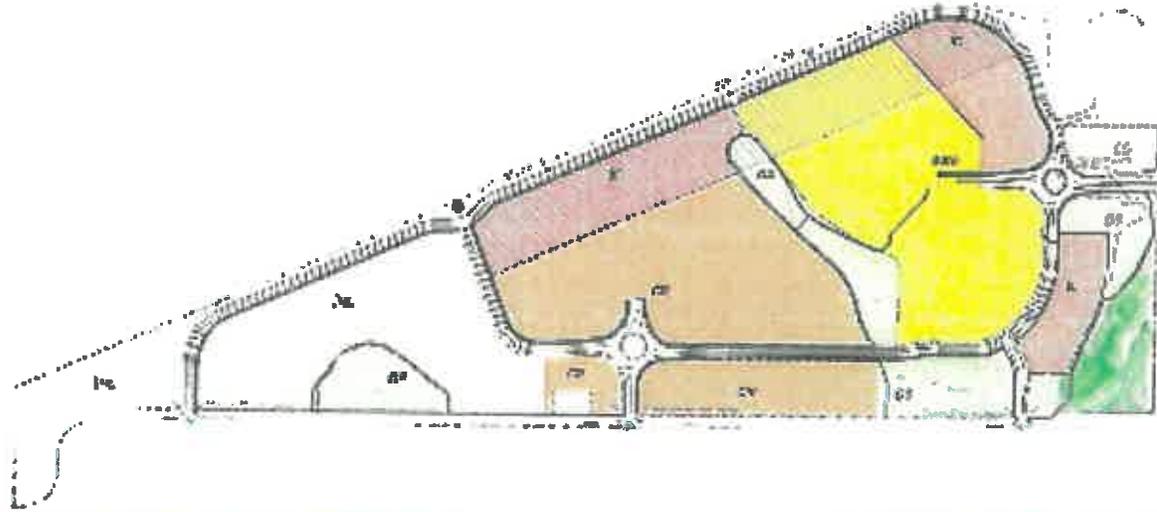
ATTEST:


Debra Carnes, Hancock County Auditor
Petitioner, Hancock Regional Hospital

HANCOCK GATEWAY PARK

Planned Unit Development

May 21 July 15, 2019



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
USES (P) – Permitted / (X) -- Not Allowed						
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



HANCOCK GATEWAY PARK PUD PERMITTED LAND USES

DISTRICT	MRO	IC	CR	INC	CS	OS
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 Sale, 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



HANCOCK GATEWAY PARK PUD PERMITTED LAND USES

DISTRICT	MRO	IC	CR	INC	CS	OS
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, 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



HANCOCK GATEWAY PARK PUD PERMITTED LAND USES

DISTRICT	MRO	IC	CR	INC	CS	OS
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, Motels	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

HANCOCK GATEWAY PARK PUD PERMITTED LAND USES

DISTRICT	MRO	IC	CR	INC	CS	OS
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



HANCOCK GATEWAY PARK PUD PERMITTED LAND USES

DISTRICT	MRO	IC	CR	INC	CS	OS
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; 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



HANCOCK GATEWAY PARK PUD PERMITTED LAND USES						
DISTRICT	MRO	IC	CR	INC	CS	OS
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

Article 5.35-Development Standards Matrix

Lot Standards		
District	Minimum Lot Area	Minimum Lot Width
CR	30,000 sq. ft.	120'
CS	65,000 sq. ft.	200'
IC	60,000 sq. ft.	200'
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
CR	75% including all impervious surfaces	40' CR 200N 25'-Connector Corridor 20'-Local and Private Internal Streets	10'	20'
CS	85% including all impervious surfaces	CR 600W 75'-pump canopy, 150'-building Modglin Drive 40' pump canopy & 35' building	10'	20'
IC	85% including all impervious surfaces	20'-Local and Private Internal Streets 25'-Connector Corridor 20'-Local and Private Internal Streets	10'	15'
INC	75% including all impervious surfaces	50'-I-70, CR 200N 25'-Connector Corridor 20'-Local and Private Internal Streets	10'	20'
MRO	80% including all impervious surfaces	20'-Local and Private Internal Streets 25'-Connector Corridor 20'-Local and Private Internal Streets	10'	20'
OS	N/A	N/A	N/A	N/A

Article 5.35-Development Standards Matrix

Building Standards

District	Minimum Distance Between Buildings	Maximum Height ⁽¹⁾	Minimum Ground Level Square Footage
CR	10'	The lesser of 85' or 6-stories	3,500 sq. ft.
CS	N/A	35'	3,000 sq. ft.
IC	10'	24' Except Hotels – the lesser of 85' or 6 stories	3,500 sq. ft.
INC	10'	65' Except Hotels – the lesser of 85' or 6 stories	10,000 sq. ft.
MRO	10'	The lesser of 120' or 10 stories	5,000 sq. ft.
OS	N/A	N/A	None

⁽¹⁾ Subject to Visibility Overlay

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.

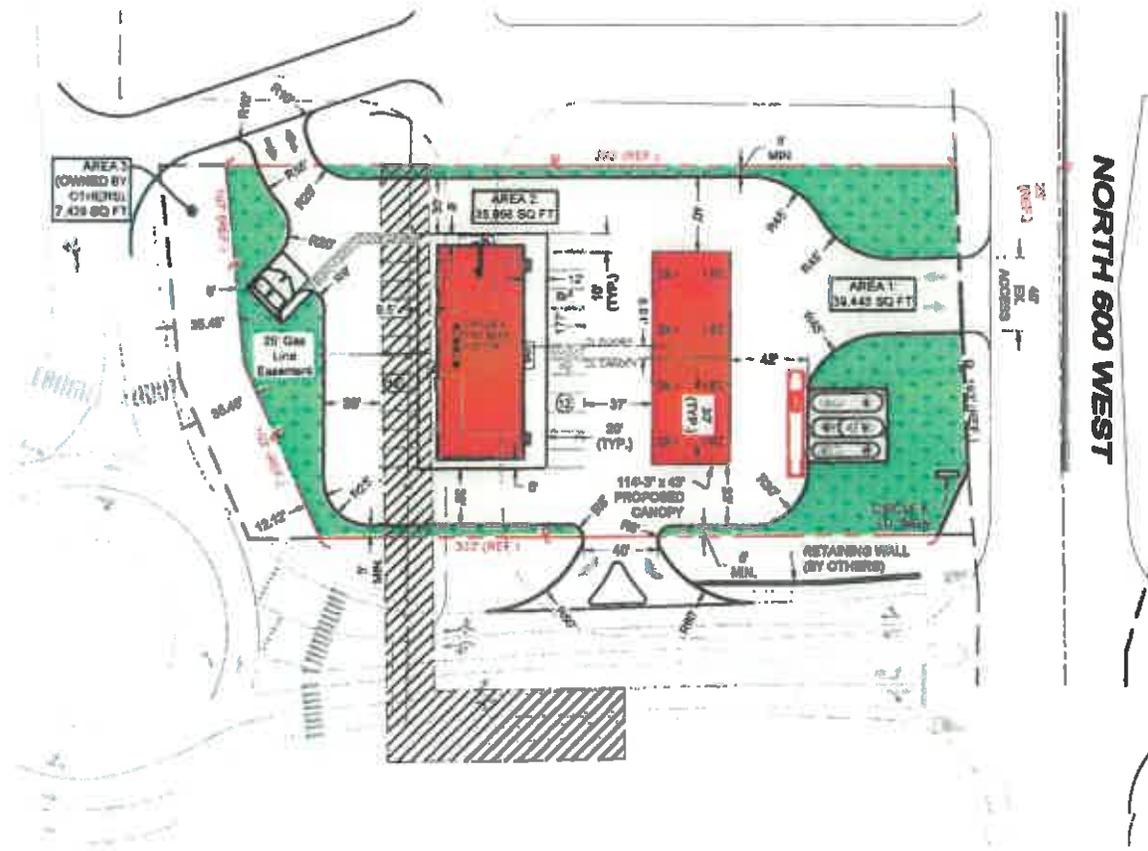


Illustration 5A

Section 5.43. Lot standards.

- A. 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.
- B. Minimum Lot Width = (measured at front setback/build to line): Two Hundred Feet (200')

- 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:

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:

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 ~~twenty (20)~~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 – ~~Ten (10)~~ 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 8.708 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 8.31 - 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. Flowering ornamental and/or understory trees @ one (1) per twenty (20) feet of lot line.
 - 3. 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 a minimum four (4) feet 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 a minimum three (3) feet 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 thirty (30) feet of horizontal length of parking perimeter facing the street; 2) flowering ornamental and/or understory trees at a rate of one (1) per twenty (20) feet of horizontal length of parking perimeter facing the street; and 3) shrubs five (5) per each twenty (20) feet 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; 2) flowering ornamental and/or understory trees at a rate of 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.
- 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 ~~sixteen (16)~~ 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).
 - (2) Ornamental tree – Two (2) and shrubs – six (6).
 - 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 ~~sixteen (16)~~ 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.
 - b. One (1) Ornamental and Six (6) Shrubs.
 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 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)

- b. Modglin Drive – ~~Ten (10)~~ 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:

HANCOCK GATEWAY PARK

LAND USE PLAN MASTER PLAN



- LAND USE LEGEND**
-  CR - CORPORATE / RETAIL
 -  CS - CONVENIENCE STORES
 -  IC - INTERSTATE COMMERCIAL
 -  INC - INSTITUTIONAL / COMMERCIAL
 -  MRO - MEDICAL / RETAIL / OFFICE
 -  OS - OPEN SPACE
 -  PROPOSED MONUMENT SIGNAGE LOCATION
 -  INDICATES VIEW CORRIDOR RESTRICTIONS

