CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, February 2, 2026 at 7:00 PM
MEETING PLACE: Westfield City Hall - Main Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27
Billy Bunkowfst, Vice President | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Stephanie Carlson | Mayoral Appointed | 4-year term | 7/1/24-12/31/27
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27
Ryan Mooney | Council Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27
Kurt Wanninger | Council Appointed | 4-year term | 2/2/26-12/31/27

Public input can be submitted in 1 of 2 ways:
-Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
-Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - January 20, 2026

Approve Changes to 2026 APC Meeting Dates

Review Rules of Procedure

CONSENT AGENDA

2601-DDP-03
AutoZone
125 West Tournament Trail
AutoZone Development, LLC by Prism Engineering and Design Group, LLC requests Detailed Development Plan Review of a 7,381 square foot commercial building on 1.10 acres +/- in the Spring Mill Centre Planned Unit

Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

ITEMS OF BUSINESS

2601-ZOA-01
Unified Development Ordinance - Sign Update
The City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Articles 6.9 Lighting Standards, 6.17 Sign Standards, 10.11 Sign Permits, and 12.1 Definitions.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

PUBLIC HEARING ITEMS

No items.

ITEMS CONTINUED TO A FUTURE MEETING

2511-PUD-19
Ironstone Planned Unit Development (PUD)
Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.
Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2512-CP-01
City of Westfield Comprehensive Plan
Outlines the City of Westfield's long-term vision, goals, and policies guiding land use, development, transportation, utilities, housing, parks, and community services.
(Planner: Caleb Ernest - Cernest@westfield.in.gov)

2512-PUD-22
Sugarleaf Planned Unit Development (PUD)
2432 East 171st Street
David Weekley Homes, represented by Nelson & Frankenberger, LLC requests a change in zoning for 10.3 acres from the AG-SF1 and Sanders Glen Planned Unit Development (PUD) Districts to the Sugarleaf Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2601-PUD-01
BUILT PUD
Near southwest corner of State Road 32 and Gray Road, approximately 300' south of intersection
BUILT LLC, represented by Church Church Hittle + Antrim requests a change in zoning for 10.58 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the BUILT Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Minutes - 1/20/2026

Tuesday, January 20, 2026 at 7:30 PM

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

7:30pm
YouTube Time: 00:00

Note the presence of a quorum

Commissioners Members Present In-Person: Mike Neal, Billy Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Ryan Mooney, Stephanie Carlson.
Commissioners Present Virtually: None.
Commissioners Absent: Omar Khan, Chris Woodard.
City Staff Present In-Person: Kevin Todd, Director; Weston Rogers, Senior Planner; Lauren Gillingham, Senior Planner.
City Staff Present Virtually: None.
Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - January 14, 2026

Motion: Approve January 14, 2026 APC Meeting Minutes
By: William Bunkowfst
Seconded: Ryan Mooney

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

No items.

WORKSHOP ITEMS

2601-ZOA-01
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(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

YouTube Time: 01:54
Staff presentation / APC Comments & Questions / Staff Responses / General Discussion

2511-PUD-19
Ironstone Planned Unit Development (PUD)
Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave .and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.
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(Planner: Weston Rogers - Wrogers@westfield.in.gov)

YouTube Time: 16:27
Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

ITEMS CONTINUED TO A FUTURE MEETING

2512-CP-01
City of Westfield Comprehensive Plan
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(Planner: Caleb Ernest - Cernest@westfield.in.gov)

2512-PUD-22
Sugarleaf Planned Unit Development (PUD)
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(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 01:46:49

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: Victor McCarty

Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

WESTFIELD WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

2026 ZONING PETITION

SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FILING DEADLINE	TECHNICAL ADVISORY COMMITTEE	COUNCIL INTRODUCTION	PUBLIC NOTICE DEADLINE	PUBLIC HEARING MEETING	WORKSHOP MEETING
	Friday Noon	Tuesday 9:00 AM	Monday 7:00 PM	Friday	Monday 7:00 PM	Monday 7:00 PM
JANUARY	11/26/25	12/16/25	12/22/25	01/02/25	01/14/26	01/20/26
FEBRUARY	01/02/26	01/20/26	01/26/26	01/23/26	02/02/26	02/17/26
MARCH	01/30/26	02/17/26	02/23/26	02/20/26	03/02/26	03/16/26
APRIL	02/27/26	03/17/26	03/23/26	03/27/26	04/06/26	04/20/26
MAY	04/03/26	04/21/26	04/27/26	04/24/26	05/06/26	05/18/26
JUNE	05/01/26	05/19/26	05/26/26	05/22/26	06/01/26	06/15/26
JULY	05/29/26	06/16/26	06/22/26	06/26/26	07/06/26	07/20/26
AUGUST	07/02/26	07/21/26	07/27/26	07/24/26	08/03/26	08/17/26
SEPTEMBER	07/31/26	08/18/26	08/24/26	08/28/26	09/09/26	09/21/26
OCTOBER	08/28/26	09/15/26	09/28/26	09/25/26	10/05/26	10/19/26
NOVEMBER	10/02/26	10/20/26	10/26/26	10/23/26	11/04/26	11/16/26
DECEMBER	10/30/26	11/17/26	11/23/26	11/25/26	12/07/26	12/21/26
JANUARY	11/25/26	12/15/26	12/28/26	12/30/26	01/13/27	01/19/27

Dates in red are scheduled for a different day due to a conflict.

APC meets on first and third Monday of each month (subject to holidays or other conflicts). Please visit https://westfieldin.portal.civicclerk.com/ for additional information.

A pre-filing meeting is required prior to a formal application filing. Please contact the Community Development Department at 317.804.3170 at least one week in advance of your targeted filing date to schedule this meeting.

Following the public hearing, the project will be scheduled for a workshop meeting no sooner than the month following the public hearing. Following the workshop meeting, the petition will then appear before the APC as an item of business for a recommendation and then forwarded to the City Council for adoption consideration. Please work with the project planner for information about resubmittal deadlines and scheduling coordination.

Revised materials will be reviewed within 14 calendar days of submittal. Once compliant, the item will be placed on the agenda for the next available meeting. Please work with the project planner for information about internal deadlines.

WESTFIELD WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

2026 DETAILED DEVELOPMENT PLAN PETITION

SCHEDULE OF FILING DATES AND MEETINGS

MEETING MONTH	FILING DEADLINE	TECHNICAL ADVISORY COMMITTEE	AVAILABLE APC MEETING DATES When the City determines the Detailed Development Plan to be compliant, the following APC meeting dates are available for approval via the APC Consent Agenda.	
	Friday @ 12 noon	Tuesday @ 9:00am	Mondays @ 7:00pm	
JANUARY	11/26/25	12/16/25	01/14/26	01/20/26
FEBRUARY	01/02/26	01/20/26	02/02/26	02/17/26
MARCH	01/30/26	02/17/26	03/02/26	03/16/26
APRIL	02/27/26	03/17/26	04/06/26	04/20/26
MAY	04/03/26	04/21/26	05/06/26	05/18/26
JUNE	05/01/26	05/19/26	06/01/26	06/15/26
JULY	05/29/26	06/16/26	07/06/26	07/20/26
AUGUST	07/02/26	07/21/26	08/03/26	08/17/26
SEPTEMBER	07/31/26	08/18/26	09/09/26	09/21/26
OCTOBER	08/28/26	09/15/26	10/05/26	10/19/26
NOVEMBER	10/02/26	10/20/26	11/04/26	11/16/26
DECEMBER	10/30/26	11/17/26	12/07/26	12/21/26
JANUARY	11/25/26	12/15/26	01/13/27	01/19/27

Dates in red are scheduled for a different day due to a conflict.

APC meets on first and third Monday of each month (subject to holidays or other conflicts). Please visit https://westfieldin.portal.civicclerk.com/ for additional information.

A pre-filing meeting is required prior to a formal application filing. Please contact the Community Development Department at 317.804.3170 at least one week in advance of your targeted filing date to schedule this meeting.

Revised materials will be reviewed within 14 calendar days of submission. Once compliance is determined, Detailed Development Plans will be placed on the consent agenda for the next available APC meeting. Compliant plans are due no later than 10 days prior to the scheduled APC meeting date for approval. Please work with the project planner for additional information about internal deadlines.

Petition Number:	2601-DDP-03
Project Name:	AutoZone
Subject Site Address:	125 W. Tournament Trail (the "Property")
Petitioner:	AutoZone Development, LLC by Prism Engineering and Design Group, LLC
Request:	Detailed Development Plan review of a 7,381 +/- square foot commercial building on 1.10 acres +/- in the Spring Mill Centre PUD zoning district.
Current Zoning:	Spring Mill Centre PUD (Ord. 19-28)
Current Land Use:	Vacant
Approximate Acreage:	1.10 acres +/-
Staff Reviewer:	Daine Crabtree, Current Planning Manager

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the current Westfield UDO

The plans comply.

1) Title, scale, north arrow and date.
2) Proposed name of the development.
3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
4) Address and legal description of the property.
5) Boundary lines of the property including all dimensions.
6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.

12) Location and dimensions of all existing structures and paved areas.
13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
14) Location of all Floodplain areas within the boundaries of the property.
15) Names of legal ditches and streams on or adjacent to the site.
16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
17) Identify buildings proposed for demolition.
18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
20) Label Building Separation and/or / Building Setback Lines in relation to Front, Rear and Side Lot Lines

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DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the Westfield UDO and the Spring Mill Centre PUD, Ord. 19-28

The plans comply.

21) Accessory Use and Building Standards (Article 6.1)
    a) Shall apply; however, Article 6.1(H)(2) shall be modified to permit enclosures within Area 1 to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards. (Section 8.1, Ord. 19-28)
    b) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
    c) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
    d) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
    e) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
    f) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
    g) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

h) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

22) Architectural Standards (Article 6.3)

a) Shall apply. In addition, the following shall also apply: (Section 8.2, Ord. 19-28)

i) Character Exhibit. The Character Exhibit, attached hereto as Exhibit C, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

b) Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned. (Section 8.2, Ord. 19-28)

23) Building Standards (Article 6.4)

24) Fence Standards (Article 6.5)

25) Height Standards (Article 6.6)

26) Landscaping Standards (Article 6.8)

a) Shall apply, except as modified below: (Section 8.3, Ord. 19-28)

b) External Street Frontage Landscaping Requirements (Article 6.8(M)): shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail. Hardscapes, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail Right-of-way, then this Section (Section 8.3 A) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.

c) UDO Article 6.8(M) External Street Frontage Landscaping:

i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

External Street Frontage – State Road 32 (Est. 150')			
Per 100 lineal feet	Required	Provided	Deficient
3 Shade or Evergreen Trees	**5**	**5**	**0**
2 Ornamental Trees	**3**	**3**	**0**
25 Shrubs	**38**	**48**	**0**

External Street Frontage – Tournament Trail (Est. 150')			
Per 100 lineal feet	Required	Provided	Deficient
3 Shade or Evergreen Trees	**5**	**7**	**0**
2 Ornamental Trees	**3**	**3**	**0**
25 Shrubs	**38**	**57**	**0**

d) UDO Article 6.8(N) Buffer Yards:

e) Parking Area Landscaping (Article 6.8(O)): shall apply, except as otherwise modified below:

i) Parking Area Design. If adjacent Lots have vehicular cross access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements

ii) Interior Parking Area Landscaping:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

iii) Interior Parking Area Islands:

1. Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.

iv) Perimeter Parking Area Landscaping:

1. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
   (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
   (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

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Tournament Trail (Est. 150')			
	Required	Provided	Deficient
1 tree per 30 LF	**5**	**10**	**0**
1 shrub per 3 LF	**50**	**57**	**0**

State Road 32 (Est. 150')			
	Required	Provided	Deficient
1 tree per 30 LF	**5**	**5**	**0**
1 shrub per 3 LF	**50**	**68**	**0**

f) Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

g) Street Trees:

h) Minimum Lot Landscaping Requirements:

Lot Landscaping (1.1 acres)			
Business Use (per acre)	Required	Provided	Deficient
10 Shade Trees	**11**	**12**	**0**
10 Ornamental or Evergreen Trees	**11**	**11**	**0**
25 Shrubs	**28**	**261**	**0**

i) Foundation Plantings:

j) General Screening Standards

Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either:

- a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment;
- a solid evergreen screen with a combination of trees and shrubs;
- a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

k) Misc.

27) Lighting Standards (Article 6.9)

a) Shall apply. In addition, the following shall apply:

i) Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.

b) General Lighting Standards: The following standards shall apply:

i) All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.

iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

c) Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses:

i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.

ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.

iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.

vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

d) Lighting Plans: The Applicant for any permit required by this Ordinance that proposes outdoor lighting shall submit a Lighting Plan which includes:

i) A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the site.

ii) A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs.

iii) A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

iv) All plot lighting levels shall be depicted at ten-foot (10') intervals or less.

v) The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less.

vi) Photometric data depicting the angle of cut off of light emissions.

vii) Any other information that the Director determines necessary to ensure compliance with the provisions of this Article.

28) Lot Standards (Article 6.10)

29) Outside Storage and Display (Article 6.12 & Ord. 19-28)

a) Shall apply, except as otherwise modified below:

b) Area I Subdistrict: Outdoor storage is prohibited.

Outside Sales Display:

c) Permitted Use: Outside Sales Displays, including vending machines, kiosks, and outdoor point of sale items (e.g., flowers, propane, salt, firewood), shall be prohibited, except for the following:

i) Automobile dealerships, and other similar Uses as determined by the Director or Plan Commission.

ii) Outside Sales Displays that otherwise comply with the Outside Storage standards set forth in this Article.

1. Outside Storage: Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:
   (a) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.
   (b) Location: Outside Storage areas:
      (i) Shall be located immediately adjacent to the Principal Building.
      (ii) Shall not encroach into any required Rear or Side Yard.
      (iii) Shall be prohibited in an Established Front Yard.
      (iv) Shall be delineated on an approved Development Plan.
   (c) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:
      (i) Outside Storage areas shall be completely screened from view from any adjacent property or Right-of-way.
      (ii) Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that complement the Principal Building.
      (iii) Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.

iii) Merchandise associated with a temporary Use or event conducted pursuant to Article 6.18 Temporary Uses and Events.

d) Approval: Any proposed Outside Sales Display shall be delineated on an approved Development Plan and subject to approval by the Plan Commission, except as otherwise permitted by Article 6.18 Temporary Uses and Events, and subject to the following:

i) The Development Plan shall include the types of merchandise and/or finished products, location, landscaping and other improvement of the Outside Sales Display area.

ii) Pedestrian circulation areas shall not be obstructed and enhancements may be required by the Director or Plan Commission to ensure safe pedestrian movements.

iii) The Director or Plan Commission may require enhanced site design features to ensure that Outside Sales Display areas are delineated and that such areas are compatible with the design of the building and site context.

iv) In addition to the standards of the Zoning District, the Plan Commission or Director may require enhanced screening or landscaping to ensure the compatibility of the proposed Use with adjoining areas.

v) Once approved, the Outside Sales Display area shall not be materially or substantially changed or altered without the approval of an amendment to a Development Plan.

30) Outdoor Café and Eating Areas (Article 6.13)

31) Parking and Loading Standards (Article 6.14)

Required Vehicular Parking

a) One (1) space for each employee, plus two (2) for each service stall.

Required Bicycle Parking

b) Minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

32) Setback Standards (Article 6.16)

33) Sign Standards (Article 6.17)

34) Vision clearance standards (article 6.19)

a) Forty (40) feet from intersections of collectors or local streets.

b) Ten (10) feet from intersections of driveways or alleys.

c) Twenty-five (25) feet from intersections of private streets.

35) Yard standards (article 6.21)

DISTRICT STANDARDS

Article 4.16 (GB District) of the Westfield UDO and the Spring Mill Centre PUD District (Ord. 19-28)

The plans comply.

36) Area I Subdistrict:	GB: General Business District
37) GB District:	
a) Minimum Lot Area:	No minimum
b) Minimum Tract Requirement:	No minimum
c) Minimum Lot Frontage:	No minimum; However, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement) (Ord. 19-28)
d) Minimum Lot Width:	No minimum
e) Maximum Lot Coverage:	No maximum (Ord. 19-28)
f) Minimum Building Setback Lines: (Ord. 19-28)	
i) State Road 32:	No minimum
ii) Tournament Trail:	10’
iii) Spring Mill Road:	
1. Area III:	20 feet
2. All Other Subdistricts:	No minimum
iv) All other streets (e.g. internal to District):	15 feet
v) District Perimeter Not Abutting Street:	20 feet
vi) All Other Setback Lines:	No minimum

DEVELOPMENT PLAN REVIEW

Article 10.7(E) of the Westfield UDO

The plans comply.

38) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

39) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

a) State Highway 32 Overlay District:

i) Standards of Article 5.3 of the UDO shall only apply to Area I, with the following exceptions: (Section 7.1, Ord. 19-28)

1. Article 5.3(F)(7) shall not apply. (Ord. 19-28)
2. Building Size Requirements: (Ord. 19-28)

(a) Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area 1.

(b) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

ii) Setback Requirements:

1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

iii) Building Height Requirements:

1. Maximum Building Height: No maximum
2. Minimum Building Height: Eighteen (18) feet
3. Multiple Stories: Multiple stories are encouraged, but not required.

iv) Architectural Design Requirements:

1. General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality

among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

2. Building Elevation:

   (a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

   (b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

   (c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).

   (d) Openings:

      (i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

      (ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

      (iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

   (e) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

   (f) Roof:

      (i) Pitched Roofs:

         1. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).

         2. If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.

3. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.

(ii) Flat Roofs:

1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:

a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet

(iii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

(iv) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

(g) Main Entrances:

(i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

(ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings,

porticos and other design elements appropriate to the architectural style and details of the building as a whole.

(iii) The location, orientation, proportion and style of doors shall complement the style of the building.

(h) Windows:

(i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

(ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

(i) Awnings:

(i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.

(ii) Awnings shall be made of a nonreflective material.

(iii) All awnings shall be kept in good repair.

(iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

(j) Drive-thrus and Fueling Stations: This section shall apply to: (i) Lots adjacent to the State Highway 32 Right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 Right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 Right-of-way line or Trail Corridor.

(i) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 Right-of-way line or the Trail Corridor and the Building Façade nearest to said Right-of-way line (e.g., Established Front Yard) or Trail Corridor

(ii) Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the State Highway 32 Right-of-way line than the Established Front Yard of the Principal Building to which fuel pumps or canopies are appurtenant or associated as illustrated in FIGURE 5.3(17): FUEL PUMP/CANOPY LOCATION.

(k) Building Materials:

(i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.

(iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

(l) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

v) Trail Corridor Requirement:

1. Trail Corridor Design Standards:

(a) The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(b) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

(c) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

2. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

(a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

(b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

(c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

Trail Corridor Plantings - State Road 32 (Est. 150 LF)			
Per 100 lineal feet	Required	Provided	Remaining
3 Shade	**5**	**5**	**0**
1 Ornamental Tree	**2**	**2**	**0**

3. Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.

40) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

41) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DESIGN STANDARDS

Chapter 8 of Westfield UDO

The plans comply.

42) Block Standards (Article 8.1)

43) Easement Standards (Article 8.3)

44) Monument and Marker Standards (Article 8.5)

45) Open Space and Amenity Standards (Article 8.6)

46) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

47) Storm Water Standards (Article 8.8)

48) Street and Right-of-Way Standards (Article 8.9)

49) Street Light Standards (Article 8.10)

50) Street Sign Standards (Article 8.11)

51) Surety Standards (Article 8.12)

52) Utility Standards (Article 8.13)

Requested Action: Approve 2601-DDP-03 with the following conditions:

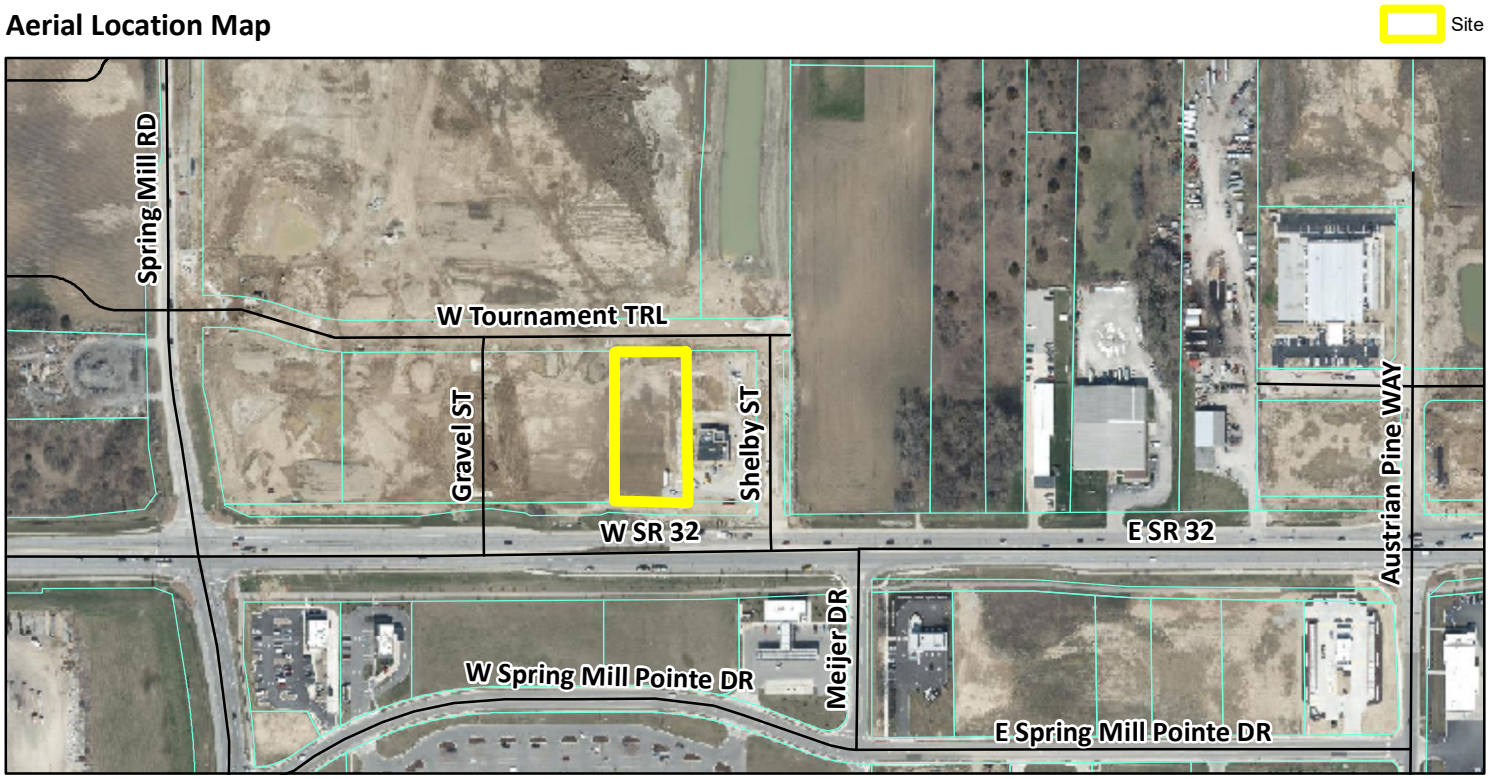
- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property

If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov

CITY OF Westfield INDIANA

2601-DDP-03

Aerial Location Map



Zoning Map

GIS.DBO.PW_Streets
Parcel
Zoning - All

Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.05 0.1 Miles

N W E S

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BULK AREA REQUIREMENTS

LOCATION: 125 W. TOURNAMENT TRAIL WESTFIELD, INDIANA 46074		
ZONING: PUD (PLANNED UNIT DEVELOPMENT)		
USE: RETAIL SALE OF AUTO PARTS		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	–	1.10 AC
MINIMUM LOT FRONTAGE	80 FT	149.8 FT
MINIMUM FRONT SETBACK (BUILDING)	30 FT	89.2 FT
MAXIMUM FRONT SETBACK (BUILDING)	120 FT	89.2 FT
MINIMUM SIDE SETBACK (BUILDING)	20 FT	21.1 FT
MINIMUM REAR SETBACK (BUILDING)	20 FT	115.2 FT
MAXIMUM BUILDING HEIGHT	45 FT	23 FT
MINIMUM BUILDING HEIGHT	13 FT	X FT

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	5000 S.F.	7,381 S.F.
PARKING REQUIRED	NO REQUIREMENTS. PARKING PROVIDED SHALL MEET USER'S NEEDS.	32 SPACES
MIN. PARKING DIM.	9' X 18'	9' X 18'
MIN. DRIVEWAY WIDTH	24 FT.	25 FT. MIN.
ACCESSIBLE SPACES	2 SPACES	2 SPACES
BICYCLE SPACES	2 SPACES	2 SPACES

PAVEMENT LEGEND

- HEAVY DUTY CONCRETE PAVING – SEE DETAIL 4/C1.A
- STANDARD DUTY CONCRETE PAVING – SEE DETAIL 4/C1.A
- ASPHALT PAVING – SEE DETAIL 5/C1.A

SIGN LEGEND

LEGEND	QTY.
RESERVED PARKING	2
VAN ACCESSIBLE	1

GENERAL NOTES

1. PROPERTY LINE AND RIGHT–OF–WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE AREAS.
3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT–OF–WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
6. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.
7. THE CONTRACTOR SHALL PROVIDE AS–BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE FULL AS–BUILT TOPOGRAPHIC SURVEY OF THE SITE CERTIFIED BY A LAND SURVEYOR LICENSED IN THE STATE OF INDIANA.

LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18057C0120G WHICH HAS AN EFFECTIVE DATE OF 11/19/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

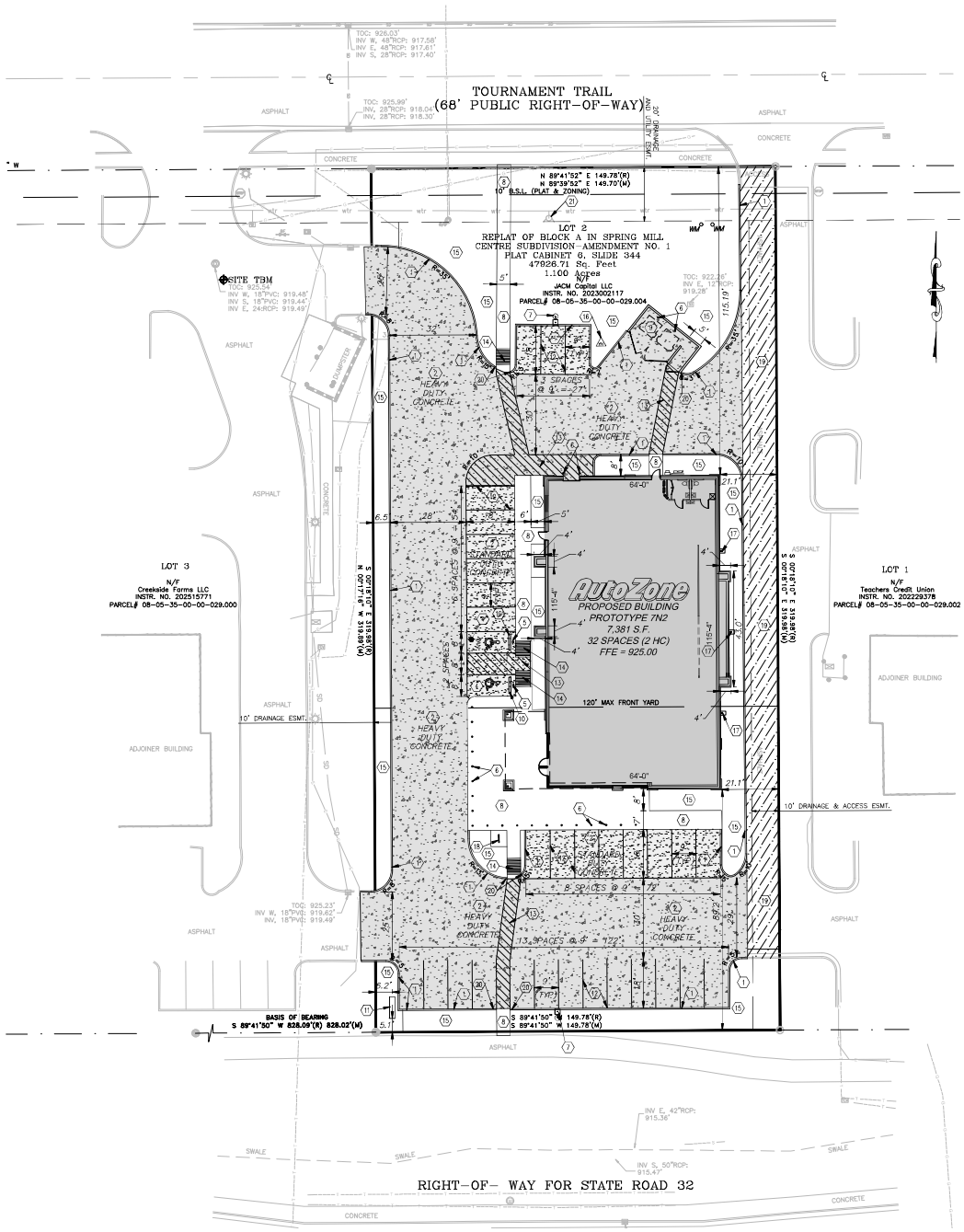
UTILITY NOTE

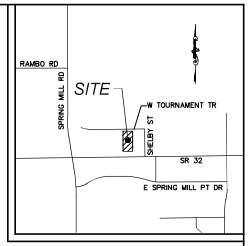
LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY U.S. SURVEYOR. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB–CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "INDIANA 811" (TOLL–FREE PHONE NO. 1–800–382–2764, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Indiana 811





Vicinity Map
Not To Scale

KEYNOTES

1. CONCRETE CURB – SEE DETAILS 1 & 2/C1.A
2. CONCRETE PAVING – SEE DETAIL 4/C1.A. EXPANSION AND CONTROL JOINTS – SEE DETAILS 21 & 22/C1.A MAXIMUM SPACING FOR CONTROL JOINTS IS 15'–0" O.C. EACH WAY.
3. NOT USED.
4. HANDICAP PARKING AREA – SEE DETAILS 6 & 7/C1.A
5. HANDICAP PARKING SIGN – SEE DETAIL 12/C1.A
6. PIPE GUARD – SEE DETAILS 15 & 16/C1.A
7. CONCRETE LIGHT POLE BASE – SEE DETAIL 13/C1.A. LOCATE 3'–0" FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
8. CONCRETE SIDEWALK – SEE DETAIL 19 & 20/C1.A FOR SIDEWALKS AROUND BUILDING.
9. DUMPSTER LAYOUT – 6' HIGH MASONRY ENCLOSURE W/ GATES – SEE DETAILS 8, 9, 10 & 11/C1.A
10. 6'–0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT – SEE DETAIL 17/C1.A. LOCATE 2'–6" FROM FACE OF CURB OR SIDEWALK.
11. MONUMENT SIGN – 5' X 8' X 7" OAH, SEE SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT). GENERAL CONTRACTOR TO FURNISH AND INSTALL SUPPORT POLE, FOUNDATION, ELECTRICAL CONNECTION, AND MASONRY BASE. AUTOZONE SIGN VENDOR TO FURNISH AND INSTALL THE SIGN CABINET UNDER SEPARATE PERMIT
12. 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
13. 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
14. CONCRETE HANDICAP RAMP – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%). SEE DETAIL 28/C1.A.
15. NEW LANDSCAPE AREA – PROVIDE SOD AND 3" TOPSOIL – SEE SHEET L1.0 FOR ADDITIONAL INFORMATION
16. FREEZELESS YARD HYDRANT – COORDINATE WITH MEP PLANS.
17. BUILDING DOWNSPOUTS (TYP.) SEE DRAINAGE PLAN FOR CONNECTION.SEE DETAIL 18/C1.A.
18. BICYCLE PARKING – DEROHOOP RACK HD – SEE DETAIL 24, SHEET C1.A.
19. PROPOSED MILL & OVERLAY – SEE SITE DEMOLITION PLAN, SHEET D1.0 AND GRADING PLAN, SHEET C1.1.
20. TAPER CURB TO FLUSH 4:1.
21. EXISTING FIRE HYDRANT.

BENCHMARK INFORMATION

SITE TBM – STORM MANHOLE
ELEVATION: 925.54'

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PRISM ENGINEERING
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PE PROJ. # 25502-1E1

REVISIONS
1 2 3 4 5 6

AutoZone Store No. 10787
125 W. TOURNAMENT TRAIL
WESTFIELD IN 46074
SITE PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-7828 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics Tel. 413-930-4215
Cindy.searcy@construction.com

JASON L. IAY REGISTERED No. 19900179 State of INDIANA PROFESSIONAL ENGINEER
01.23.26

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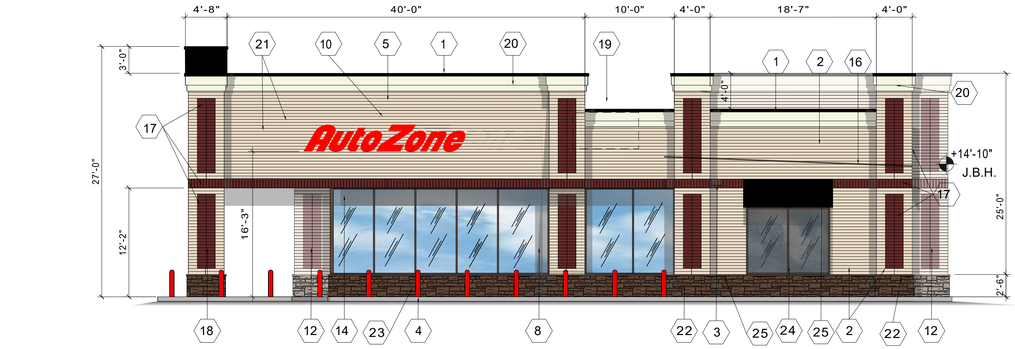
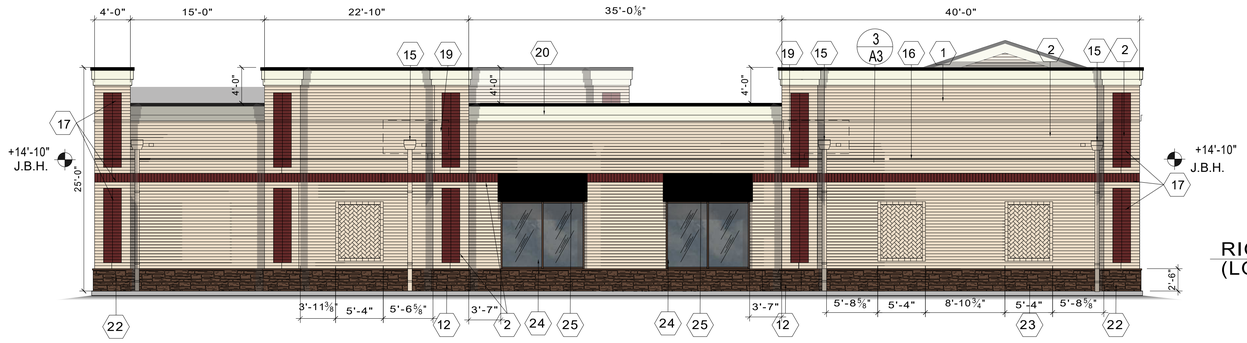
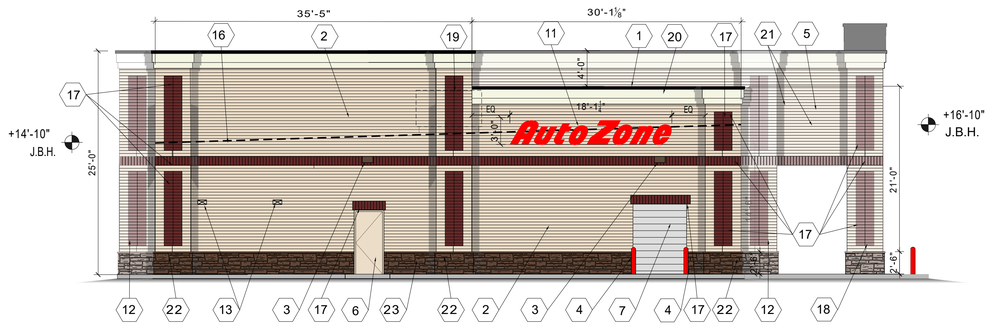


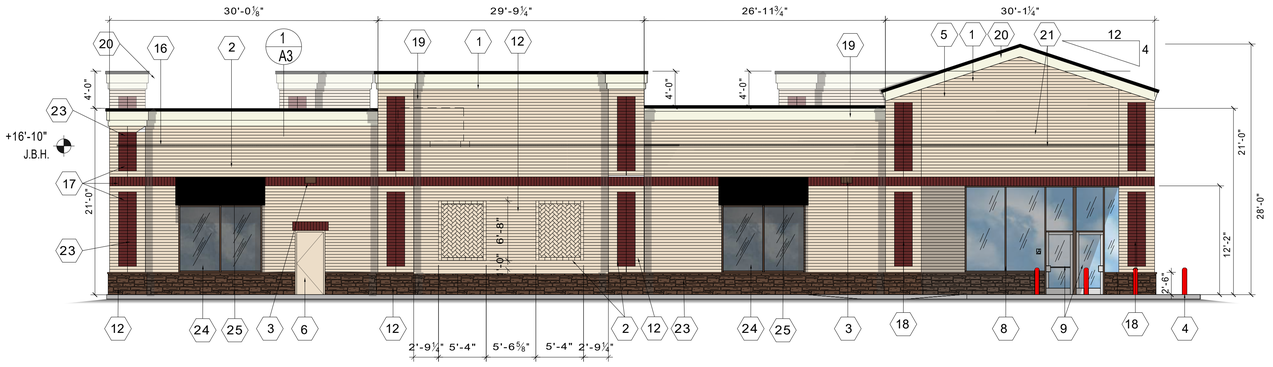
FRONT WALL



RIGHT SIDE WALL
(LOW SIDE)



REAR WALL



LEFT SIDE WALL
(HIGH SIDE)

MATERIAL PERCENTAGE CHART - FRONT WALL

BRICK - EARTHTONE	59.0%	611.26 SQ FT
BRICK - DARKER	21.2%	219.40 SQ FT
METAL AWNING	1.1%	31.69 SQ FT
STONE	5.9%	174.41 SQ FT

TOTAL SQUARE FOOTAGE: 1,036.76 SQ FT

MATERIAL PERCENTAGE CHART - RIGHT SIDE (LOW) WALL

BRICK - EARTHTONE	59.0%	1,477.34 SQ FT
BRICK - DARKER	21.2%	282.26 SQ FT
METAL AWNING	3.1%	63.38 SQ FT
STONE	16.8%	292.94 SQ FT

TOTAL SQUARE FOOTAGE: 2,115.92 SQ FT

MATERIAL PERCENTAGE CHART - REAR WALL

BRICK - EARTHTONE	76.0%	1052.11 SQ FT
BRICK - DARKER	13.8%	190.21 SQ FT
STONE	10.2%	141.33 SQ FT

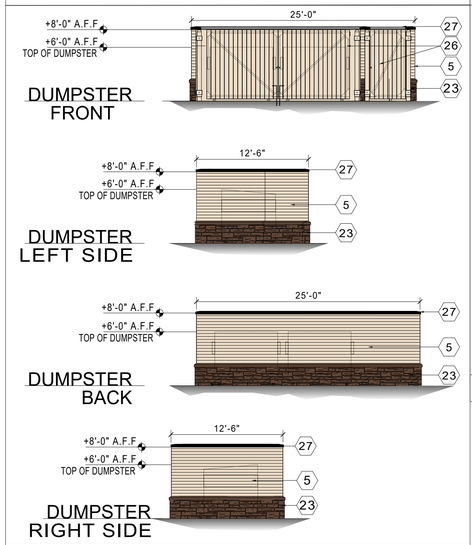
TOTAL SQUARE FOOTAGE: 1,383.65 SQ FT

MATERIAL PERCENTAGE CHART - FRONT WALL

BRICK - EARTHTONE	74.4%	1,767.22 SQ FT
BRICK - DARKER	11.7%	277.22 SQ FT
METAL AWNING	2.7%	63.38 SQ FT
STONE	11.3%	268.04 SQ FT

TOTAL SQUARE FOOTAGE: 2,375.86 SQ FT

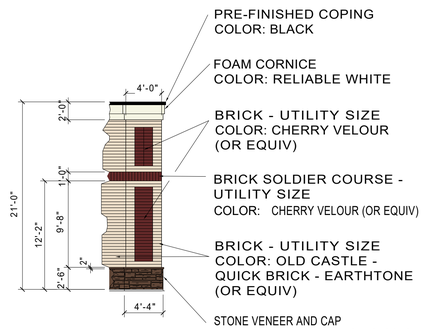
MATERIAL PERCENTAGES



DUMPSTER ENCLOSURE

1. PREFINISHED ALUMINUM COPING
COLOR: SW#6091 RELIABLE WHITE
2. BRICK - UTILITY SIZE
COLOR: INTERSTATE BRICK - EARTHTONE - LIGHT TAN MORTAR
3. WALL MOUNTED LIGHT FIXTURE - DARK BRONZE FINISH
4. PIPE GUARD WITH RED SLEEVE
5. THIN BRICK VENEER - COLOR: EARTHTONE
6. PAINT MAN DOOR WHEAT L-3 & METAL FRAMES DARK BRONZE
7. DO NOT PAINT OVERHEAD DOOR PAINT ANGLES DARK BRONZE
8. ALUMINUM STOREFRONT - DARK BRONZE
9. GLASS AND ALUMINUM DOORS - DARK BRONZE
10. FRONT SIGN - 36" CHANNEL AZ NO STRIPE
11. REAR SIGN - 36" CHANNEL AZ NO STRIPE
12. 4" WIDE BRICK PILASTER (4' PROJECTION)
13. TOILET WALL VENTS PAINT TO MATCH WALL
14. STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
15. SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4"H. X 6"W. OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
16. BOND BEAM AT ROOF LINE
17. BRICK - UTILITY SIZE - SOLDIER COURSE
COLOR: CHERRY VELOUR (OR EQUIV)
18. 4'-0" SQUARE BRICK COLUMN
19. HVAC UNITS SCREENED BEHIND PARAPET WALL
20. FOAM CORNICE COLOR: SW#6091 "RELIABLE WHITE"
21. ACCENT BRICK COLOR: CHERRY VELOUR
22. 4'-0" WIDE BRICK PILASTER (4" PROJECTION)
23. STONE VENEER AND CAP - TEXAS STONE DESIGN - MONTEREY CHALK
24. FAUX WINDOW
25. METAL AWNING - COLOR: BLACK
26. DUMPSTER ENCLOSURE GATE BOARDS - MATERIALS TO MATCH
27. 4" SOLID CAP - PAINT BLACK

ELEVATION KEYNOTES



EXTERIOR SCHEME AT PILASTER

CE-1

January 22, 2025

Color Elevation
AutoZone Store #10787
Westfield, IN

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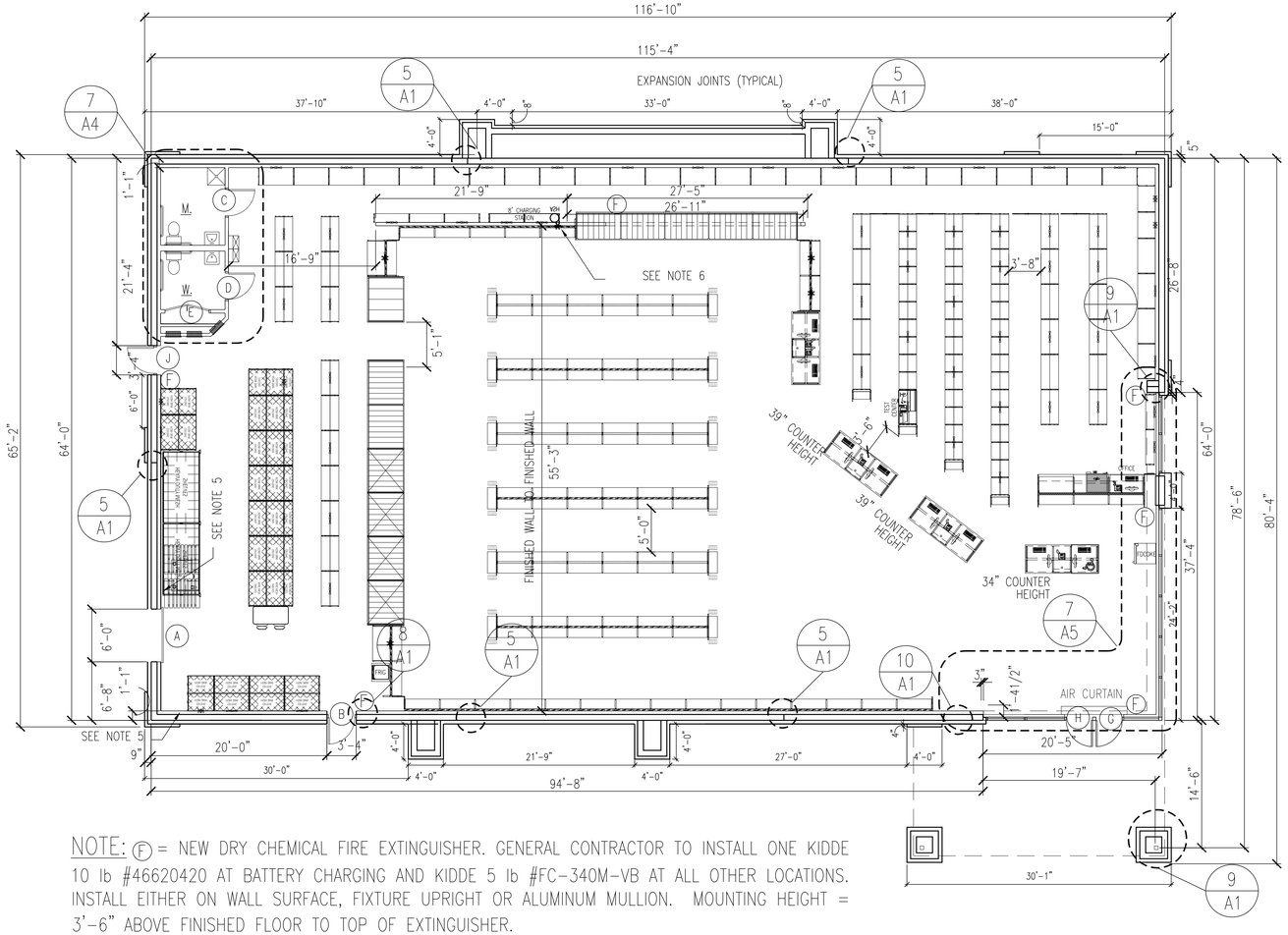


NOTE: ALL STRUCTURAL ELEMENTS ARE TO BE LOCATED FROM DIMENSIONS ON THE STRUCTURAL DRAWINGS.

NOTE: Ⓕ = NEW DRY CHEMICAL FIRE EXTINGUISHER. GENERAL CONTRACTOR TO INSTALL ONE KIDDE 10 lb #46620420 AT BATTERY CHARGING AND KIDDE 5 lb #FC-340M-VB AT ALL OTHER LOCATIONS. INSTALL EITHER ON WALL SURFACE, FIXTURE UPRIGHT OR ALUMINUM MULLION. MOUNTING HEIGHT = 3'-6" ABOVE FINISHED FLOOR TO TOP OF EXTINGUISHER.

1/8" = 1'-0"

1 FLOOR PLAN

1. REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, LINTELS, AND ROOF FRAMING.
2. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
3. INSTALL 6" WIDE, 20 GAUGE GALVANIZED SHEET METAL STRIP BETWEEN THE BACK OF THE GYPSUM BOARD AND THE FACE OF THE METAL STUD AROUND THE ENTIRE PERIMETER OF THE BUILDING, AS WELL AS BOTH SIDES OF THE CURTAIN WALL. TOP OF STRIP TO BE 93" ABOVE FINISHED FLOOR. REFER TO SHEET A-4 FOR DETAILS OF CURTAIN WALL.
4. SEE SHEET M-2 FOR LOCATION OF NON FREEZE YARD HYDRANT AND INSTALLATION REQUIREMENTS.
5. INSTALL 1/2" X 4'-0" X 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON A STUD. APPLY PLYWOOD TO THE METAL STUDS WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. PROVIDE "J" MOLD WHERE PLYWOOD AND GYPSUM BOARD MEET. SEE INTERIOR ELEVATIONS SEE 3/A4 DETAIL.
6. INSTALL TWO 4' x 8' SHEETS OF BLACK FRP VERTICALLY BEHIND BATTERY RACK. SEE SECTION 09986 OF THE SPECIFICATIONS AND INTERIOR ELEVATIONS ON SHEET A-4.
7. SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

1/8" = 1'-0" AFN01

2 FLOOR PLAN NOTES

LOCATION	FLOOR		BASE		WALLS		CLG.		REM.
	SEALED CONCRETE	VINYL TILE	VINYL	QUARRY TILE	GYPSUM BOARD	FIBER REINFORCED PANELS	METAL DECK	GYPSUM BOARD	
SALES AREA		●	●		●		●		
REST ROOMS	●		●			●		●	

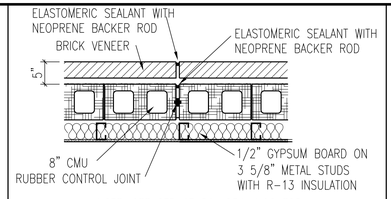
3/16" = 1'-0" AFC01

3 ROOM FINISH SCHEDULE

MK	SIZE	TYPE	FRAME	JAMB DETAIL	HEAD DETAIL	ADA / EXIT HARDWARE (SEE SECTION 08700 OF THE SPECIFICATIONS)
A	6'-0" x 8'-0"	STEEL OVERHEAD ROLL-UP	STEEL ANGLE	6;7&8/A1	6&7/A1	
B	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE WILL HAVE AN INTEGRAL SOUNDER
C	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS
D	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS
E	2'-6" x 6'-8" x 1-3/4"	SOLID CORE WOOD PAIR REQUIRED	HOLLOW METAL	8/A1	8/A1	UNDERCUT DOOR 1" (PAIR REQUIRED)
G	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		
H	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		
J	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE

3/32" = 1'-0" ADC01

4 DOOR SCHEDULE – HOLLOW METAL DOORS & FRAMES

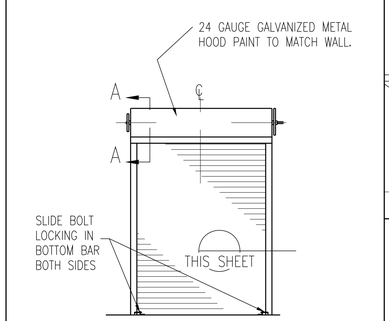


NOTE: SEE STRUCTURAL DRAWINGS FOR EXPANSION JOINT DIMENSIONAL LOCATION AND REINFORCING REQUIREMENTS

3/4" = 1'-0" AFS01

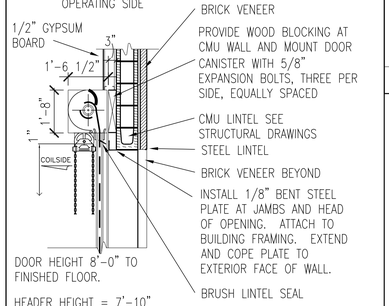
5 EXPANSION JOINT DETAIL

CHAIN OPERATED INSULATED DOOR SURFACE MOUNTED



6 OVERHEAD DOOR ELEVATION

NOTE: GENERAL CONTRACTOR TO INSTALL 6" X 8'-0" ALUMINUM CHAIN GUARD ON WALL AT OPERATING SIDE

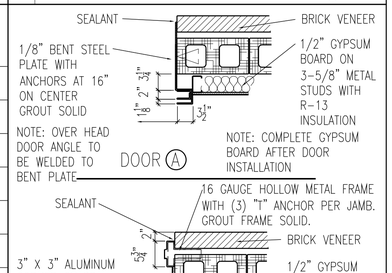


DOOR HEIGHT 8'-0" TO FINISHED FLOOR.

HEADER HEIGHT = 7'-10" ABOVE FINISHED FLOOR.

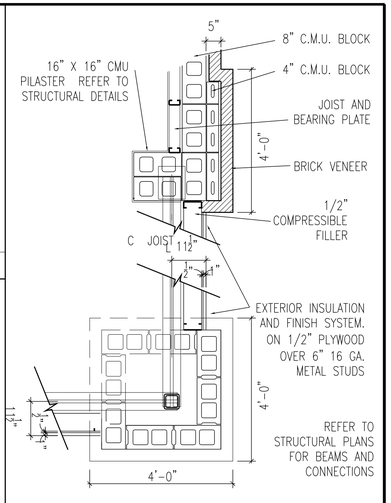
5/16" = 1'-0" ADS01

7 OVERHEAD DELIVERY DOOR Ⓐ



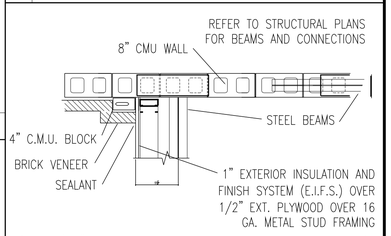
3/4" = 1'-0" ADS02

8 JAMB DETAILS



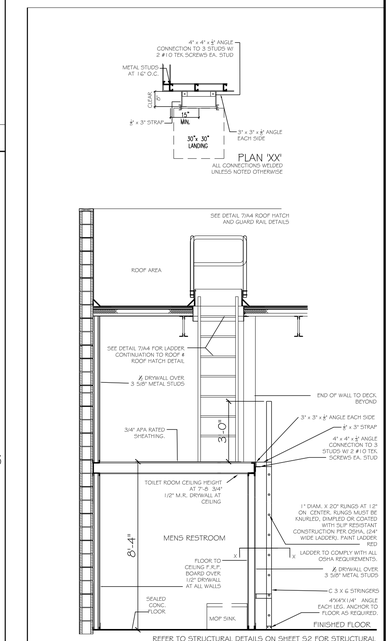
1/2" = 1'-0" ACS01NL-3930

9 SECTION AT CANOPY



1/2" = 1'-0" ACS02NR

10 SECTION AT CANOPY



3/8"=1'-0"

8 RESTROOM SECTION WITH ACCESS LADDER

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 10787
HWY 32 AND SPRING MILL
WESTFIELD IN 46075

FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-6800 FAX: (901) 495-8969

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 1-844-326-3826 ext 9429
Cindy.searcy@construction.com

GEORGE W. CALLOW REGISTERED No. 870103 STATE OF INDIANA ARCHITECT

07/28/25

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PLANT MATERIALS SCHEDULE

TYPE	ABBV	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
SHADE TREES							
	AS	11	Acer saccharum	Sugar Maple	B&B	2" cal	as shown
	CV	6	Crateagus viridis 'Winter King'	Winter King Hawthorn	B&B	2" cal	as shown
EVERGREEN TREES							
	IA	4	Ilex x attenuata 'Fosteri'	Foster Holly	B&B	6-8' min.	as shown
ORNAMENTAL TREES							
	AA	9	Amelanchier arborea	Downy Serviceberry	B&B	2" cal	as shown
SHRUBS & GROUNDCOVERS							
	BM	22	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	B&B	18" min	4' on-center
	CA	51	Clethra alnifolia	Summersweet	B&B	18" min	as shown
	DG	18	Deutzia gracilis 'Nikko'	Dwarf Nikko Deutzia	B&B	18" min	4' on-center
	HS	21	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	CONT	1 gal	as shown
	IG	17	Ilex glabra	Inkberry Holly	B&B	24" min	6' on-center
	IM	41	Ilex x meserveae 'Mesdob'	China Boy Holly	B&B	24" min	4' on-center
	JC	27	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	CONT	3 gal	as shown
	PA	17	Pennisetum aeopecuroides 'Hamln'	Dwarf Fountain Grass	CONT	1 gal	as shown
	RR	37	Rosa 'Radrazz'	Radrazz Knockout Rose	B&B	18" min	4' on-center

SOD / IRRIGATION LIMITS

INTERIOR LANDSCAPE AREA (ILA)

EXTERNAL STREET FRONTAGE LANDSCAPING

ALONG STATE ROAD 32 (150 LF)

SHADE OR EVERGREEN TREES REQUIRED	5
SHADE OR EVERGREEN TREES PROVIDED	5
ORNAMENTAL TREES REQUIRED	3
ORNAMENTAL TREES PROVIDED	3
SHRUBS REQUIRED	38
SHRUBS PROVIDED	42

ALONG TOURNAMENT TRAIL (150 LF)

SHADE OR EVERGREEN TREES REQUIRED	5
SHADE OR EVERGREEN TREES PROVIDED	6
ORNAMENTAL TREES REQUIRED	3
ORNAMENTAL TREES PROVIDED	4
SHRUBS REQUIRED	38
SHRUBS PROVIDED	46

INTERIOR PARKING LANDSCAPING

VEHICULAR USE AREA	20,239 SF
ILA REQUIRED (VUA*7.5%)	1,518 SF
ILA PROVIDED	1,566 SF
SHADE TREES REQUIRED	5
SHADE TREES PROVIDED	5
SHRUBS REQUIRED	20
SHRUBS PROVIDED	23

TRAIL CORRIDOR PLANTINGS

SHADE TREES REQUIRED	5
SHADE TREES PROVIDED	5
ORNAMENTAL TREES REQUIRED	2
ORNAMENTAL TREES PROVIDED	2

PERIMETER PARKING LANDSCAPING

ALONG STATE ROAD 32 (150 LF)

SHADE OR EVERGREEN TREES REQUIRED	5
SHADE OR EVERGREEN TREES PROVIDED	5
SHRUBS REQUIRED	50
SHRUBS PROVIDED	60

ALONG TOURNAMENT TRAIL (150 LF)

SHADE OR EVERGREEN TREES REQUIRED	5
SHADE OR EVERGREEN TREES PROVIDED	9
SHRUBS REQUIRED	50
SHRUBS PROVIDED	59

MINIMUM LOT LANDSCAPING

LOT AREA 1.1 ACRES

SHADE TREES REQUIRED	11
SHADE TREES PROVIDED	12
ORNAMENTAL & EVERGREEN TREES REQUIRED	11
ORNAMENTAL & EVERGREEN TREES PROVIDED	11
SHRUBS REQUIRED	25
SHRUBS PROVIDED	186

LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18057C0120G WHICH HAS AN EFFECTIVE DATE OF 11/19/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

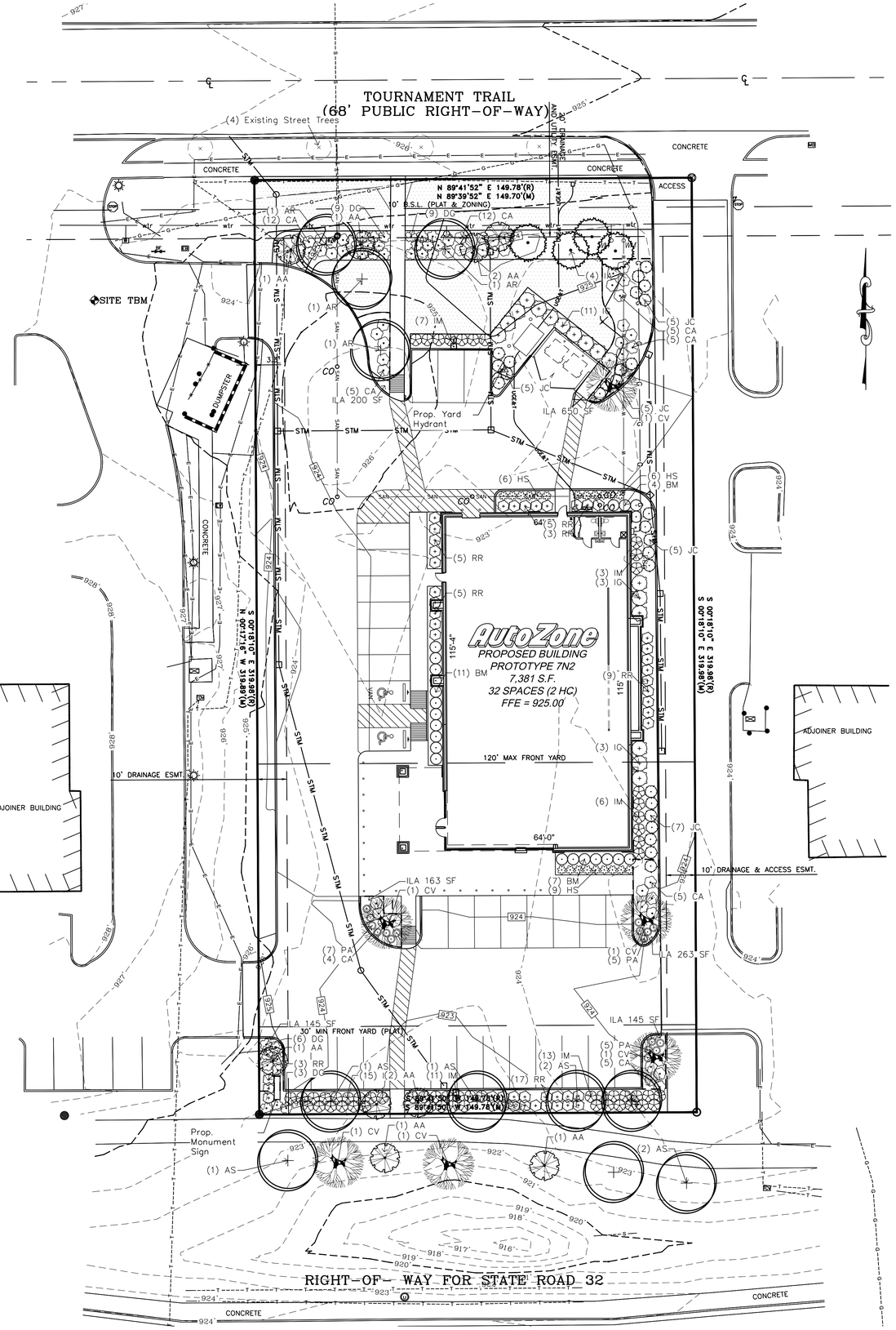
UTILITY NOTE

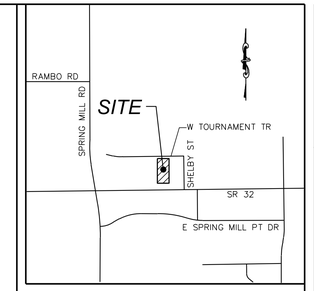
LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY U.S. SURVEYOR. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "INDIANA 811" (TOLL-FREE PHONE NO. 1-800-362-2764, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Indiana 811





Vicinity Map
Not To Scale

GRAPHIC SCALE IN FEET
20 10 0 20 40 60
1 INCH = 20 FEET

PRISM ENGINEERING
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Office: (502) 491-8891
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www.prism-civil.com
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PE Prism Engineering

PE Regn. # 225021-E1

REVISIONS			
1	4		
2	5		
3	6		

AutoZone Store No. 10787
125 W. TOURNAMENT TRAIL
WESTFIELD IN 46074
LANDSCAPE PLAN

Owner / Developer:
AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: (901) 495-7828 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

11/11/25

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ORDINANCE 26-01

AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the "City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the "Council"); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the "UDO") throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

WHEREAS, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, on _____, 2026, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2601-ZOA-01 to the Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-607; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the following provisions of the Unified Development Ordinance are amended as follows:

Section 1. **Article 6.9(D)(4) Lighting Standards; Prohibitions** shall be removed.

Section 2. **Article 6.9(G) Lighting Standards; Sign Lighting** shall be replaced as follows: Illumination of Signs shall be regulated by *Article 6.17 Sign Standards*.

Section 3. **Article 6.17 Sign Standards** shall be replaced by **Exhibit A** of this Ordinance.

Section 4. **Article 10.11 Processes & Permits; Sign Permits** shall be amended as follows:

A. **Article 10.11(D) Signs Within a Floodplain:** Floodplain review shall be required for new Signs that involve significant filling, grading, or excavation within a Floodway, or that have the potential to affect flood flows.

Section 5. **Article 12.1 Definitions** shall be amended as follows:

A. Add new definition to read as follows:

1. **Awning:** A roof-like Structure, typically made of nonrigid materials, mounted above a storefront, window or door that projects from the Building wall and provides shelter from sun and rain.
2. **Canopy:** A permanent shelter composed of rigid materials that is supported partially or entirely from the exterior wall of a Building.

3. **Canopy, Freestanding:** A Structure having a roof supported by columns that is not supported by or otherwise integrally attached to the exterior wall of a Building.
4. **Commercial Message:** Any Sign, wording, or logo that directly names or advertises a specific business, proprietary product or service, or other commercial activity. A message intended to direct attention to a political candidate or election, or a political, social, religious, or community issue, idea, or viewpoint, and not intended to encourage a commercial transaction shall not be deemed a Commercial Message.
5. **District:** See *District, Zoning*.
6. **District, Agricultural:** Shall mean and refer to individually, or collectively, the Zoning Districts listed under "Agricultural Districts" in *Article 4.1 Establishment of Districts*.
7. **Drive-through:** An accessory feature of an establishment including service units and stacking spaces that permits customers to receive services or obtain goods while remaining in or on a motor vehicle.
8. **Drive-through Lane:** The portion of a Drive-through accommodating a single line of vehicles. A Drive-through can contain multiple Drive-through Lanes.
9. **Election Season:** A period of time beginning sixty (60) days before and six (6) days after a general election, municipal election, primary election, school district election, or special election.
10. **Fascia:** Any broad, flat, horizontal surface, as the outer edge of a roof or Canopy.
11. **Mural:** A hand-formed image or design that is applied, affixed, or painted directly on a building or structure. A mural shall not include digitally printed vinyl, electronic display panels, or other mechanically produced images.
12. **Sign, Banner:** A Temporary Sign constructed of nonrigid material with or without a support frame.
13. **Sign, Blade:** A Sign extending from and oriented perpendicularly to the face or corner of a Building. Blade Signs are generally taller than they are wide with vertically oriented text and graphic elements.
14. **Sign, Canopy:** A Sign attached to, located on, or extending above the top of a Canopy.
15. **Sign, Drive-through:** A one-sided freestanding sign adjacent to and oriented towards a Drive-through Lane.
16. **Sign, Externally Illuminated:** A Sign illuminated by an independent light source aimed at the Sign for the purpose of illumination.

17. **Sign Face:** The area of a Sign on which the Sign Copy is placed or that draws attention to the sign.
18. **Sign, Freestanding Canopy:** A Sign located entirely on the Fascia of a Freestanding Canopy.
19. **Sign, Ground:** Any Sign whose primary support is permanently fixed within the ground. Ground Signs may include Monument Signs, Post Signs, and Pole Signs.
20. **Sign, Incidental:** A permanent Sign designed and located to be read by people within a specific site or development and generally not legible from external properties or rights-of-way. Examples include, but are not limited to, Signs indicating hours of operation, Signs on vending machines, ATMs, gas pumps, or retail kiosks, tenant directory Signs, campus directional Signs, and other Signs intended to be read at close proximity. The Director shall determine whether a Sign is an Incidental Sign based on the visibility of the sign from the lot line or right-of-way, the number of signs in close proximity of each other, and/or the presence of a Commercial Message.
21. **Sign, Internally Illuminated:** A Sign illuminated by a light source that is contained within or concealed by the Sign structure, and Signs that are intrinsically formed by a light source; including but not limited to front-lit, halo-lit, reverse-channel letter, neon, and marquee bulb signs.
22. **Sign, On-Premises:** A Sign directing attention to a business, product, service, entertainment, or any other activity that is offered, sold, or conducted upon the Lot where the Sign is displayed.
23. **Sign, Post:** A Sign which is permanently fixed to the ground and supported by 1 (one) or more poles, posts, pillars, braces, or bases so that the bottom-most edge of the Sign face is less than six (6) feet above grade.
24. **Sign, Temporary:** A nonpermanent Sign intended for a limited time of display.
25. **Sign, Temporary Freestanding:** A freestanding Sign constructed of rigid materials intended to be displayed for a designated period. For the purposes of this definition, rigid materials shall include wood, aluminum, corrugated plastic, PVC board, and similar materials.
26. **Sign, Yard:** A Freestanding Temporary Sign constructed of rigid, lightweight, and/or non-durable materials.

B. Modify the following definitions as follows:

1. **District, Residential:** Shall mean and refer to individually, or collectively, ~~an Agricultural District,~~ a Single-family District ~~and/~~or Multi-family District.
2. **Nonresidential Center:** A building or combination of buildings containing two (2) or more tenants, stores, service establishments, offices or other permitted Uses which are planned, platted,

organized, or managed to function as a unified whole and shares one (1) or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a campus, Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.

3. **Sign:** Any name, identification, description, display, or illustration which is affixed to, painted on, or is represented directly or indirectly upon a Building, Structure, or Premises, and which conveys a Commercial Message. ~~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.~~
4. **Sign, Awning:** Any ~~advertising or display~~ Sign located on ~~any nonrigid material that extends from the exterior wall of a building and is supported by or attached to a frame~~ an Awning.
5. **Sign, Center:** ~~Advertising~~ A Sign used to identify a Nonresidential Center~~, which may include individual tenant advertising~~.
6. **Sign, Electronic:** A Sign or Sign component with a fixed or changeable display composed of a series of lights, including ~~but not limited to~~ light emitting diodes (LED), fiber optics, or other illumination devices within an electronic display panel that may be changed through electronic or mechanical means.
7. **Sign, Monument ~~(or Ground)~~:** A Sign which is permanently fixed to the ground by a structural base or other solid structural feature and constructed of a permanent material, such as brick or manufactured stone.
8. **Sign, Pole:** A Sign which is permanently fixed to the ground and supported by one (1) or more poles, posts, or braces ~~upon the ground, in excess of six (6) feet in height, not attached to or supported by any building.~~ so that the bottom-most edge of the Sign face is greater than six feet (6') above grade.
9. **Sign, Projecting:** A Sign ~~attached to a building or wall and extending laterally more than eighteen (18) inches from the face of a wall~~ mounted perpendicular to and extending away from a building face or wall. Projecting Signs are generally wider than they are tall with horizontally oriented text and graphic elements. The Sign board may be attached directly to a Building face or suspended from a bracket or frame.
10. **Sign, Sandwich Board:** A portable, On-Premises, Sign for display in front of a Building ~~business for the specific Use of advertising that business~~.
11. **Sign, Window:** A Sign that is applied to, ~~or~~ attached to, or painted upon the exterior or interior of a window or located in such a manner within a ~~b~~Building that it is intentionally visible from the exterior of the ~~b~~Building through a window, but ~~excludes~~ shall not include

merchandise window displays, seasonal window paintings not containing a Commercial Message, or Murals covering a window.

C. Remove the following definitions as follows:

1. ~~**Sign, Acreage For Sale:** A Sign announcing the sale, rental, or lease of land.~~
2. ~~**Sign, Direction:** A Sign intending to direct the safe flow of vehicular and pedestrian traffic and includes "enter," "exit," and "arrow" Signs.~~
3. ~~**Sign, Election:** A type of Temporary Sign defined in I.C. 36-1-3-11.~~
4. ~~**Sign, Construction:** A Sign directing attention to construction upon a property where the Sign is displayed, and bearing the name, address, or other identifier of the contractor, subcontractor, architect and/or development team.~~
5. ~~**Sign, Gas Price:** A Sign displaying only the price of gasoline.~~
6. ~~**Sign, Home Construction or Home Remodeling Sign:** A Temporary Sign used to advertise business entities conducting remodeling or construction work activities on a given parcel during the period that remodeling or construction activities are taking place on the given parcel.~~
7. ~~**Sign, Illuminated:** A Sign which has characters, letters, figures, designs, or outline illuminated by electric lights or luminous tubes as a part of the Sign property, or which is illuminated by reflectors.~~
8. ~~**Sign, Interior Circulation:** A Sign intending to direct the safe flow of vehicular and pedestrian traffic and includes "enter," "exit," and "arrow" Signs. Interior Circulation Signs are not commercial way-finding Signs.~~
9. ~~**Sign, Nonresidential Real Estate:** A Sign announcing the sale, rental, or lease of nonresidential property.~~
10. ~~**Sign, Nonresidential Special Event:** A Temporary Sign for a nonresidential entity, including businesses, charitable organizations, or not-for-profit corporations, which advertises grand openings, customer appreciation events, public gatherings, and other similar events as determined by the Director.~~
11. ~~**Sign, Open House Directional:** A Temporary Sign used to advertise an open house and direct traffic to the house for sale.~~
12. ~~**Sign, Pylon:** A Sign constructed upon the ground on a solid foundation with the Sign surface resting directly on top of such foundation and intended to identify multiple businesses.~~
13. ~~**Sign, Real Estate:** A Sign announcing the sale, rental, or lease of real property.~~

14. ~~**Sign, Residential Event:** A Temporary Sign utilized to advertise residential garage sales, yard sales, individual residential events, subdivision or neighborhood events and other similar events as determined by the Director.~~

15. ~~**Sign, Residential Real Estate:** A Sign announcing the sale, rental, or lease of residential property.~~

16. ~~**Sign, Special Event:** A Sign advertising or announcing a special community-wide event or activity conducted or sponsored by or on behalf of the City, Westfield- Washington Schools, a charitable organization or a not-for-profit corporation. A special community-wide event or activity is one that occurs not more than twice in any twelve (12) month period and seeks to attract donations, participants or customers throughout the City.~~

17. ~~**Sign, Time and Temperature:** A Sign displaying only the current time and/or outdoor temperature.~~

Section 8. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2026.
WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick Tamm	Patrick Tamm	Patrick Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 26-01 was delivered to the Mayor of Westfield

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-01

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO ORDINANCE 26-01

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

This document prepared by:
Lauren Gillingham-Teague, AICP
Senior Planner
City of Westfield, Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3175

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Lauren Gillingham-Teague

EXHIBIT A

6.17 Sign Standards

A. **Purpose and Intent:** The community wishes to establish Sign regulations for the design, placement, and maintenance of Signs which provide a reasonable and impartial means to permit communication, protect the public health, safety, and general welfare, minimize hazards to pedestrians and motorists along Streets and at intersections, enhance the aesthetic environment of the community, safeguard Property values, minimize possible adverse effects of Signs on nearby Property, protect public and private investment in Buildings and open space, and implement relevant provisions of the Comprehensive Plan as updated. The community wishes to balance expressive rights with the rights of the public to have uncluttered, safe, and attractive public Rights-of-way and sightlines. The responsible regulation of Signs will foster business opportunities and improve the quality of life in the community.

B. **Applicability:** This Article shall apply to all Signs in all Zoning Districts in the Jurisdiction of the Plan Commission, including but not limited to changes in Sign Copy. However, the owner of any Sign that is otherwise allowed by this Ordinance may substitute noncommercial copy in place of any other commercial or noncommercial copy without the issuance of a permit.

C. **Permits:** A Sign permit shall be required for all Signs unless otherwise exempted herein. The Director shall have the authority to review and decide upon Sign permit applications. See *Article 10.11 Sign Permits*. If the proposed Sign plan complies with the requirements of this Ordinance, then a Sign permit shall be issued within twelve (12) business days of receipt of a complete Application.

D. **Sign Calculation Standards:**

1. Sign Area: Sign Area shall be computed as the smallest continuous perimeter enclosing the extreme limits of the Sign Copy, including all background area figures and letters. The perimeter shall not include any structural elements lying outside the limits of the Sign which are not part of the information, visual attraction, or symbolism of the Sign.

FIGURE 6.17(A): SIGN AREA

2. Sign Height: Sign Height shall be measured from the finished grade of the ground immediately beneath the Sign to the highest point of the Sign or Sign Structure. If the Sign is located on an artificial earthen berm, the Sign Height is measured from the highest point of the Sign to the base of the berm.
3. Sign Area Allocation: For the purposes of calculating Sign Area Allocation, the Building Façade shall include canopies, marquees, and other permanent building projections, but shall not include Awnings. Unless otherwise stated, the Sign Area Allocation shall be divided between all permitted Signs, including legally established nonconforming Signs.
4. Rights-of-way: For the purposes of this Article, the term "public Right-of-way" shall include public Streets, Private Streets, and circulation drives internal to Nonresidential Centers, but shall not include public paths or trails.
5. Absolute Minimum & Maximum Sign Area: In no instance shall a permitted nonresidential Use or in-line tenant be allocated less than twenty-five (25) square feet of Sign Area, nor shall any permitted nonresidential Use or tenant be permitted to display more than five hundred (500) square feet of Sign Area.

E. **Prohibitions:** The following shall be prohibited:

1. Signs or Sign Structures similar in coloring, shape, function, or location; or which resemble, conflict with, or may be confused with any approved traffic-control Sign or device.
2. Signs that create a safety hazard for vehicles or pedestrians, as determined by the Department of Public Works.
3. Signs placed in any Right-of-way, except publicly owned traffic-control and transit Signs, informational, identification, directional Signs, and temporary Signs, as regulated by this Article.
4. Pole Signs.
5. Off-premises Signs; except as otherwise permitted by this Article.
6. Display of ribbons, streamers, spinners, feather flags, balloons, or inflatable Signs.
7. Signs that project into the Right-of-way; except for Projecting Signs and Blade Signs as otherwise permitted by this Article.
8. Signs mounted on a roof or that extend above an eave or parapet of a Building Façade; except as otherwise permitted by this Article.
9. Signs that revolve, flash, blink, swing or appear to move.
10. Signs affixed to trees, fence posts, utility poles or other support Structures.
11. Signs affixed to Accessory Structures.
12. Signs placed on a vehicle, trailer, movable waste container, or temporary storage container which is then parked or positioned for the primary purpose of displaying the Sign.
13. Temporary Signs with Electronic Sign or manual changeable copy components.

F. **Sign Installation and Maintenance:**
   1. Maintenance and Repair:
      a. All Signs and Sign structures shall be kept and maintained in a good state of repair and in a safe condition at all times. Maintenance and repair shall include, but not be limited to:
         i. The replacement of defective parts.
         ii. The replacement of missing or damaged Sign panels, supports or other components and parts.
         iii. Cleaning Sign and Sign structure components.
         iv. Repainting Sign and Sign structure components.
      b. A Sign or Sign Structure may be taken down or removed for up thirty (30) days for the purposes of maintenance and repair.
      c. Signs in disrepair for a period exceeding six (6) consecutive months shall be in violation of this Ordinance and subject to enforcement.
      d. See *Article 9.6 Nonconforming Signs* for additional standards.
   2. Abandoned Signs: The following shall apply to permanent Signs and Sign structures:
      a. Sign Copy shall be removed or obscured by the Property Owner or lessee of a site upon which the Sign is located within three (3) months of the associated business or service ceasing operations on the premises.
      b. Legal Conforming Sign structures with copy removed or obscured may remain for up to twenty-four (24) months provided that the Sign structure is maintained pursuant to this Article.
      c. Legal Nonconforming Sign structures with copy removed or obscured may remain for up to six (6) months provided that the Sign structure is maintained pursuant to this Article. After which time, the Sign shall be considered abandoned and be subject to removal in accordance with *Article 9.6 Nonconforming Signs*.
      d. For purposes of this section, "operation" refers to the activity occurring on the Property and not to the mere generation of income for the Property Owner, or the intentions of the Property Owner or any tenant or sub-tenant.
   3. Sign Panel Replacement: The replacement of tenant panels within a Ground Sign or Wall Sign shall not require a Sign permit.
   4. Setbacks: All Signs shall be a minimum distance of five (5) feet from all Property Lines. Internally-Illuminated Signs for Nonresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential Use or District.
   5. Lines of Sight: All Signs shall comply with *Article 6.19 Vision Clearance Standards*.

G. **Sign Lighting:** Permanent Signs may be illuminated as follows. Otherwise, illumination standards for each Sign type shall be as outlined in Section J of this Article.
   1. General Standards:
      a. All external Light Fixtures used to illuminate an outdoor Sign shall be Fully Shielded and oriented to direct all light output towards the Sign surface and away from adjacent lots and Rights-of-way.

b. Illuminated Signs for Nonresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential Use or District.
c. Lighting shall not flash, blink, or otherwise give the appearance of movement.
d. Gaseous or LED neon tubing may be used to illuminate, outline, or form individual letters, symbols, or stylistic elements of a Sign only if integrated with a non-illuminated background or support frame.
e. The illumination of, or light produced by, any Sign shall not increase nighttime ambient lighting conditions by more than 0.3 Foot-candles as measured at a distance recommended by the International Sign Association relative to the Sign's size. Ambient light monitors and automatic level controls shall be used to automatically reduce the brightness of the Sign at night and under cloudy or darkened conditions.

2. Residential Districts: Ground Signs in Agricultural and Single-family Districts shall not be Internally Illuminated.

H. **Electronic Signs:** Signs with electronic display components shall comply with the following:
1. Except as otherwise permitted by this article, Electronic Sign components shall be limited to Monument Signs for Nonresidential uses.
2. The entire electronic display area of an Electronic Sign component shall count toward the permitted Sign Area, as applicable to the type of Sign (e.g., Monument Sign) and as permitted in this Article.
3. The maximum height of any letter, number or character shall be twenty (20) inches.
4. The combined area of all Electronic Sign components shall not exceed fifty percent (50%) of the Sign Area of the Sign on which it is located or sixty (60) square feet, whichever is less.
5. The effects or use of moving, flashing, blinking, animation, scrolling, twirling or other similar effects (including video) are prohibited.
6. Any image or message shall have a static display for a minimum duration of fifteen (15) seconds.
7. Changes of image shall be instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving or similar effects as part of the change.
8. Signs with Electronic Sign components are considered to be Internally Illuminated.

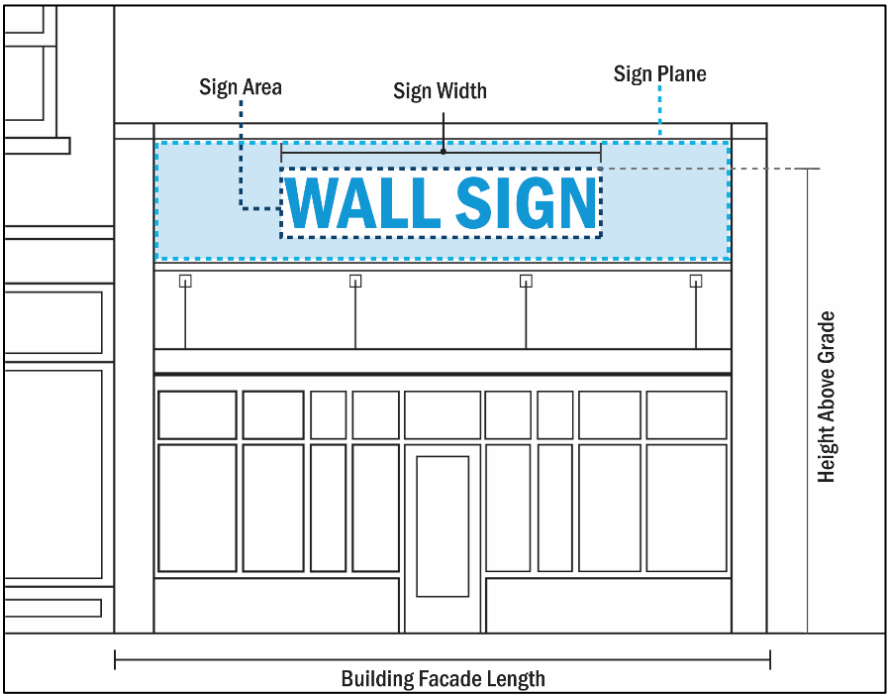
I. **Murals:** Art Murals in Nonresidential and Multi-family Districts shall comply with the following:
1. A permit is not required to erect, maintain, alter, or enlarge an art Mural that contains no Commercial Message.
2. Acknowledgement Panel: Murals may include an acknowledgement panel with the names or logos of art sponsors. This panel shall adjoin the bottom edge of the mural and shall not exceed two (2) square feet in area. Such acknowledgement panel shall not be classified as a Commercial Message.
3. Murals with a Commercial Message:
a. Any Mural containing a direct Commercial Message, as defined by this Ordinance, shall be considered a Wall Sign and deduct from a Building's Sign Area Allocation.

b. Sign Area: For the purposes of calculating Sign Area, the Sign Area shall be limited to the extent of the Commercial Message and shall not include any noncommercial illustrations or designs that may be present in the Mural.

J. **Permanent Signs Requiring a Sign Permit:** The following Signs shall require a Sign Permit:

1. Wall Signs: All Wall Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Shall be located within the Sign Plane and shall not substantially obscure any architectural enhancements or features (e.g., brick detailing, changes in materials) of the Building Façade.
   b. Sign Plane: Shall not exceed fifty percent (50%) of the Sign Plane.
   c. Maximum Sign Area: Under no circumstances may a single Wall Sign exceed three hundred (300) square feet.
   d. Illumination: May be Internally or Externally Illuminated.
   e. Exposed raceways shall be finished to match the background wall or be integrated into the overall design of the Sign.

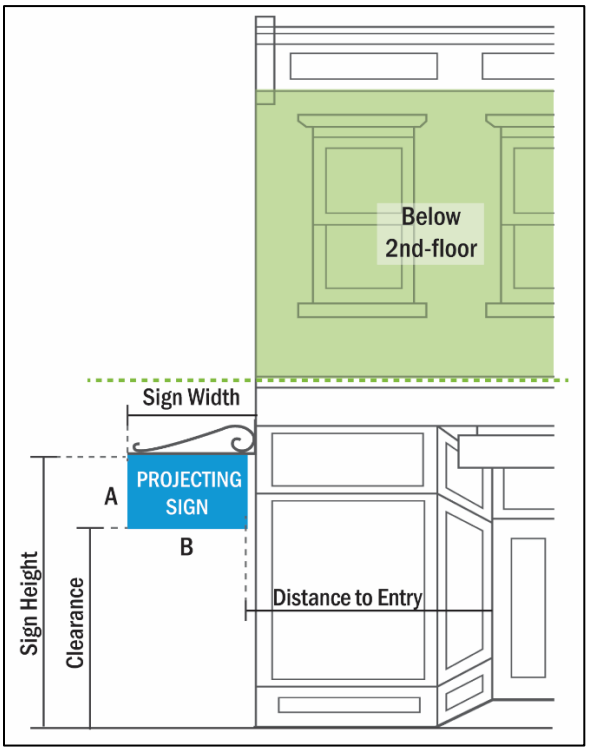
FIGURE 6.17(B): WALL SIGN



2. Projecting Signs: All Projecting Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Projecting Signs shall be generally located on the ground floor of a Building and within eight (8) feet of a public entrance.
   b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet above grade when measured from the bottom of the Sign, and a minimum horizontal clearance of two (2) feet from the back of a curb.

c. Maximum Height Above Grade: The top of the Sign Board shall not exceed the bottom of the second story windows or sixteen (16) feet above grade, whichever is less.
d. Maximum Sign Width: Shall not extend more than five (5) feet from the face of the Building.
e. Maximum Sign Area: Unless otherwise stated in this Article, a Projecting Sign shall not exceed twelve (12) square feet.
f. A Projecting Sign may extend from a Building corner when adjoining an intersection. The Sign Area shall subtract from the Sign Area Allocation of both Facades.
g. Illumination: The Sign may be Externally Illuminated by a fixture located on top of or above the sign structure. Individual letters, symbols, and stylistic elements of a Sign may be Internally Illuminated if integrated with a non-illuminated background or support frame. Internally illuminated light boxes or cabinet signs are prohibited.

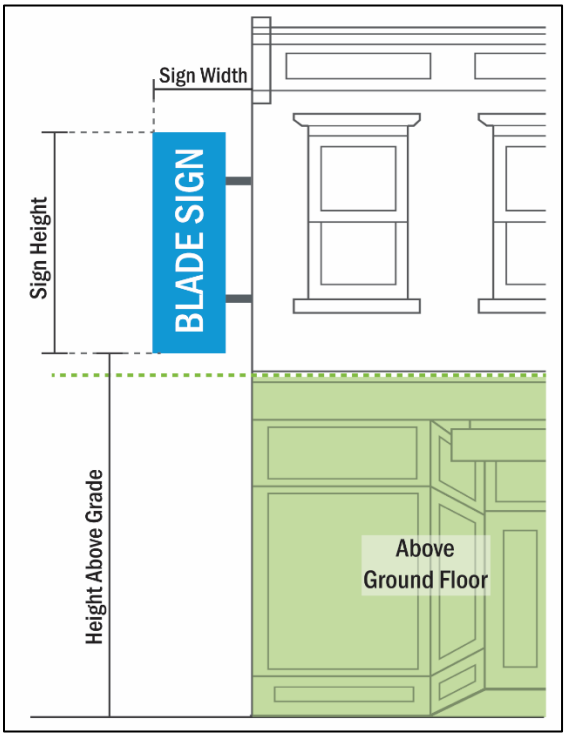
FIGURE 6.17(C): PROJECTING SIGN



3. Blade Signs: All Blade Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Blade Signs shall be located above the ground floor of a Building, but shall not extend above the roofline.
   b. Quantity: Not to exceed one (1) per Building.
   c. Minimum Height Above Grade: The bottom of the Sign shall be located at or above the bottom of the second story windows or sixteen (16) feet above grade, whichever is greater.

d. Maximum Sign Height: The height of the Sign shall not exceed sixty percent (60%) of the total height of the Building Façade above the ground floor when measured from the second-story finished floor elevation to the eaves of the roofline or the bottom of the parapet, not to exceed twenty-five (25) feet.
e. Maximum Sign Width: Shall may not extend more than five (5) feet from the face of the Building.
f. Maximum Sign Area: Seventy-five (75) square feet.
g. Must be located at least twenty-five (25) feet from any other Blade Sign.
h. A Blade Sign may be located on a Building corner when adjoining an intersection; in such case the Sign Area shall subtract from the Sign Area Allocation of both Facades.
i. Illumination: Individual letters, symbols, and stylistic elements of a Sign may be Internally Illuminated if integrated with a non-illuminated background or support frame. Internally illuminated light boxes or cabinet signs are prohibited.

FIGURE 6.17(D): BLADE SIGN

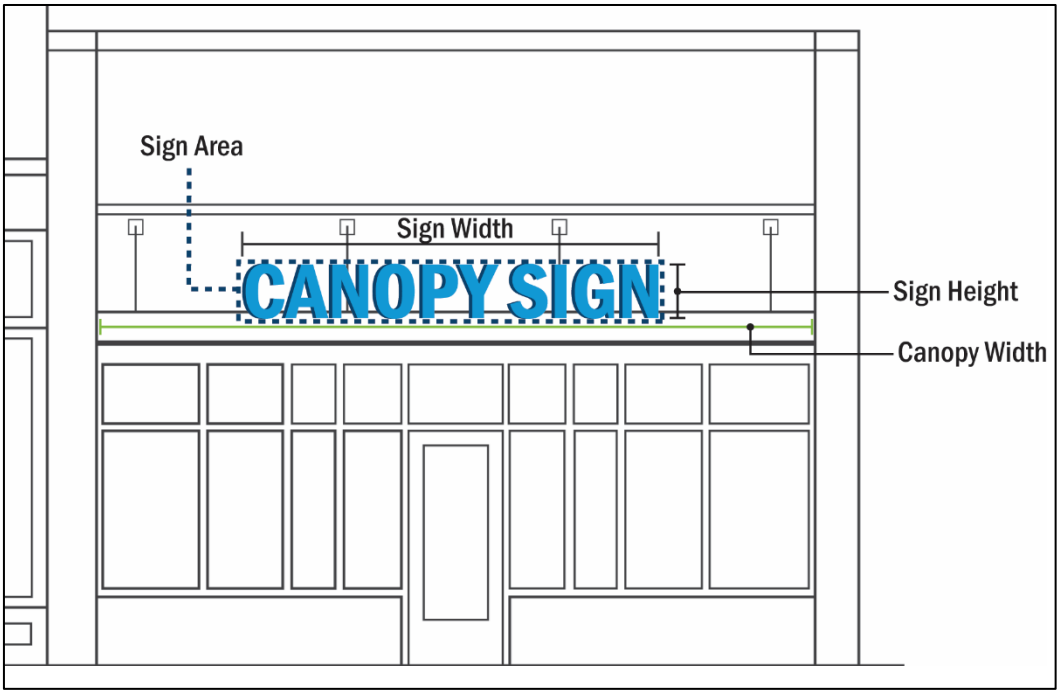


4. Under Canopy, Canopy, and Freestanding Canopy Signs: Signs attached to Canopies shall comply with the following unless otherwise stated in this Article:
    a. Under Canopy Signs:
        i. Location: Shall be attached to and located entirely under a canopy or roof overhang.
        ii. Quantity: Shall not exceed one (1) per public entrance per tenant.
        iii. Clearance: Shall maintain a minimum vertical clearance of eight (8) feet when measured from the bottom of the sign.

iv. Maximum Sign Area: Shall not exceed two and a half (2.5) square feet.
v. Under Canopy Signs shall not deduct from a tenant's Sign Area allotment.
vi. Illumination: Shall not be separately illuminated.

b. Canopy Signs:
   i. Location: May be located on, above, or below the Canopy Fascia, but may not extend above a roofline or eave.
   ii. Quantity: Shall not exceed one (1) per public entrance.
   iii. Maximum Sign Width:
      (a) Ninety percent (90%) of the tenant's Canopy length if fourteen (14) feet or less.
      (b) Seventy percent (70%) of the tenant's Canopy length if greater than fourteen (14) feet.
   iv. Maximum Sign Height: Two (2) feet.
   v. Maximum Sign Area: Seventy (70) square feet.
   vi. Signs extending above or below a Canopy shall be raceway or pin mounted. Cabinet signs are not permitted.
   vii. Illumination: May be Internally or Externally Illuminated.

FIGURE 6.17(E): CANOPY SIGN



c. Freestanding Canopy Signs:
   i. Quantity: Not to exceed one (1) per Street frontage.
   ii. Maximum Sign Width: Twenty-five percent (25%) of the length of the Fascia.

iii. Maximum Sign Height: Eighty percent (80%) of the height of the Fascia.
iv. Maximum Sign Area: Thirty (30) square feet.
v. Illumination: May be Internally or Externally Illuminated.

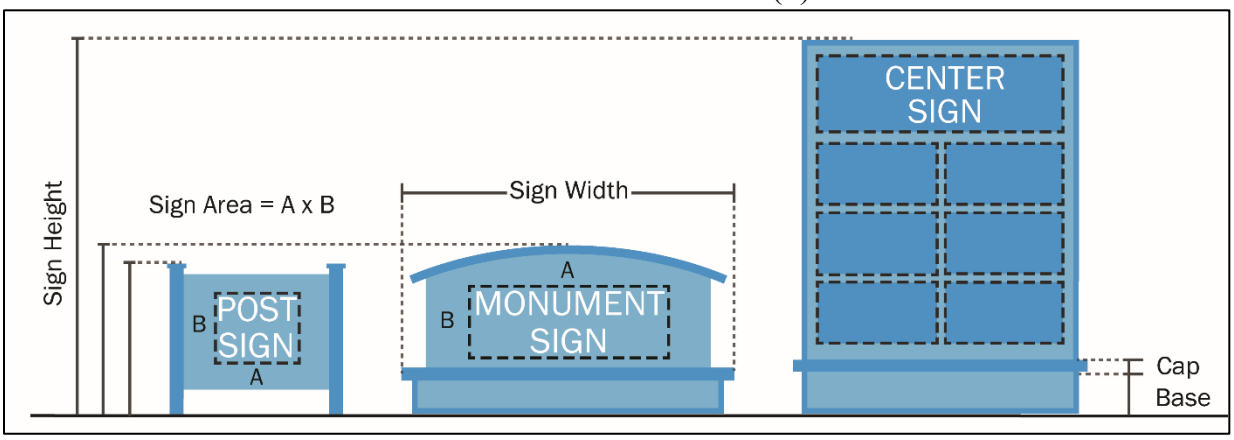
5. Awning Signs: Signs printed on Awnings shall comply with the following:
   a. Location: Shall be located on first-story awnings only.
   b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet when measured from the lowest point of the Awning and a horizontal clearance of two (2) feet from the back of a curb.
   c. Quantity: Not to exceed one (1) per Awning face.
   d. Maximum Sign Width: Seventy-five percent (75%) of the length of the applicable Awning face.
   e. Maximum Sign Height: Text and graphics may not exceed two (2) feet in height on the front and side valances
   f. Maximum Sign Area: Signs on the sloped plane may not exceed fifty percent (50%) of the area of the plane.
   g. Illumination: May be externally illuminated by a fixture located above the awning structure. Backlit awnings are not permitted.
6. Ground Signs: Ground Signs shall be limited to Monument Signs and Post Signs. All Ground Signs shall comply with the following unless otherwise stated in this Article:
   a. General Standards:
      i. Quantity: One (1) per Lot.
      ii. Maximum Sign Area: Sixty (60) square feet per Sign Face. Sign caps and bases shall not be used for tenant display purposes and shall not count towards the Sign Area calculation.
      iii. Maximum Sign Width: Twelve (12) feet.
      iv. Illumination:
         (a) Nonresidential Districts: Ground Signs within Nonresidential Districts may be Internally or Externally Illuminated.
         (b) Residential Districts: Ground Signs within Residential Districts may only be Externally Illuminated.
   b. Post Signs: In addition to standards generally applicable to Ground Signs, Post Signs shall comply with the following:
      i. Maximum Sign Height: Six (6) feet.
      ii. Sign Posts: Wood posts shall be painted, finished, or sealed. All Sign posts shall be topped with a decorative cap.
   c. Monument Signs: In addition to standards generally applicable to Ground Signs, Monument Signs shall comply with the following:
      i. Maximum Height: Nine (9) feet. Total aggregate Sign cap and base height shall not exceed three (3) feet for single-tenants Signs and six (6) feet for Center Signs.
      ii. Sign Base: Monument Signs shall incorporate a sign base consisting of Masonry Materials matching or complimenting the color, texture, or theming of the development. The Sign base shall have a minimum

height of six (6) inches and a minimum cap height of two (2) inches. The width of the Sign base shall be at least eighty (80) percent of the entire width of the Sign Board.

iii. Landscaping: Landscaping shall be provided around the base of a Monument Sign.

d. Pole Signs: Pole Signs are prohibited.

FIGURE 6.17(F): GROUND SIGN TYPES



7. Window Signs: All Window Signs shall comply with the following unless otherwise stated in this Article:
   a. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed 25% of the cumulative window area of the building or tenant space per facade.
   b. Illumination:
      i. Nonresidential Uses shall be permitted one (1) Internally Illuminated Window Sign, not to exceed three (3) square feet. The Sign may be illuminated only during operating hours, and shall not flash, blink, or otherwise give the appearance of movement.

Internally Illuminated Signs in excess of three (3) square feet shall be considered Wall Signs and subject to the applicable Wall Sign standards.

K. **Residential Signs:**

1. Subdivision Signs: Single-family and Multi-family subdivisions shall be permitted signage as follows. Ground Signs and Entrance Features shall be located within a platted Common Area or Subdivision Sign Easement.
   a. Primary Subdivision Entrances:
      i. Ground Signs:
         (a) Quantity: One (1) Ground Sign or entrance feature per entrance into a subdivision from an External Street.
         (b) Maximum Sign Height: Nine (9) feet not including the Sign cap, if provided.

(c) Maximum Sign Area: Thirty-two (32) square feet. All sides of a Sign shall deduct from the Sign Area Allocation.

ii. Entrance Features Incorporating Signage:

(a) In lieu of a Ground Sign, up to two (2) separate Sign display areas may be directly incorporated into a larger decorative entrance feature such as a wall, decorative fence, fountain, raised planting bed, or similar structure located on one or both sides of a development entrance.

(b) Quantity: One (1) Entrance Feature or Ground Sign per entrance into a subdivision from an External Street.

(c) Maximum Height: The entrance feature may not exceed fifteen (15) feet in height. The maximum height may be increased for entrance features designed to overhang a vehicular entrance, such as timber beams or a covered gate. Any increase to the maximum height shall be subject to Director discretion.

(d) Maximum Sign Area: The total area of the identification portion(s) of the entrance feature may not exceed fifty (50) feet.

b. Secondary Subdivision Entrances:

i. Any entrance into a subdivision not from an External Street shall be considered a secondary entrance. Examples include:

(a) An entrance into a Subdivision from a Local Street,

(b) An entrance into a distinct area or section within a larger Subdivision, or

(c) An entrance into a Subdivision from an external pedestrian path or trail.

ii. Quantity: One (1) Ground Sign per secondary entrance.

iii. Maximum Sign Height: Six (6) feet or nine (9) feet if incorporating Sign base and Sign cap features.

iv. Maximum Sign Area: Sixteen (16) square feet.

c. Wall Signs: Shall not exceed four (4) square feet.

2. Mixed-Use Residential Building Signs: Residential Uses in mixed-use Buildings shall be permitted Wall Signs and Blade Signs as follows:

a. Quantity: Each Building shall be permitted either two (2) Wall Signs or one (1) Wall Sign and one (1) Blade Sign.

b. Sign Area: The total Sign Area Allocation permitted shall be one-half (.5) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. Signs shall only be located on the Building Façade from which the Sign Area Allocation was derived.

c. Maximum Sign Area: Wall Signs may not exceed one hundred and twenty (120) square feet per Sign.

d. Location: With the exception of Blade Signs extending from the corner of a Building, the Signs shall not be located on the same frontage.

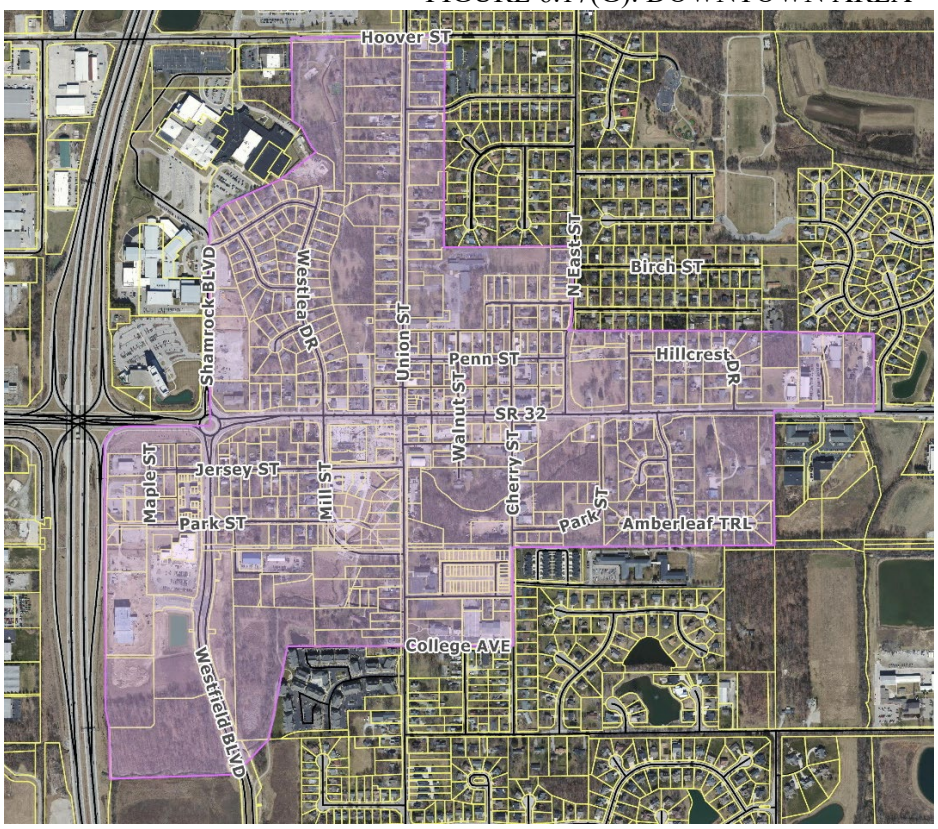
e. Signs for nonresidential tenants of mixed-use Residential Buildings shall be regulated per the Nonresidential Center standards set forth in this Article.
f. Signs for parking garages shall be regulated per the standards set forth in this Article.

3. Home Business Signs:
   a. Home Businesses shall be permitted one (1) Sign per Dwelling not to exceed four (4) square feet in total Sign area.
   b. Home Business Signs shall only be affixed to a wall or door of the Structure containing the business.

L. **Nonresidential Signs:**

1. Individual Nonresidential Signs: All Individual Nonresidential Uses, including permitted Nonresidential Uses in Residential Districts, shall be permitted Ground Signs, Wall Signs, Awning Signs, Canopy Signs, Blade Signs, Projecting Signs, and Window Signs as set forth below, unless otherwise permitted by this Article. Outlots of Nonresidential Centers are not considered individual Uses and shall be regulated as set forth in the Nonresidential Center Sign standards section of this Article.
   a. Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way.
2. Parking Garage Signs: All parking garages, including garages integrated within a larger Building, shall be permitted signage as follows:
   a. Quantity: One (1) Projecting Sign and one (1) Wall Sign per vehicular entrance.
   b. Maximum Sign Area:
      i. Wall Sign: Thirty-five (35) square feet
      ii. Projecting Sign: Thirty-two (32) square feet
   c. Electronic Sign Components:
      i. Parking garages with spaces open to the public shall be permitted one (1) additional Wall Sign or Ground Sign per vehicle entrance. This sign must include (1) or more Electronic Sign components.
      ii. The Sign shall not exceed fifteen (15) square feet, and the electronic display area of each individual Electronic Sign component shall not exceed one (1) square foot.
   d. Parking garage signage shall not count towards or against the Sign Area Allocation of an integrated or connected Building.
3. Downtown Signs: All Nonresidential uses within the geographic area identified in FIGURE 6.17(G): DOWNTOWN AREA shall be permitted Post Signs, Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Window Signs, and Projecting Signs as set forth below:

FIGURE 6.17(G): DOWNTOWN AREA



a. Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. The Sign Area Allocation shall be divided between all permitted and legally established Nonconforming Signs.
b. Wall Signs:
    i. Quantity: One (1) per tenant per dedicated public entrance, not to exceed two (2) Signs per tenant.
    ii. Maximum Sign Area: Twelve (12) square feet.
c. Post Signs:
    i. Quantity: One (1) per lot.
    ii. Maximum Sign Area: Fifteen (15) square feet; Multi-tenant buildings shall be permitted an additional five (5) square feet per tenant, not to exceed a total of thirty (30) square feet per Sign Face.
    iii. Maximum Sign Height: Six (6) feet.
d. Projecting Signs:
    i. Quantity: One (1) per tenant per public entrance.
    ii. Maximum Sign Area: Not to exceed six (6) square feet.
    iii. Suspended-style Projecting Signs are encouraged in the Downtown area. Sign brackets shall be decorative in nature.
e. Window Signs:
    i. Location: Shall be located only on windows at the pedestrian grade.

ii. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed 25% of the total window area of the building or tenant space.

iii. Maximum Coverage: Signage shall not cover more than fifty (50) percent of a single window.

iv. Signs shall greater than four (4) square feet shall be etched, painted, or otherwise permanently affixed to the window.

f. Illumination: Signs may be illuminated as permitted by this Article. Internally Illuminated Signs shall be reverse channel or halo-lit only; front lit Signs are not permitted. Wall-mounted or sign-mounted lighting fixtures for Externally Illuminated Signs shall be decorative in nature.

g. Signs for parking garages shall be regulated per the Parking Garage standards set forth in this Article.

4. Nonresidential Center Signs: All multi-tenant developments shall be permitted Signage as follows:

a. Sign Plan: A Sign plan shall be submitted for a Nonresidential Center prior to receiving the first Sign permit for the center or a center tenant. The Sign plan shall include:

i. A site plan, to scale, depicting the location of all permanent Signs.

ii. Building elevations, to scale, depicting the approximate location of all Wall, Awning, Canopy, Under Canopy, and Projecting Signs.

iii. Description of uniform lighting method (for example: reverse channel, channel, panel, exterior above, or exterior below lighting).

iv. Landscape Plan for all Monument Signs.

b. Monument Signs: Nonresidential Centers shall be permitted Monument Signs as follows:

i. Center Sign: Shall be permitted one (1) per Nonresidential Center not to exceed the following:

(a) Nonresidential Centers less than ten (10) acres in size (not including public Rights-of-way): Nine (9) feet in Sign Height and sixty (60) square feet of Sign Area per Sign Face.

(b) Nonresidential Centers ten (10) to fifteen (15) acres in size (not including public Rights-of-way): Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area per Sign Face.

(c) Nonresidential Centers greater than fifteen (15) acres in size (not including public Rights-of-way): Twenty-five (25) feet in Sign Height and two hundred and fifty (250) square feet of Sign Area per Sign Face.

ii. Entrance Signs: In addition to a center Monument Sign, Nonresidential Centers shall be permitted one (1) Entrance Monument Sign per entrance into the Nonresidential Center from an External Street, not to

exceed six (6) feet in Sign Height and thirty (30) square feet of Sign Area per Sign Face.

c. Incidental Signs: Unless otherwise stated in this Article, Nonresidential Centers shall be permitted Incidental Signs as follows:
    i. Incidental Signs may be in the form of any permitted Sign type, subject to the standards of this Article, and may be Internally or Externally-Illuminated.
    ii. The Sign Area of an Incidental Sign shall not deduct from the Sign Area Allocation of an associated Center or Outlot.
    iii. The Director shall determine whether a Sign is an Incidental Sign based on the visibility of the sign from the lot line or right-of-way, the number of signs in close proximity of each other, and the presence of a Commercial Message. An Incidental Sign may be denied if it is determined that the Sign already regulated by another standard in this Article.
d. In-Line Tenant Signs: All in-line tenants, including those within multi-story nonresidential buildings or mixed-use residential buildings, shall be permitted shall be permitted Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Projecting Signs, and Window Signs as set forth below. In-line tenants shall not be permitted individual Ground Signs.
    i. Sign Area Allocation:
        (a) Front Façade: Two (2) square feet of signage of each linear foot of the tenant's front Building Façade. All in-line tenants shall have only one (1) front façade, that being the Building Façade with the tenant's primary public entrance.
        (b) Side & Rear Façades: One (1) square foot of signage for each linear foot of the tenant's side or rear Building Façade.
        (c) In the event that it is unclear how much of a Building Façade can be claimed by each tenant, the Sign Area Allocation shall be divided evenly among the number of In-Line tenants.
    ii. Location: Signs shall be located on the Building Façade from which its Sign Area Allocation was derived.
    iii. Sign Area: Under Canopy and Projecting Signs not exceeding three (3) square feet shall not subtract from the Sign Area Allocation.
    iv. Sign Height: Wall Signs for In-line Tenants within multi-story Buildings may be located above the ground floor but shall not exceed twenty-six (26) feet above grade.
e. Multi-Tenant Building Signs: Buildings containing one (1) or more nonresidential tenants without a storefront or dedicated public entrance shall be permitted Wall, Awning, Blade, and Projecting Signs as set forth below:
    i. Quantity: Each Building shall be permitted signage as per the following chart, not to exceed four (4) Signs in total. Permitted Signs

may be placed on any Building Façade, but no single tenant shall be permitted more than one (1) Sign on a single Building Façade.

Chart: Multi-Tenant Building Signage

Length of Building Frontage	Number of Signs Allowed
0 to 199 feet	1
200 to 399 feet	2
400 feet or greater	3

ii. Sign Area Allocation:
(a) One & Two-story Buildings: One (1) square foot of signage per linear foot of Building Façade adjacent to a Public Right-of-way or internal drive providing circulation through the Nonresidential Center.
(b) Three-story or Greater Buildings: Two (2) square feet of signage for each linear foot of Building Façade adjacent to a Public Right-of-way or internal drive providing circulation through the Nonresidential Center.
(c) The Sign Area Allocation shall not be used to increase the Sign Area Allocation of an In-line Tenant, if present.

i. Location: Wall Signs shall be located at or near the top edge of the Building Façade and distributed across the facade symmetrically, evenly, or in a manner that aesthetically compliments the design of the Building Façade.
ii. Building Identification: In addition to the Signage above, one (1) nonilluminated Wall, Canopy, Awning Sign, or transom window Sign shall be permitted per patron entrance for the purposes of building identification, not to exceed six (6) square feet.

f. Outlot Building Signs: Outlot Buildings shall be permitted Wall Signs, Awning Signs, Under Canopy Signs, Canopy Signs, Projecting Signs, and Blade Signs in accordance with the following:
i. Sign Area Allocation: All Outlots shall be permitted one (1) square foot of Sign Area per one (1) linear foot of Building Façade fronting a Public Right-of-way or an internal drive providing circulation through a Nonresidential Center.
ii. Location: Signs may be located on any Building Façade regardless of the Building Façade from which the Sign Area Allocation was derived.
iii. Outlots within Nonresidential Centers shall not be permitted individual Ground Signs.

5. Drive-through Signs: Buildings containing a Drive-through shall be permitted Drive-through Signs in accordance with the following:
a. Quantity: One (1) primary Sign and one (1) secondary Sign shall be permitted per Drive-through lane. These Signs shall be permitted in addition to other

Signs permitted by this Article and the Sign Area shall not deduct from the Building's Sign Area Allocation.

b. Sign Area and Height:
    i. Primary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of forty (40) square feet.
    ii. Secondary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of fourteen (14) square feet.
c. Primary and secondary Signs shall have a Sign base matching or architecturally compatible with the primary exterior Building material.
d. Both Signs may utilize digital Sign panels in accordance with the Electronic Sign standards of this Article.

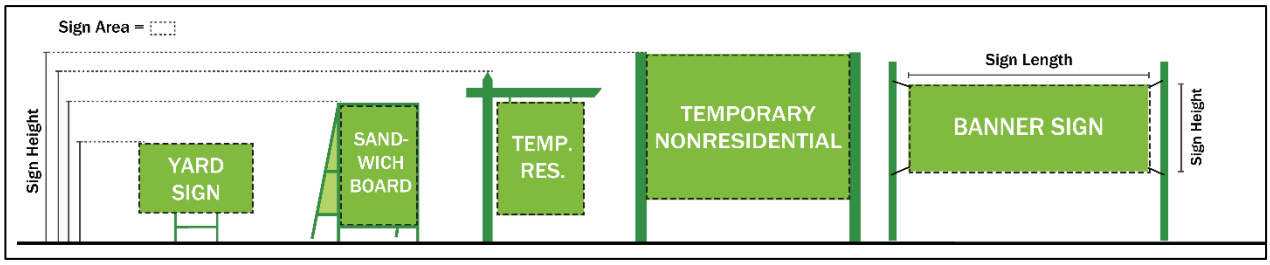
6. Gasoline Service Stations: Individual Nonresidential Sign standards shall apply to Gasoline Service Stations, except as modified below:
    a. Fuel Canopies: Signage for Canopies associated with Gasoline Service Stations shall be regulated as per the Freestanding Canopy Sign Standards set forth in this Article, except as modified below:
        i. Quantity: One Sign (1) per Street Frontage, not to exceed one (1) Sign per side.
        ii. Maximum Sign Area: Fifteen (15) square feet per Sign.
    b. Electronic Signs:
        i. Gasoline Service Stations shall be permitted one (1) Monument Sign, which may include Electronic Sign components.
        ii. For Gasoline Service Stations in Nonresidential Centers, Electronic Sign components shall be permitted on two (2) Monument Signs (including a Center Sign) if the Signs are located on separate Street frontages or at least four hundred (400) feet apart.
        iii. Electronic Sign components are not permitted on fuel canopy.

M. **Temporary Signs Requiring a Sign Permit:** The following Signs shall require a Sign Permit but shall not count against the Property's Sign Area Allocation:
1. Banner Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Thirty-two (32) square feet.
    c. Maximum Sign Height: Eight (8) feet.
    d. Maximum Sign Length: Ten (10) feet.
    e. Frequency: Shall be limited to fifteen (15) consecutive days per quarter.
2. Temporary Freestanding Sign for Agricultural Districts and Nonresidential Uses:
    a. Quantity: One (1) per Lot.
    b. Maximum Sign Area (per side): Thirty-two (32) square feet per Sign Face.
    c. Maximum Sign Height: Eight (8) feet.
    d. Maximum Sign Length: Ten (10) feet.
    e. Duration: Six (6) months. The Sign Permit can be extended one (1) time for an additional 6 months. Upon expiration of the extension, the Sign Board shall

be removed for a minimum of ninety (90) days, at which time a new application will be required.

f. Frequency: No more than two (2) Temporary Freestanding Sign permits or one (1) Temporary Freestanding Sign permit and one (1) extension shall be issued for a single lot within a fifteen (15) month period.

FIGURE 6.17(H): TEMPORARY SIGN TYPES

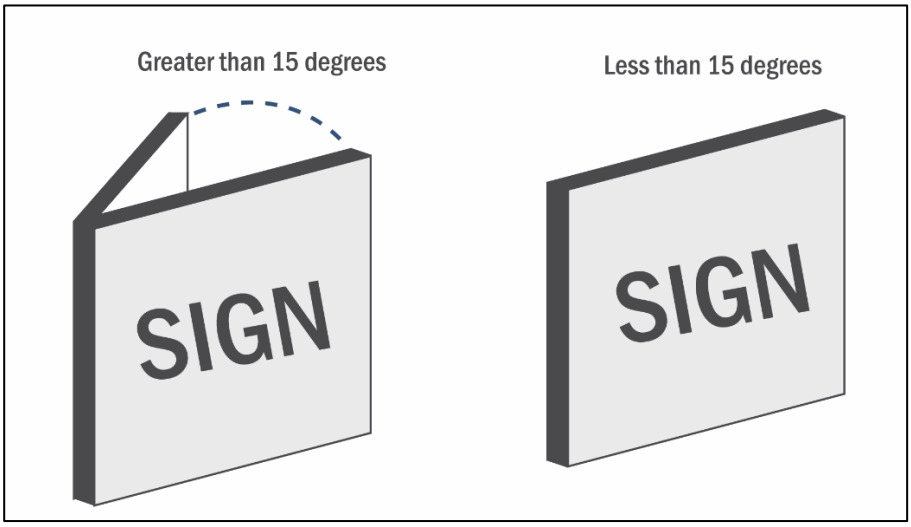


N. **Signs Not Requiring a Permit:** The following Signs do not require a Sign Permit and do not deduct from a Property's Sign Area Allocation.

1. Address numbers.
2. Flags.
3. Regulatory devices and postings required by any governmental body, statute, or ordinance.
4. Traffic control, wayfinding, directional, identification, and informational Signs placed by a governmental body to serve a government function or public purpose.
5. Historic or memorial markers placed under the authority or with the authorization of the local, state, or federal government.
6. Signs located within a stadium, athletic field, outdoor shopping center, or public plaza that are designed and placed so as to be viewable primarily by persons within the site.
7. Temporary Window Signs.
8. Incidental, non-illuminated Wall, Window, and Ground Signs not exceeding three (3) square feet in area and three (3) feet in height.
9. Signs placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes.
10. Murals and painted window displays not containing a Commercial Message.
11. On-premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Thirty (30) days.
12. Off-Premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Five (5) days.

13. Temporary Freestanding Sign for Residential Uses:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Six (6) months.
14. Sandwich Board Signs:
    a. General:
        i. Maximum Sign Area: Six (6) square feet per Sign Face.
        ii. Maximum Sign Height: Three (3) feet.
        iii. Maximum Opening Depth: Three and one-half (3.5) feet when measured from the outside of a Sign support and/or Sign face.
        iv. Support: Shall have a weighted base support to ensure Sign stability.
        v. Signs shall not include Electronic Sign or changeable copy components.
    b. Residential Uses:
        i. Quantity: One (1) per Street Frontage.
        ii. Duration: Seven (7) days.
    c. Nonresidential Uses:
        i. Quantity: One (1) per individual Nonresidential Use.
        ii. Location: Signs shall only be placed within ten (10) feet of, and directly in front of, a Building Façade having a public entrance.
        iii. Timing: Signs can only be present when the associated business is open and must be removed at the end of each business day.
15. Temporary Signs During Election Season: In compliance with Indiana Code 36-1-3-11, Temporary Signs shall be permitted as follows during Election Season, a period of time beginning sixty (60) calendar days before an election and ending six (6) days after an election:
    a. Maximum Sign Area: Thirty-two (32) square feet.
        i. If a Sign consists of two (2) faces, only the surface area of one (1) of the faces is considered if the following apply:
            (a) The faces are mounted back to back
            (b) The measure of the angle between the faces is not more than fifteen (15) degrees.
    b. Location: Signs shall not be located within a public Right-of-Way, Vision Clearance Triangle, or in a manner that impairs lines of sight for vehicles or pedestrians.
    c. A Sign permit is not required for Temporary Signs placed during Election Season, but may be required for Signs remaining past the end of the Election Season.

FIGURE 6.17(I): ANGLE BETWEEN FACES


Greater than 15 degrees
SIGN
Less than 15 degrees
SIGN

ORDINANCE 26-01

AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the "City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the "Council"); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the "UDO") throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

WHEREAS, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, on _____, 2026, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2601-ZOA-01 to the Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-607; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the following provisions of the Unified Development Ordinance are amended as follows:

Section 1. **Article 6.9(D)(4) Lighting Standards; Prohibitions** shall be removed.

Section 2. **Article 6.9(G) Lighting Standards; Sign Lighting** shall be replaced as follows: Illumination of Signs shall be regulated by *Article 6.17 Sign Standards*.

Section 3. **Article 6.17 Sign Standards** shall be replaced by **Exhibit A** of this Ordinance.

Section 4. **Article 10.11 Processes & Permits; Sign Permits** shall be amended as follows:

A. **Article 10.11(D) Signs Within a Floodplain:** Floodplain review shall be required for new Signs that involve significant filling, grading, or excavation within a Floodway, or that have the potential to affect flood flows.

Section 5. **Article 12.1 Definitions** shall be amended as follows:

A. Add new definition to read as follows:

1. **Awning:** A roof-like Structure, typically made of nonrigid materials, mounted above a storefront, window or door that projects from the Building wall and provides shelter from sun and rain.
2. **Canopy:** A permanent shelter composed of rigid materials that is supported partially or entirely from the exterior wall of a Building.

3. **Canopy, Freestanding:** A Structure having a roof supported by columns that is not supported by or otherwise integrally attached to the exterior wall of a Building.

4. **Commercial Message:** Any Sign, wording, or logo that directly names or advertises a specific business, proprietary product or service, or other commercial activity. A message intended to direct attention to a political candidate or election, or a political, social, religious, or community issue, idea, or viewpoint, and not intended to encourage a commercial transaction shall not be deemed a Commercial Message.

5. **District:** See *District, Zoning*.

~~4.~~6. **District, Agricultural:** Shall mean and refer to individually, or collectively, the Zoning Districts listed under "Agricultural Districts" in *Article 4.1 Establishment of Districts*.

~~5.~~7. **Drive-through:** An accessory feature of an establishment including service units and stacking spaces that permits customers to receive services or obtain goods while remaining in or on a motor vehicle.

~~6.~~8. **Drive-through Lane:** The portion of a Drive-through accommodating a single line of vehicles. A Drive-through can contain multiple Drive-through Lanes.

~~7.~~9. **Election Season:** A period of time beginning sixty (60) days before and six (6) days after a general election, municipal election, primary election, school district election, or special election.

~~8.~~10. **Fascia:** Any broad, flat, horizontal surface, as the outer edge of a roof or Canopy.

~~9.~~11. **Mural:** A hand-formed image or design that is applied, affixed, or painted directly on a building or structure. A mural shall not include digitally printed vinyl, electronic display panels, or other mechanically produced images.

~~10.~~12. **Sign, Banner:** A Temporary Sign constructed of nonrigid material with or without a support frame.

~~11.~~13. **Sign, Blade:** A Sign extending from and oriented perpendicularly to the face or corner of a Building. Blade Signs are generally taller than they are wide with vertically oriented text and graphic elements.

~~12.~~14. **Sign, Canopy:** A Sign attached to, located on, or extending above the top of a Canopy.

~~13.~~15. **Sign, Drive-through:** A one-sided freestanding sign adjacent to and oriented towards a Drive-through Lane.

~~14.~~16. **Sign, Externally Illuminated:** A Sign illuminated by an independent light source aimed at the Sign for the purpose of illumination.

~~15.~~17. **Sign Face:** The area of a Sign on which the Sign Copy is placed or that draws attention to the sign.

~~16.~~18. **Sign, Freestanding Canopy:** A Sign located entirely on the Fascia of a Freestanding Canopy.

~~17.~~19. **Sign, Ground:** Any Sign whose primary support is permanently fixed within the ground. Ground Signs may include Monument Signs, Post Signs, and Pole Signs.

~~18.~~20. **Sign, Incidental:** A permanent Sign designed and located to be read by people within a specific site or development and generally not legible from external properties or rights-of-way. Examples include, but are not limited to, Signs indicating hours of operation, Signs on vending machines, ATMs, gas pumps, or retail kiosks, tenant directory Signs, campus directional Signs, and other Signs intended to be read at close proximity. The Director shall determine whether a Sign is an Incidental Sign based on the visibility of the sign from the lot line or right-of-way, the number of signs in close proximity of each other, and/or the presence of a Commercial Message.

~~19.~~21. **Sign, Internally Illuminated:** A Sign illuminated by a light source that is contained within or concealed by the Sign structure, and Signs that are intrinsically formed by a light source; including but not limited to front-lit, halo-lit, reverse-channel letter, neon, and marquee bulb signs.

~~20.~~22. **Sign, On-Premises:** A Sign directing attention to a business, product, service, entertainment, or any other activity that is offered, sold, or conducted upon the Lot where the Sign is displayed.

~~21.~~23. **Sign, Post:** A Sign which is permanently fixed to the ground and supported by 1 (one) or more poles, posts, pillars, braces, or bases so that the bottom-most edge of the Sign face is less than six (6) feet above grade.

~~22.~~24. **Sign, Temporary:** A nonpermanent Sign intended for a limited time of display.

~~23.~~25. **Sign, Temporary Freestanding:** A freestanding Sign constructed of rigid materials intended to be displayed for a designated period. For the purposes of this definition, rigid materials shall include wood, aluminum, corrugated plastic, PVC board, and similar materials.

~~24.~~26. **Sign, Yard:** A Freestanding Temporary Sign constructed of rigid, lightweight, and/or non-durable materials.

B. Modify the following definitions as follows:

1. **District, Residential:** Shall mean and refer to individually, or collectively, ~~an Agricultural District,~~ a Single-family District ~~and~~/or Multi-family District.

~~1.~~2. **Nonresidential Center:** A building or combination of buildings containing two (2) or more tenants, stores, service establishments, offices or other permitted Uses which are planned, platted, organized, or managed to function as a unified whole and shares one (1) or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a campus, Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.

~~2.~~3. **Sign:** Any name, identification, description, display, or illustration which is affixed to, painted on, or is represented directly or indirectly upon a Building, Structure, or Premises, and which conveys a Commercial Message. ~~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.~~

~~3.~~4. **Sign, Awning:** Any ~~advertising or display~~ Sign located on ~~any nonrigid material that extends from the exterior wall of a building and is supported by or attached to a frame~~ an Awning.

~~4.~~5. **Sign, Center:** ~~Advertising~~ A Sign used to identify a Nonresidential Center~~, which may include individual tenant advertising~~.

~~5.~~6. **Sign, Electronic:** A Sign or Sign component with a fixed or changeable display composed of a series of lights, including ~~but not limited to~~ light emitting diodes (LED), fiber optics, or other illumination devices within an electronic display panel that may be changed through electronic or mechanical means.

~~6.~~7. **Sign, Monument ~~(or Ground)~~:** A Sign which is permanently fixed to the ground by a structural base or other solid structural feature and constructed of a permanent material, such as brick or manufactured stone.

~~7.~~8. **Sign, Pole:** A Sign which is permanently fixed to the ground and supported by one (1) or more poles, posts, or braces ~~upon the ground, in excess of six (6) feet in height, not attached to or supported by any building.~~ so that the bottom-most edge of the Sign face is greater than six feet (6') above grade.

~~8.~~9. **Sign, Projecting:** A Sign ~~attached to a building or wall and extending laterally more than eighteen (18) inches from the face of a wall~~ mounted perpendicular to and extending away from a building face or wall. Projecting Signs are generally wider than they are tall with horizontally oriented text and graphic elements. The Sign board may be attached directly to a Building face or suspended from a bracket or frame.

~~9.~~10. **Sign, Sandwich Board:** A portable, On-Premises, Sign for display in front of a Building ~~business for the specific Use of advertising that business~~.

~~10.~~11. **Sign, Window:** A Sign that is applied to, ~~or~~ attached to, or painted upon the exterior or interior of a window or located in such

a manner within a ~~b~~Building that it is intentionally visible from the exterior of the ~~b~~Building through a window, but ~~excludes~~ shall not include merchandise window displays, seasonal window paintings not containing a Commercial Message, or Murals covering a window.

C. Remove the following definitions as follows:

1. ~~**Sign, Acreage For Sale:** A Sign announcing the sale, rental, or lease of land.~~
2. ~~**Sign, Direction:** A Sign intending to direct the safe flow of vehicular and pedestrian traffic and includes "enter," "exit," and "arrow" Signs.~~
3. ~~**Sign, Election:** A type of Temporary Sign defined in I.C. 36-1-3-11.~~
4. ~~**Sign, Construction:** A Sign directing attention to construction upon a property where the Sign is displayed, and bearing the name, address, or other identifier of the contractor, subcontractor, architect and/or development team.~~
5. ~~**Sign, Gas Price:** A Sign displaying only the price of gasoline.~~
6. ~~**Sign, Home Construction or Home Remodeling Sign:** A Temporary Sign used to advertise business entities conducting remodeling or construction work activities on a given parcel during the period that remodeling or construction activities are taking place on the given parcel.~~
7. ~~**Sign, Illuminated:** A Sign which has characters, letters, figures, designs, or outline illuminated by electric lights or luminous tubes as a part of the Sign property, or which is illuminated by reflectors.~~
8. ~~**Sign, Interior Circulation:** A Sign intending to direct the safe flow of vehicular and pedestrian traffic and includes "enter," "exit," and "arrow" Signs. Interior Circulation Signs are not commercial way-finding Signs.~~
9. ~~**Sign, Nonresidential Real Estate:** A Sign announcing the sale, rental, or lease of nonresidential property.~~
10. ~~**Sign, Nonresidential Special Event:** A Temporary Sign for a nonresidential entity, including businesses, charitable organizations, or not-for-profit corporations, which advertises grand openings, customer appreciation events, public gatherings, and other similar events as determined by the Director.~~
11. ~~**Sign, Open House Directional:** A Temporary Sign used to advertise an open house and direct traffic to the house for sale.~~
12. ~~**Sign, Pylon:** A Sign constructed upon the ground on a solid foundation with the Sign surface resting directly on top of such foundation and intended to identify multiple businesses.~~

~~13. **Sign, Real Estate:** A Sign announcing the sale, rental, or lease of real property.~~

~~14. **Sign, Residential Event:** A Temporary Sign utilized to advertise residential garage sales, yard sales, individual residential events, subdivision or neighborhood events and other similar events as determined by the Director.~~

~~15. **Sign, Residential Real Estate:** A Sign announcing the sale, rental, or lease of residential property.~~

~~16. **Sign, Special Event:** A Sign advertising or announcing a special community-wide event or activity conducted or sponsored by or on behalf of the City, Westfield-Washington Schools, a charitable organization or a not-for-profit corporation. A special community-wide event or activity is one that occurs not more than twice in any twelve (12) month period and seeks to attract donations, participants or customers throughout the City.~~

~~17. **Sign, Time and Temperature:** A Sign displaying only the current time and/or outdoor temperature.~~

Section 8. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2026.
WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick Tamm	Patrick Tamm	Patrick Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 26-01 was delivered to the Mayor of Westfield

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-01

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO ORDINANCE 26-01

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

This document prepared by:
Lauren Gillingham-Teague, AICP
Senior Planner
City of Westfield, Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3175

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Lauren Gillingham-Teague

EXHIBIT A

6.17 Sign Standards

A. **Purpose and Intent:** The community wishes to establish Sign regulations for the design, placement, and maintenance of Signs which provide a reasonable and impartial means to permit communication, protect the public health, safety, and general welfare, minimize hazards to pedestrians and motorists along Streets and at intersections, enhance the aesthetic environment of the community, safeguard Property values, minimize possible adverse effects of Signs on nearby Property, protect public and private investment in Buildings and open space, and implement relevant provisions of the Comprehensive Plan as updated. The community wishes to balance expressive rights with the rights of the public to have uncluttered, safe, and attractive public Rights-of-way and sightlines. The responsible regulation of Signs will foster business opportunities and improve the quality of life in the community.

B. **Applicability:** This Article shall apply to all Signs in all Zoning Districts in the Jurisdiction of the Plan Commission, including but not limited to changes in Sign Copy. However, the owner of any Sign that is otherwise allowed by this Ordinance may substitute noncommercial copy in place of any other commercial or noncommercial copy without the issuance of a permit.

C. **Permits:** A Sign permit shall be required for all Signs unless otherwise exempted herein. The Director shall have the authority to review and decide upon Sign permit applications. See *Article 10.11 Sign Permits*. If the proposed Sign plan complies with the requirements of this Ordinance, then a Sign permit shall be issued within twelve (12) business days of receipt of a complete Application.

D. **Sign Calculation Standards:**

1. Sign Area: Sign Area shall be computed as the smallest continuous perimeter enclosing the extreme limits of the Sign Copy, including all background area figures and letters. The perimeter shall not include any structural elements lying outside the limits of the Sign which are not part of the information, visual attraction, or symbolism of the Sign.

FIGURE 6.17(A): SIGN AREA

2. Sign Height: Sign Height shall be measured from the finished grade of the ground immediately beneath the Sign to the highest point of the Sign or Sign Structure. If the Sign is located on an artificial earthen berm, the Sign Height is measured from the highest point of the Sign to the base of the berm.
3. Sign Area Allocation: For the purposes of calculating Sign Area Allocation, the Building Façade shall include canopies, marquees, and other permanent building projections, but shall not include Awnings. Unless otherwise stated, the Sign Area Allocation shall be divided between all permitted Signs, including legally established nonconforming Signs.
4. Rights-of-way: For the purposes of this Article, the term "public Right-of-way" shall include public Streets, Private Streets, and circulation drives internal to Nonresidential Centers, but shall not include public paths or trails.
5. Absolute Minimum & Maximum Sign Area: In no instance shall a permitted nonresidential Use or in-line tenant be allocated less than twenty-five (25) square feet of Sign Area, nor shall any permitted nonresidential Use or tenant be permitted to display more than five hundred (500) square feet of Sign Area.

E. **Prohibitions:** The following shall be prohibited:

1. Signs or Sign Structures similar in coloring, shape, function, or location; or which resemble, conflict with, or may be confused with any approved traffic-control Sign or device.
2. Signs that create a safety hazard for vehicles or pedestrians, as determined by the Department of Public Works.
3. Signs placed in any Right-of-way, except publicly owned traffic-control and transit Signs, informational, identification, directional Signs, and temporary Signs, as regulated by this Article.
4. Pole Signs.
5. Off-premises Signs; except as otherwise permitted by this Article.
6. Display of ribbons, streamers, spinners, feather flags, balloons, or inflatable Signs.
7. Signs that project into the Right-of-way; except for Projecting Signs and Blade Signs as otherwise permitted by this Article.
8. Signs mounted on a roof or that extend above an eave or parapet of a Building Façade; except as otherwise permitted by this Article.
9. Signs that revolve, flash, blink, swing or appear to move.
10. Signs affixed to trees, fence posts, utility poles or other support Structures.
11. Signs affixed to Accessory Structures.
12. Signs placed on a vehicle, ~~or~~ trailer, ~~or~~ movable waste container, or temporary storage container which is then parked or positioned for the primary purpose of displaying the Sign.
13. Temporary Signs with Electronic Sign or manual changeable copy components.

F. **Sign Installation and Maintenance:**

1. Maintenance and Repair:
    a. All Signs and Sign structures shall be kept and maintained in a good state of repair and in a safe condition at all times. Maintenance and repair shall include, but not be limited to:
        i. The replacement of defective parts.
        ii. The replacement of missing or damaged Sign panels, supports or other components and parts.
        iii. Cleaning Sign and Sign structure components.
        iv. Repainting Sign and Sign structure components.
    b. A Sign or Sign Structure may be taken down or removed for up thirty (30) days for the purposes of maintenance and repair.
    c. Signs in disrepair for a period exceeding six (6) consecutive months shall be in violation of this Ordinance and subject to enforcement.
    ~~b.~~d. See *Article 9.6 Nonconforming Signs* for additional standards.
2. Abandoned Signs: The following shall apply to permanent Signs and Sign structures:
    a. Sign Copy shall be removed or obscured by the Property Owner or lessee of a site upon which the Sign is located within three (3) months of the associated business or service ceasing operations on the premises.
    b. Legal Conforming Sign~~s~~ structures with copy removed or obscured may remain for up to twenty-four (24) months provided that the Sign structure is maintained pursuant to this Article.
    c. Legal Nonconforming Sign structures with copy removed or obscured may remain for up to six (6) months provided that the Sign structure is maintained pursuant to this Article. After which time, the Sign shall be considered abandoned and ~~lose Legal Nonconforming Status~~ be subject to removal in accordance with *Article 9.6 Nonconforming Signs*.
    d. For purposes of this section, "operation" refers to the activity occurring on the Property and not to the mere generation of income for the Property Owner, or the intentions of the Property Owner or any tenant or sub-tenant.
3. Sign Panel Replacement: The replacement of tenant panels within a Ground Sign or Wall Sign shall not require a Sign permit.
4. Setbacks: All Signs shall be a minimum distance of five (5) feet from all Property Lines. Internally-Illuminated Signs for Nonresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential Use or District.
5. Lines of Sight: All Signs shall comply with *Article 6.19 Vision Clearance Standards*.

G. **Sign Lighting:** Permanent Signs may be illuminated as follows. Otherwise, illumination standards for each Sign type shall be as outlined in Section J of this Article.

1. General Standards:
    a. All external Light Fixtures used to illuminate an outdoor Sign shall be Fully Shielded and oriented to direct all light output towards the Sign surface and away from adjacent lots and Rights-of-way.

b. Illuminated Signs for Nonresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential Use or District.
c. Lighting shall not flash, blink, or otherwise give the appearance of movement.
d. Gaseous or LED neon tubing may be used to illuminate, outline, or form individual letters, symbols, or stylistic elements of a Sign only if integrated with a non-illuminated background or support frame.
e. The illumination of, or light produced by, any Sign shall not increase nighttime ambient lighting conditions by more than 0.3 Foot-candles as measured at a distance recommended by the International Sign Association relative to the Sign's size. Ambient light monitors and automatic level controls shall be used to automatically reduce the brightness of the Sign at night and under cloudy or darkened conditions.

2. Residential Districts: Ground Signs in Agricultural and Single-family Districts shall not be Internally Illuminated.

H. **Electronic Signs:** Signs with electronic display components shall comply with the following:
1. Except as otherwise permitted by this article, Electronic Sign components shall be limited to Monument Signs for Nonresidential uses.
2. The entire electronic display area of an Electronic Sign component shall count toward the permitted Sign Area, as applicable to the type of Sign (e.g., Monument Sign) and as permitted in this Article.
3. The maximum height of any letter, number or character shall be twenty (20) inches.
4. The combined area of all Electronic Sign components shall not exceed fifty percent (50%) of the Sign Area of the Sign on which it is located or sixty (60) square feet, whichever is less.
5. The effects or use of moving, flashing, blinking, animation, scrolling, twirling or other similar effects (including video) are prohibited.
6. Any image or message shall have a static display for a minimum duration of fifteen (15) seconds.
7. Changes of image shall be instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving or similar effects as part of the change.
8. Signs with Electronic Sign components are considered to be Internally Illuminated.

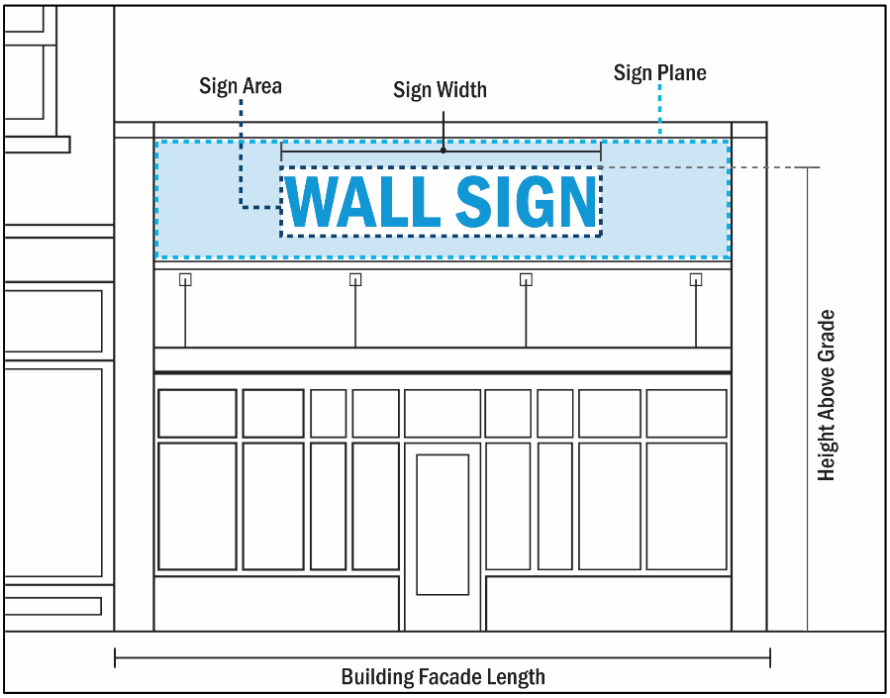
I. **Murals:** Art Murals in Nonresidential and Multi-family Districts shall comply with the following:
1. A permit is not required to erect, maintain, alter, or enlarge an art Mural that contains no Commercial Message.
2. Acknowledgement Panel: Murals may include an acknowledgement panel with the names or logos of art sponsors. This panel shall adjoin the bottom edge of the mural and shall not exceed two (2) square feet in area. Such acknowledgement panel shall not be classified as a Commercial Message.
3. Murals with a Commercial Message:
a. Any Mural containing a direct Commercial Message, as defined by this Ordinance, shall be considered a Wall Sign and deduct from a Building's Sign Area Allocation.

b. Sign Area: For the purposes of calculating Sign Area, the Sign Area shall be limited to the extent of the Commercial Message and shall not include any noncommercial illustrations or designs that may be present in the Mural.

J. **Permanent Signs Requiring a Sign Permit:** The following Signs shall require a Sign Permit:

1. Wall Signs: All Wall Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Shall be located within the Sign Plane and shall not substantially obscure any architectural enhancements or features (e.g., brick detailing, changes in materials) of the Building Façade.
   b. Sign Plane: Shall not exceed fifty percent (50%) of the Sign Plane.
   c. Maximum Sign Area: Under no circumstances may a single Wall Sign exceed three hundred (300) square feet.
   d. Illumination: May be Internally or Externally Illuminated.
   e. Exposed raceways shall be finished to match the background wall or be integrated into the overall design of the Sign.

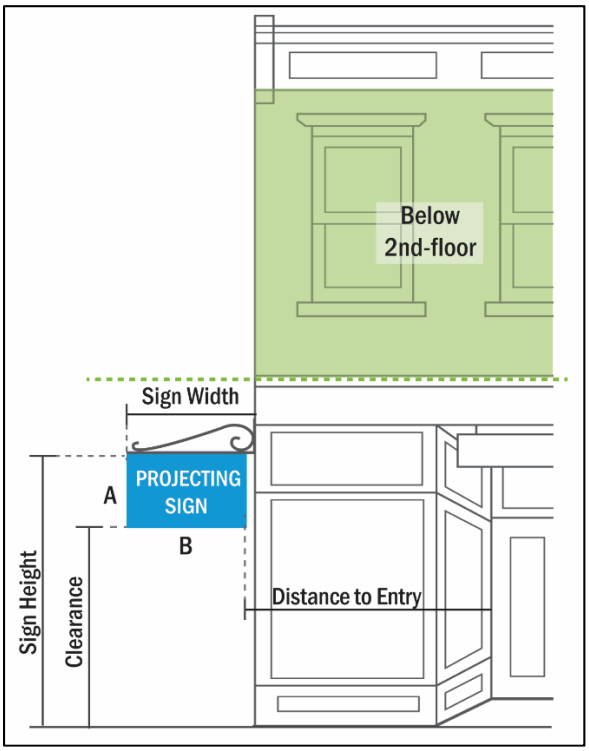
FIGURE 6.17(B): WALL SIGN



2. Projecting Signs: All Projecting Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Projecting Signs shall be generally located on the ground floor of a Building and within eight (8) feet of a public entrance.
   b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet above grade when measured from the bottom of the Sign, and a minimum horizontal clearance of two (2) feet from the back of a curb.

c. Maximum Height Above Grade: The top of the Sign Board shall not exceed the bottom of the second story windows or sixteen (16) feet above grade, whichever is less.
d. Maximum Sign Width: Shall not extend more than five (5) feet from the face of the Building.
e. Maximum Sign Area: Unless otherwise stated in this Article, a Projecting Sign shall not exceed twelve (12) square feet.
f. A Projecting Sign may extend from a Building corner when adjoining an intersection. The Sign Area shall subtract from the Sign Area Allocation of both Facades.
g. Illumination: The Sign may be Externally Illuminated by a fixture located on top of or above the sign structure. Individual letters, symbols, and stylistic elements of a Sign may be Internally Illuminated if integrated with a non-illuminated background or support frame. Internally illuminated light boxes or cabinet signs are prohibited.

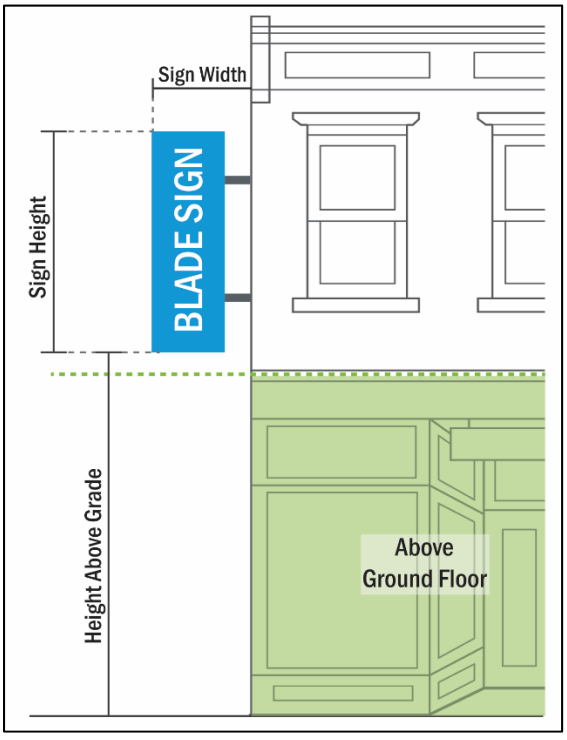
FIGURE 6.17(C): PROJECTING SIGN



3. Blade Signs: All Blade Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Blade Signs shall be located above the ground floor of a Building, but shall not extend above the roofline.
   b. Quantity: Not to exceed one (1) per Building.
   c. Minimum Height Above Grade: The bottom of the Sign shall be located at or above the bottom of the second story windows or sixteen (16) feet above grade, whichever is greater.

d. Maximum Sign Height: The height of the Sign shall not exceed sixty percent (60%) of the total height of the Building Façade above the ground floor when measured from the second-story finished floor elevation to the eaves of the roofline or the bottom of the parapet, not to exceed twenty-five (25) feet.
e. Maximum Sign Width: Shall may not extend more than five (5) feet from the face of the Building.
f. Maximum Sign Area: Seventy-five (75) square feet.
g. Must be located at least twenty-five (25) feet from any other Blade Sign.
h. A Blade Sign may be located on a Building corner when adjoining an intersection; in such case the Sign Area shall subtract from the Sign Area Allocation of both Facades.
i. Illumination: Individual letters, symbols, and stylistic elements of a Sign may be Internally Illuminated if integrated with a non-illuminated background or support frame. Internally illuminated light boxes or cabinet signs are prohibited.

FIGURE 6.17(D): BLADE SIGN

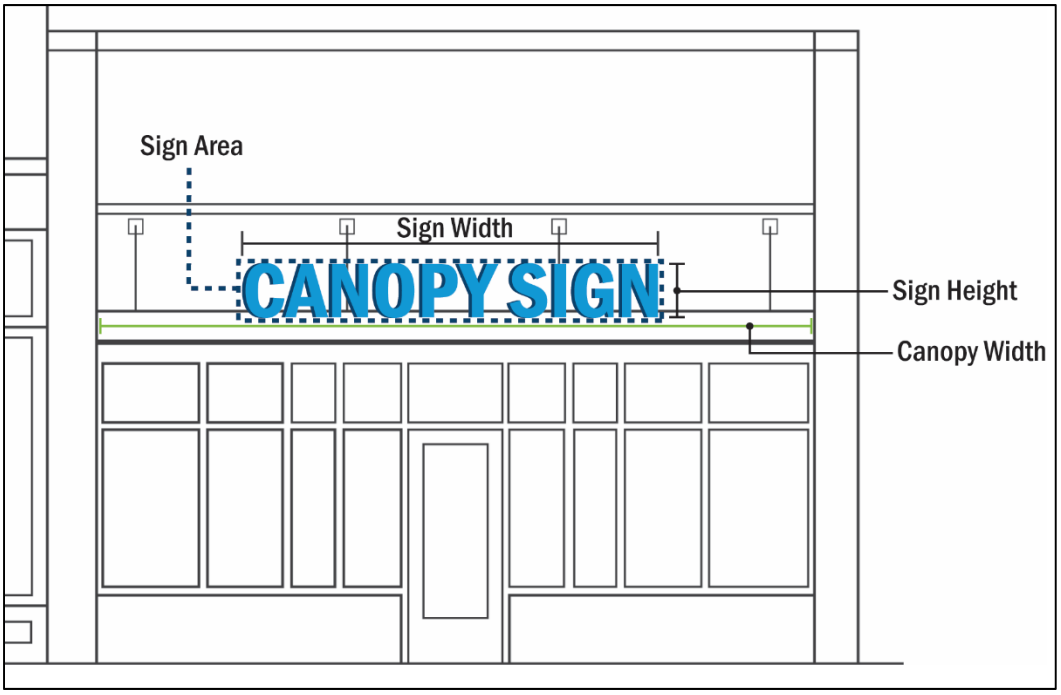


4. Under Canopy, Canopy, and Freestanding Canopy Signs: Signs attached to Canopies shall comply with the following unless otherwise stated in this Article:
   a. Under Canopy Signs:
      i. Location: Shall be attached to and located entirely under a canopy or roof overhang.
      ii. Quantity: Shall not exceed one (1) per public entrance per tenant.
      iii. Clearance: Shall maintain a minimum vertical clearance of eight (8) feet when measured from the bottom of the sign.

iv. Maximum Sign Area: Shall not exceed two and a half (2.5) square feet.
v. Under Canopy Signs shall not deduct from a tenant's Sign Area allotment.
vi. Illumination: Shall not be separately illuminated.

b. Canopy Signs:
   i. Location: May be located on, above, or below the Canopy Fascia, but may not extend above a roofline or eave.
   ii. Quantity: Shall not exceed one (1) per public entrance.
   iii. Maximum Sign Width:
      (a) Ninety percent (90%) of the tenant's Canopy length if fourteen (14) feet or less.
      (b) Seventy percent (70%) of the tenant's Canopy length if greater than fourteen (14) feet.
   iv. Maximum Sign Height: Two (2) feet.
   v. Maximum Sign Area: Seventy (70) square feet.
   vi. Signs extending above or below a Canopy shall be raceway or pin mounted. Cabinet signs are not permitted.
   vii. Illumination: May be Internally or Externally Illuminated.

FIGURE 6.17(E): CANOPY SIGN



c. Freestanding Canopy Signs:
   i. Quantity: Not to exceed one (1) per Street frontage.
   ii. Maximum Sign Width: Twenty-five percent (25%) of the length of the Fascia.

iii. Maximum Sign Height: Eighty percent (80%) of the height of the Fascia.
iv. Maximum Sign Area: Thirty (30) square feet.
v. Illumination: May be Internally or Externally Illuminated.

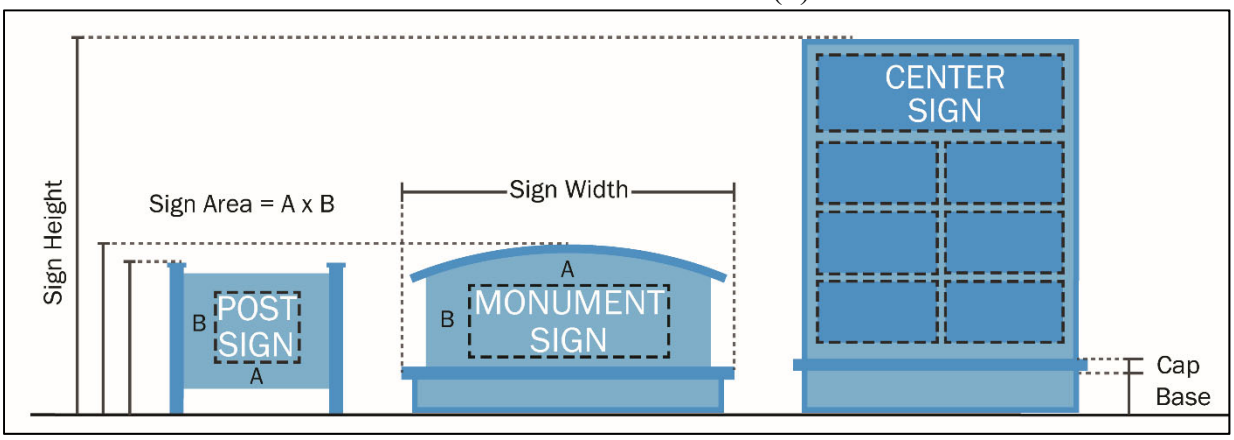
5. Awning Signs: Signs printed on Awnings shall comply with the following:
   a. Location: Shall be located on first-story awnings only.
   b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet when measured from the lowest point of the Awning and a horizontal clearance of two (2) feet from the back of a curb.
   c. Quantity: Not to exceed one (1) per Awning face.
   d. Maximum Sign Width: Seventy-five percent (75%) of the length of the applicable Awning face.
   e. Maximum Sign Height: Text and graphics may not exceed two (2) feet in height on the front and side valances
   f. Maximum Sign Area: Signs on the sloped plane may not exceed fifty percent (50%) of the area of the plane.
   g. Illumination: May be externally illuminated by a fixture located above the awning structure. Backlit awnings are not permitted.
6. Ground Signs: Ground Signs shall be limited to Monument Signs and Post Signs. All Ground Signs shall comply with the following unless otherwise stated in this Article:
   a. General Standards:
      i. Quantity: One (1) per Lot.
      ii. Maximum Sign Area: Sixty (60) square feet per Sign Face. Sign caps and bases shall not be used for tenant display purposes and shall not count towards the Sign Area calculation.
      iii. Maximum Sign Width: Twelve (12) feet.
      iv. Illumination:
         (a) Nonresidential Districts: Ground Signs within Nonresidential Districts may be Internally or Externally Illuminated.
         (b) Residential Districts: Ground Signs within Residential Districts may only be Externally Illuminated.
   b. Post Signs: In addition to standards generally applicable to Ground Signs, Post Signs shall comply with the following:
      i. Maximum Sign Height: Six (6) feet.
      ii. Sign Posts: Wood posts shall be painted, finished, or sealed. All Sign posts shall be topped with a decorative cap.
   c. Monument Signs: In addition to standards generally applicable to Ground Signs, Monument Signs shall comply with the following:
      i. Maximum Height: Nine (9) feet. Total aggregate Sign cap and base height shall not exceed three (3) feet for single-tenants Signs and six (6) feet for Center Signs.
      ii. Sign Base: Monument Signs shall incorporate a sign base consisting of Masonry Materials matching or complimenting the color, texture, or theming of the development. The Sign base shall have a minimum

height of six (6) inches and a minimum cap height of two (2) inches. The width of the Sign base shall be at least eighty (80) percent of the entire width of the Sign Board.

iii. Landscaping: Landscaping shall be provided around the base of a Monument Sign.

d. Pole Signs: Pole Signs are prohibited.

FIGURE 6.17(F): GROUND SIGN TYPES



7. Window Signs: All Window Signs shall comply with the following unless otherwise stated in this Article:
   a. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed 25% of the cumulative window area of the building or tenant space per facade.
   b. Illumination:
      i. Nonresidential Uses shall be permitted one (1) Internally Illuminated Window Sign, not to exceed three (3) square feet. The Sign may be illuminated only during operating hours, and shall not flash, blink, or otherwise give the appearance of movement.
      ~~ii.~~ Internally Illuminated Signs in excess of three (3) square feet shall be considered Wall Signs and subject to the applicable Wall Sign standards.

K. **Residential Signs:**
   1. Subdivision Signs: Single-family and Multi-family subdivisions shall be permitted signage as follows. Ground Signs and Entrance Features shall be located within a platted Common Area or Subdivision Sign Easement.
      a. Primary Subdivision Entrances:
         i. Ground Signs:
            (a) Quantity: One (1) Ground Sign or entrance feature per entrance into a subdivision from an External Street.

(b) Maximum Sign Height: Nine (9) feet not including the Sign cap, if provided.
(c) Maximum Sign Area: Thirty-two (32) square feet. All sides of a Sign shall deduct from the Sign Area Allocation.

ii. Entrance Features Incorporating Signage:
(a) In lieu of a Ground Sign, up to two (2) separate Sign display areas may be directly incorporated into a larger decorative entrance feature such as a wall, decorative fence, fountain, raised planting bed, or similar structure located on one or both sides of a development entrance.
(b) Quantity: One (1) Entrance Feature or Ground Sign per entrance into a subdivision from an External Street.
(c) Maximum Height: The entrance feature may not exceed fifteen (15) feet in height. The maximum height may be increased for entrance features designed to overhang a vehicular entrance, such as timber beams or a covered gate. Any increase to the maximum height shall be subject to Director discretion.
(d) Maximum Sign Area: The total area of the identification portion(s) of the entrance feature may not exceed fifty (50) feet.

b. Secondary Subdivision Entrances:
i. Any entrance into a subdivision not from an External Street shall be considered a secondary entrance. Examples include:
(a) An entrance into a Subdivision from a Local Street,
(b) An entrance into a distinct area or section within a larger Subdivision, or
(c) An entrance into a Subdivision from an external pedestrian path or trail.
ii. Quantity: One (1) Ground Sign per secondary entrance.
iii. Maximum Sign Height: Six (6) feet or nine (9) feet if incorporating Sign base and Sign cap features.
iv. Maximum Sign Area: Sixteen (16) square feet.

c. Wall Signs: Shall not exceed four (4) square feet.

2. Mixed-Use Residential Building Signs: Residential Uses in mixed-use Buildings shall be permitted Wall Signs and Blade Signs as follows:
a. Quantity: Each Building shall be permitted either two (2) Wall Signs or one (1) Wall Sign and one (1) Blade Sign.
b. Sign Area: The total Sign Area Allocation permitted shall be one-half (.5) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. Signs shall only be located on the Building Façade from which the Sign Area Allocation was derived.
c. Maximum Sign Area: Wall Signs may not exceed one hundred and twenty (120) square feet per Sign.

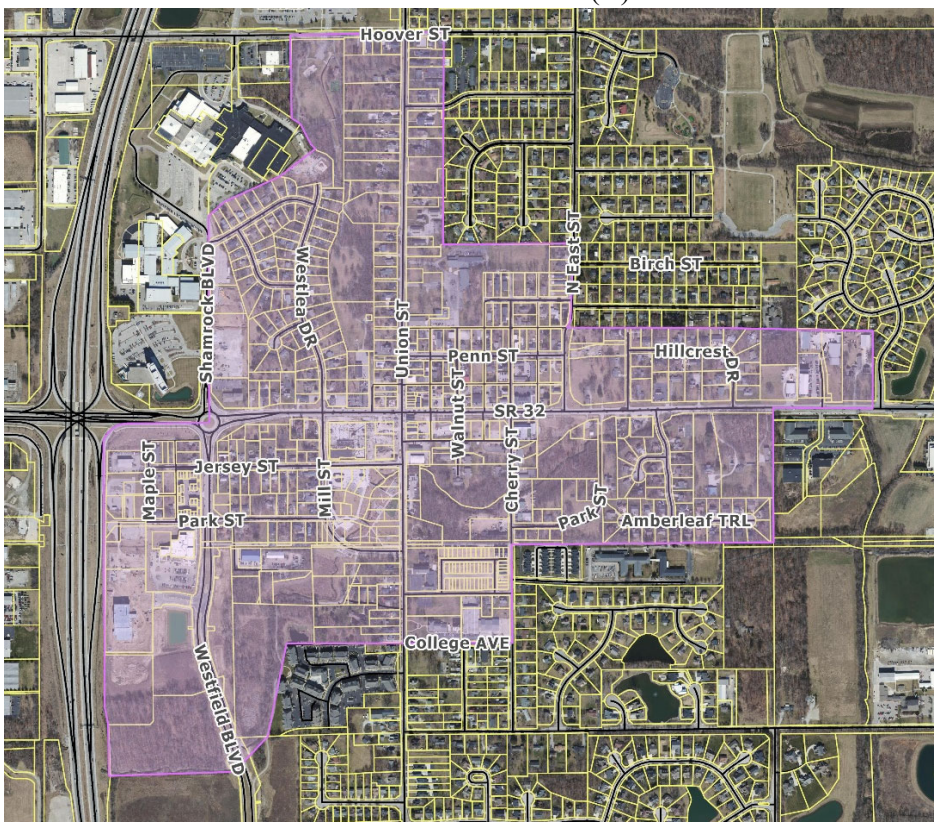
d. Location: With the exception of Blade Signs extending from the corner of a Building, the Signs shall not be located on the same frontage.
e. Signs for nonresidential tenants of mixed-use Residential Buildings shall be regulated per the Nonresidential Center standards set forth in this Article.
f. Signs for parking garages shall be regulated per the standards set forth in this Article.

3. Home Business Signs:
   a. Home Businesses shall be permitted one (1) Sign per Dwelling not to exceed four (4) square feet in total Sign area.
   b. Home Business Signs shall only be affixed to a wall or door of the Structure containing the business.

L. **Nonresidential Signs:**

1. Individual Nonresidential Signs: All Individual Nonresidential Uses, including permitted Nonresidential Uses in Residential Districts, shall be permitted Ground Signs, Wall Signs, Awning Signs, Canopy Signs, Blade Signs, Projecting Signs, and Window Signs as set forth below, unless otherwise permitted by this Article. Outlots of Nonresidential Centers are not considered individual Uses and shall be regulated as set forth in the Nonresidential Center Sign standards section of this Article.
   a. Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way.
2. Parking Garage Signs: All parking garages, including garages integrated within a larger Building, shall be permitted signage as follows:
   a. Quantity: One (1) Projecting Sign and one (1) Wall Sign per vehicular entrance.
   b. Maximum Sign Area:
      i. Wall Sign: Thirty-five (35) square feet
      ii. Projecting Sign: Thirty-two (32) square feet
   c. Electronic Sign Components:
      i. Parking garages with spaces open to the public shall be permitted one (1) additional Wall Sign or Ground Sign per vehicle entrance. This sign must include (1) or more Electronic Sign components.
      ii. The Sign shall not exceed fifteen (15) square feet, and the electronic display area of each individual Electronic Sign component shall not exceed one (1) square foot.
   d. Parking garage signage shall not count towards or against the Sign Area Allocation of an integrated or connected Building.
3. Downtown Signs: All Nonresidential uses within the geographic area identified in FIGURE 6.17(G): DOWNTOWN AREA shall be permitted Post Signs, Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Window Signs, and Projecting Signs as set forth below:

FIGURE 6.17(G): DOWNTOWN AREA



a. Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. The Sign Area Allocation shall be divided between all permitted and legally established Nonconforming Signs.
b. Wall Signs:
    i. Quantity: One (1) per tenant per dedicated public entrance, not to exceed two (2) Signs per tenant.
    ii. Maximum Sign Area: Twelve (12) square feet.
c. Post Signs:
    i. Quantity: One (1) per lot.
    ii. Maximum Sign Area: Fifteen (15) square feet; Multi-tenant buildings shall be permitted an additional five (5) square feet per tenant, not to exceed a total of thirty (30) square feet per Sign Face.
    iii. Maximum Sign Height: Six (6) feet.
d. Projecting Signs:
    i. Quantity: One (1) per tenant per public entrance.
    ii. Maximum Sign Area: Not to exceed six (6) square feet.
    iii. Suspended-style Projecting Signs are encouraged in the Downtown area. Sign brackets shall be decorative in nature.
e. Window Signs:
    i. Location: Shall be located only on windows at the pedestrian grade.

ii. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed 25% of the total window area of the building or tenant space.
iii. Maximum Coverage: Signage shall not cover more than fifty (50) percent of a single window.
iv. Signs shall greater than four (4) square feet shall be etched, painted, or otherwise permanently affixed to the window.

f. Illumination: Signs may be illuminated as permitted by this Article. Internally Illuminated Signs shall be reverse channel or halo-lit only; front lit Signs are not permitted. Wall-mounted or sign-mounted lighting fixtures for Externally Illuminated Signs shall be decorative in nature.
g. Signs for parking garages shall be regulated per the Parking Garage standards set forth in this Article.

4. Nonresidential Center Signs: All multi-tenant developments shall be permitted Signage as follows:
   a. Sign Plan: A Sign plan shall be submitted for a Nonresidential Center prior to receiving the first Sign permit for the center or a center tenant. The Sign plan shall include:
      i. A site plan, to scale, depicting the location of all permanent Signs.
      ii. Building elevations, to scale, depicting the approximate location of all Wall, Awning, Canopy, Under Canopy, and Projecting Signs.
      iii. Description of uniform lighting method (for example: reverse channel, channel, panel, exterior above, or exterior below lighting).
      iv. Landscape Plan for all Monument Signs.
   b. Monument Signs: Nonresidential Centers shall be permitted Monument Signs as follows:
      i. Center Sign: Shall be permitted one (1) per Nonresidential Center not to exceed the following:
         (a) Nonresidential Centers less than ten (10) acres in size (not including public Rights-of-way): Nine (9) feet in Sign Height and sixty (60) square feet of Sign Area per Sign Face.
         (b) Nonresidential Centers ten (10) to fifteen (15) acres in size (not including public Rights-of-way): Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area per Sign Face.
         (c) Nonresidential Centers greater than fifteen (15) acres in size (not including public Rights-of-way): Twenty-five (25) feet in Sign Height and two hundred and fifty (250) square feet of Sign Area per Sign Face.
      ii. Entrance Signs: In addition to a center Monument Sign, Nonresidential Centers shall be permitted one (1) Entrance Monument Sign per entrance into the Nonresidential Center from an External Street, not to

exceed six (6) feet in Sign Height and thirty (30) square feet of Sign Area per Sign Face.

c. Incidental Signs: Unless otherwise stated in this Article, Nonresidential Centers shall be permitted Incidental Signs as follows:
   i. Incidental Signs may be in the form of any permitted Sign type, subject to the standards of this Article, and may be Internally or Externally-Illuminated.
   ii. The Sign Area of an Incidental Sign shall not deduct from the Sign Area Allocation of an associated Center or Outlot.
   iii. The Director shall determine whether a Sign is an Incidental Sign based on the visibility of the sign from the lot line or right-of-way, the number of signs in close proximity of each other, and the presence of a Commercial Message. An Incidental Sign may be denied if it is determined that the Sign already regulated by another standard in this Article.

~~c.~~d. In-Line Tenant Signs: All in-line tenants, including those within multi-story nonresidential buildings or mixed-use residential buildings, shall be permitted shall be permitted Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Projecting Signs, and Window Signs as set forth below. In-line tenants shall not be permitted individual Ground Signs.
   i. Sign Area Allocation:
      (a) Front Façade: Two (2) square feet of signage of each linear foot of the tenant's front Building Façade. All in-line tenants shall have only one (1) front façade, that being the Building Façade with the tenant's primary public entrance.
      (b) Side & Rear Façades: One (1) square foot of signage for each linear foot of the tenant's side or rear Building Façade.
      (c) In the event that it is unclear how much of a Building Façade can be claimed by each tenant, the Sign Area Allocation shall be divided evenly among the number of In-Line tenants.
   ii. Location: Signs shall be located on the Building Façade from which its Sign Area Allocation was derived.
   iii. Sign Area: Under Canopy and Projecting Signs not exceeding three (3) square feet shall not subtract from the Sign Area Allocation.
   iv. Sign Height: Wall Signs for In-line Tenants within multi-story Buildings may be located above the ground floor but shall not exceed twenty-six (26) feet above grade.

~~d.~~e. Multi-Tenant Building Signs: Buildings containing one (1) or more nonresidential tenants without a storefront or dedicated public entrance shall be permitted Wall, Awning, Blade, and Projecting Signs as set forth below:
   i. Quantity: Each Building shall be permitted signage as per the following chart, not to exceed four (4) Signs in total. Permitted Signs

may be placed on any Building Façade, but no single tenant shall be permitted more than one (1) Sign on a single Building Façade.

Chart: Multi-Tenant Building Signage

Length of Building Frontage	Number of Signs Allowed
0 to 199 feet	1
200 to 399 feet	2
400 feet or greater	3

ii. Sign Area Allocation:
(a) One & Two-story Buildings: One (1) square foot of signage per linear foot of Building Façade adjacent to a Public Right-of-way or internal drive providing circulation through the Nonresidential Center.
(b) Three-story or Greater Buildings: Two (2) square feet of signage for each linear foot of Building Façade adjacent to a Public Right-of-way or internal drive providing circulation through the Nonresidential Center.
(c) The Sign Area Allocation shall not be used to increase the Sign Area Allocation of an In-line Tenant, if present.

i. Location: Wall Signs shall be located at or near the top edge of the Building Façade and distributed across the facade symmetrically, evenly, or in a manner that aesthetically compliments the design of the Building Façade.
ii. Building Identification: In addition to the Signage above, one (1) nonilluminated Wall, Canopy, Awning Sign, or transom window Sign shall be permitted per patron entrance for the purposes of building identification, not to exceed six (6) square feet.

~~e.~~f. Outlot Building Signs: Outlot Buildings shall be permitted Wall Signs, Awning Signs, Under Canopy Signs, Canopy Signs, Projecting Signs, and Blade Signs in accordance with the following:
i. Sign Area Allocation: All Outlots shall be permitted one (1) square foot of Sign Area per one (1) linear foot of Building Façade fronting a Public Right-of-way or an internal drive providing circulation through a Nonresidential Center.
ii. Location: Signs may be located on any Building Façade regardless of the Building Façade from which the Sign Area Allocation was derived.
iii. Outlots within Nonresidential Centers shall not be permitted individual Ground Signs.

5. Drive-through Signs: Buildings containing a Drive-through shall be permitted Drive-through Signs in accordance with the following:
a. Quantity: One (1) primary Sign and one (1) secondary Sign shall be permitted per Drive-through lane. These Signs shall be permitted in addition to other

Signs permitted by this Article and the Sign Area shall not deduct from the Building's Sign Area Allocation.

b. Sign Area and Height:
    i. Primary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of forty (40) square feet.
    ii. Secondary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of fourteen (14) square feet.
c. Primary and secondary Signs shall have a Sign base matching or architecturally compatible with the primary exterior Building material.
d. Both Signs may utilize digital Sign panels in accordance with the Electronic Sign standards of this Article.

6. Gasoline Service Stations: Individual Nonresidential Sign standards shall apply to Gasoline Service Stations, except as modified below:
    a. Fuel Canopies: Signage for Canopies associated with Gasoline Service Stations shall be regulated as per the Freestanding Canopy Sign Standards set forth in this Article, except as modified below:
        i. Quantity: One Sign (1) per Street Frontage, not to exceed one (1) Sign per side.
        ii. Maximum Sign Area: Fifteen (15) square feet per Sign.
    b. Electronic Signs:
        i. Gasoline Service Stations shall be permitted one (1) Monument Sign, which may include Electronic Sign components.
        ii. For Gasoline Service Stations in Nonresidential Centers, Electronic Sign components shall be permitted on two (2) Monument Signs (including a Center Sign) if the Signs are located on separate Street frontages or at least four hundred (400) feet apart.
        iii. Electronic Sign components are not permitted on fuel canopy.

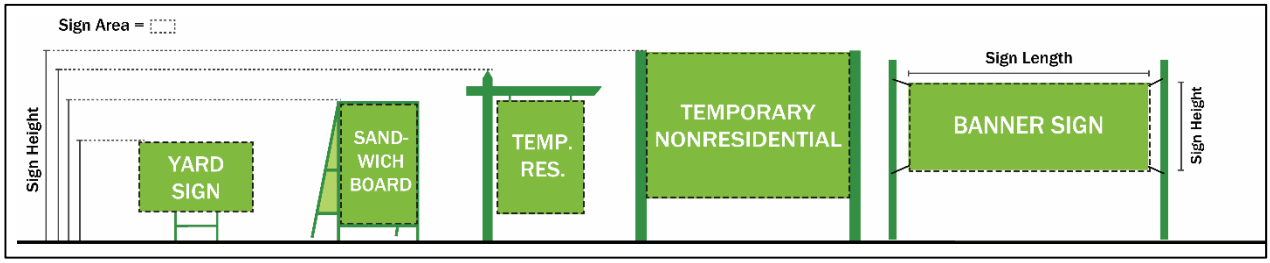
M. **Temporary Signs Requiring a Sign Permit:** The following Signs shall require a Sign Permit but shall not count against the Property's Sign Area Allocation:
1. Banner Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Thirty-two (32) square feet.
    c. Maximum Sign Height: Eight (8) feet.
    d. Maximum Sign Length: Ten (10) feet.
    e. Frequency: Shall be limited to fifteen (15) consecutive days per quarter.
2. Temporary Freestanding Sign for Agricultural Districts and Nonresidential Uses:
    a. Quantity: One (1) per Lot.
    b. Maximum Sign Area (per side): Thirty-two (32) square feet per Sign Face.
    c. Maximum Sign Height: Eight (8) feet.
    d. Maximum Sign Length: Ten (10) feet.
    e. Duration: Six (6) months. The Sign Permit can be extended one (1) time for an additional 6 months. Upon expiration of the extension, the Sign Board shall

be removed for a minimum of ninety (90) days, at which time a new application will be required.

f. Frequency: No more than two (2) Temporary Freestanding Sign permits or one (1) Temporary Freestanding Sign permit and one (1) extension shall be issued for a single lot within a fifteen (15) month period.

~~g.~~

~~-~~FIGURE 6.17(H): TEMPORARY SIGN TYPES



N. **Signs Not Requiring a Permit:** The following Signs do not require a Sign Permit and do not deduct from a Property's Sign Area Allocation.

1. Address numbers.
2. Flags.
3. Regulatory devices and postings required by any governmental body, statute, or ordinance.
~~3.~~4. Traffic control, wayfinding, directional, identification, and informational Signs placed by a governmental body to serve a government function or public purpose.
~~4.~~5. Historic or memorial markers placed under the authority or with the authorization of the local, state, or federal government.
~~5.~~6. Signs located within a stadium, athletic field, outdoor shopping center, or public plaza that are designed and placed so as to be viewable primarily by persons within the site.
~~6.~~7. Temporary Window Signs.
~~7.~~8. Incidental, non-illuminated Wall, Window, and Ground Signs not exceeding three (3) square feet in area and three (3) feet in height.
~~8.~~9. Signs placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes.
~~9.~~10. Murals and painted window displays not containing a Commercial Message.
~~10.~~11. On-premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Thirty (30) days.
~~11.~~12. Off-Premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.

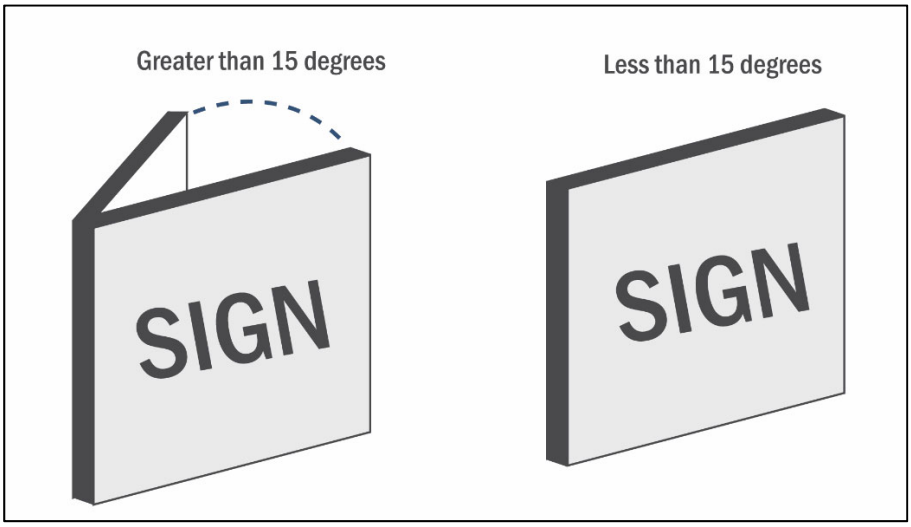
d. Duration: Five (5) days.

~~12.~~13. Temporary Freestanding Sign for Residential Uses:
   a. Quantity: One (1) per Use, per Street Frontage.
   b. Maximum Sign Area: Six (6) square feet per Sign Face.
   c. Maximum Sign Height: Three (3) feet.
   d. Duration: Six (6) months.

~~13.~~14. Sandwich Board Signs:
   a. General:
      i. Maximum Sign Area: Six (6) square feet per Sign Face.
      ii. Maximum Sign Height: Three (3) feet.
      iii. Maximum Opening Depth: Three and one-half (3.5) feet when measured from the outside of a Sign support and/or Sign face.
      iv. Support: Shall have a weighted base support to ensure Sign stability.
      v. Signs shall not include Electronic Sign or changeable copy components.
   b. Residential Uses:
      i. Quantity: One (1) per Street Frontage.
      ii. Duration: Seven (7) days.
   c. Nonresidential Uses:
      i. Quantity: One (1) per individual Nonresidential Use.
      ii. Location: Signs shall only be placed within ten (10) feet of, and directly in front of, a Building Façade having a public entrance.
      iii. Timing: Signs can only be present when the associated business is open and must be removed at the end of each business day.

~~14.~~15. Temporary Signs During Election Season: In compliance with Indiana Code 36-1-3-11, Temporary Signs shall be permitted as follows during Election Season, a period of time beginning sixty (60) calendar days before an election and ending six (6) days after an election:
   a. Maximum Sign Area: Thirty-two (32) square feet.
      i. If a Sign consists of two (2) faces, only the surface area of one (1) of the faces is considered if the following apply:
         (a) The faces are mounted back to back
         (b) The measure of the angle between the faces is not more than fifteen (15) degrees.
   b. Location: Signs shall not be located within a public Right-of-Way, Vision Clearance Triangle, or in a manner that impairs lines of sight for vehicles or pedestrians.
   c. A Sign permit is not required for Temporary Signs placed during Election Season, but may be required for Signs remaining past the end of the Election Season.

FIGURE 6.17(I): ANGLE BETWEEN FACES


Greater than 15 degrees
SIGN
Less than 15 degrees
SIGN

6.17 Sign Standards

A. **Purpose and Intent:** The community wishes to establish Sign regulations for the design, placement, and maintenance of Signs which provide a reasonable and impartial means to permit communication, protect the public health, safety, and general welfare, minimize hazards to pedestrians and motorists along Streets and at intersections, enhance the aesthetic environment of the community, safeguard Pproperty values, minimize possible adverse effects of Signs on nearby Pproperty, protect public and private investment in Bbuildings and open space, and implement relevant provisions of the Comprehensive Plan as updated on an annual basis. The community wishes to balance the rights of businesses to identify themselves with the rights of the public to have uncluttered, safe and attractive public Rights-of-way. The responsible regulation of Signs will foster business opportunities and improve the quality of life in the community.

B. **Applicability:** This Article shall apply to all Signs in all Zzoning Ddistricts in Washington Township, Hamilton County, Indiana, the Jurisdiction of the Plan Commission, including but not limited to changes in Sign Copy. However, the owner of any Sign that is otherwise allowed by this Oordinance may substitute noncommercial copy in place of any other commercial or noncommercial copy without the issuance of a permit.

C. **Permits:** A Sign permit shall be required for all Signs unless otherwise permitted under other applicable law or unless otherwise exempted herein. The Director shall have the authority to review and decide upon Sign permit applications. See *Article 10.11 Sign Permits*. If the proposed Sign plan is in compliance complies with the requirements of this Ordinance, then a Sign permit shall be issued within twelve (12) days business days of receipt of a complete Application.

D.A. **Exemptions:** Exemptions from the standards of this Article and Sign permit requirement shall include:

1. Scoreboards for public and private Recreational Facilities and institutions that do not provide for commercial or business advertising displays.

2.1. Flags of commercial or noncommercial institutions if the following conditions are met:

a. Shall be displayed on a flag pole;

b.a. May only be displayed with an accompanying United States flag on the same flagpole or nearby flag pole within the same display;

c.a. Shall be subordinate in size to the accompanying United States flag;

d.a. May be displayed at the rate of no more than one (1) commercial or noncommercial institution flag per displayed United States flag; and

e.a. All flags shall be displayed per U.S. Code 36-10.

3.1. Lettering or symbols placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes.Signs which do not advertise

~~products, goods, business services, or identify businesses, and which are not permanently affixed to the ground nor to any surface and which do not exceed four (4) square feet in surface area. The owner of any Sign that is otherwise allowed herein may substitute noncommercial copy in place of any other commercial or noncommercial copy without the issuance of any permit.~~

~~4.1. Text or logos not exceeding three (3) inches in height, appearing on gasoline pumps or automatic teller machines (ATM).~~

~~5.1. Signs appearing on permitted newspaper vending boxes, DVD/CD vending boxes, soda machines, and other similar vending boxes.~~

D. **Sign Calculation Standards:**

~~6.~~1. Sign Area: Sign Area shall be computed as the smallest continuous perimeter enclosing the extreme limits of the Sign Copy, including all background area figures and letters. The perimeter shall not include any structural elements lying outside the limits of the Sign which are not part of the information, visual attraction, or symbolism of the Sign.

FIGURE 6.17(A): SIGN AREA

2. Sign Height: Sign Height shall be measured from the finished grade of the ground immediately beneath the Sign to the highest point of the Sign or Sign Structure. If the Sign is located on an artificial earthen berm, the Sign Height is measured from the highest point of the Sign to the base of the berm.
3. Sign Area Allocation: For the purposes of calculating Sign Area Allocation, the Building Façade shall include canopies, marquees, and other permanent building projections, but shall not include Awnings. Unless otherwise stated, the Sign Area Allocation shall be divided between all permitted Signs, including legally established nonconforming Signs.
4. Rights-of-way: For the purposes of this Article, the term "public Right-of-way" shall include public Streets, Private Streets, and circulation drives internal to Nonresidential Centers, but shall not include public paths or trails.
5. Absolute Minimum & Maximum Sign Area: Sign Area: In no instance shall a permitted nonresidential Use or in-line tenant be ~~restricted to~~ allocated less than twenty-five (25) square feet of Sign Area, nor shall

any permitted nonresidential Use or tenant be permitted to display more than five hundred (500) square feet of Sign Area.

E. **Prohibitions:** The following shall be prohibited:

1. Signs or Sign structures similar in coloring, shape, function or location; ~~nor~~ or which resemble, conflict with, or may be confused with any approved traffic-control Sign or device.
2. Signs that create a safety hazard for vehicles or pedestrians, as determined by the Department of Public Works.
3. Signs placed in any Right-of-way, except publicly owned traffic-control and transit Signs, informational, identification, directional Signs, and temporary Signs, as regulated by this Article.
4. Pole Signs.
5. Off-premises Signs; except as otherwise permitted by this Article.
6. Display of ~~temporary Signs such as banners, flags, posters, pennants,~~ ribbons, streamers, spinners, ~~strings of lights~~, feather flags ~~or Signs~~, ~~balloons or~~balloons, or inflatable Signs.~~; except as otherwise permitted by this Article.~~
7. Sign~~s~~ that project~~ing~~ into the Right-of-way; except for Projecting Signs and Blade Signs~~,~~ as otherwise permitted by this Article ~~that a business Sign mounted on a building may be permitted to project eighteen (18) inches from the face of a Building Facade or as otherwise granted by the Council or designee~~.
8. Signs mounted on a roof or that extend above an eave or parapet of a Building Facade; except as otherwise permitted by this Article.
9. Signs that revolve, flash, blink, swing or appear to move.
10. Signs affixed to trees, fence posts, utility poles or other support S~~s~~tructures~~.~~.

~~10.~~11. Signs affixed to Accessory Structures.

~~11.~~12. Sign placed on a ~~personal or commercial~~ vehicle, ~~or~~ trailer, moveable waste container, or temporary storage container which is then parked or positioned for the primary purpose of displaying the Sign.

~~12.~~13. Temporary Signs with Electronic Sign or ~~M~~manual changeable copy components~~Signs~~.

F. **Sign Installation and Maintenance~~General Sign Regulations~~:** ~~All Signs shall conform to the following~~:

1. Maintenance and Repair:
   a. All Signs and Sign structures shall be kept and maintained in a good state of repair and in a safe condition at all times. Maintenance and repair shall include, but not be limited to:
      i. The replacement of defective parts.
      ii. The replacement of missing or damaged Sign panels, supports or

other components and parts.

iii. Cleaning Sign and Sign structure components.

iv. Repainting Sign and Sign structure components.

~~b. Replacing damaged Sign panels with different Sign Copy does not constitute maintenance and repair. Replacing damaged Sign panels with different Sign Copy shall be treated as replacing any Sign with new Sign Copy.~~

b. ~~Taking a~~ A Sign or Sign S~~s~~tructure may be taken down or removed for up to thirty (30) days for the purposes of maintenance and repair. ~~is permitted.~~

c. Signs in disrepair for a period exceeding six (6) consecutive months shall be in violation of this Ordinance and subject to enforcement.

~~c.~~d. See *Article 9.6 Nonconforming Signs* for additional standards.

2. Abandoned Signs: The following shall apply to permanent Signs and Sign structures:

a. ~~Abandoned~~ Sign Copy shall be removed or obscured by the Property Owner or lessee of a site upon which the Sign is located within three (3) months ~~after~~of the associated business or service ~~advertised by the Sign~~ ceasinge~~s~~ operations on the premises.

b. Legall~~y existing~~ Conforming Sign structures ~~foundations and structures~~ with copy removed or obscured may remain ~~upon a site~~ for up to twenty-four (24) months ~~with the Property Owner's written consent~~ provided that the ~~foundations and~~ S~~s~~tructure ~~are~~ is maintained pursuant to this Article.

c. Legal Nonconforming Sign structures with copy removed or obscured may remain for up to six (6) months provided that the Sign structure is maintained pursuant to this Article. After which time, the Sign shall be considered abandoned and be subject to removal in accordance with *Article 9.6 Nonconforming Signs*.

d. For purposes of this section, "operation" refers to the activity occurring on the Property and not to the mere generation of income for the Property Owner, or the intentions of the Property Owner or any tenant or sub-tenant.

3. Sign Panel Replacement: The replacement of tenant panels within a Ground Sign or Wall Sign ~~does~~ shall not require a Sign permit.

4. Setbacks: All Signs shall ~~have~~be a minimum ~~Front Yard or Right-of-way setback requirement~~ distance of five (5) feet from all Property Lines ~~a Lot Line or Right-of-way~~. ~~In addition,~~ Internally ~~i~~Illuminated Signs for N~~n~~onresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential Use or ~~d~~District.

~~3.~~5. Lines of Sight: All Signs shall comply with *Article 6.19 Vision Clearance Standards*.

G. Illumination: Illumination of Signs shall be regulated pursuant to *Article 6.9 Lighting Standards*. ~~In addition, illuminated Signs for nonresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential district.~~ **Sign Lighting:** Permanent Signs may be illuminated as follows. Otherwise, illumination standards for each sign type shall be in Section J of this Article.

1. General Standards:

a. All external Light Fixtures used to illuminate an outdoor Sign shall be Fully Shielded and oriented to direct all light output towards the Sign surface and away from adjacent lots and Rights-of-way.
b. Lighting shall not flash, blink, or otherwise give the appearance of movement.
c. Gaseous or LED neon tubing may be used to illuminate, outline, or form individual letters, symbols, or stylistic elements of a Sign only if integrated with a non-illuminated background or support frame.
d. The illumination of, or light produced by, any Sign shall not increase nighttime ambient lighting conditions by more than 0.3 Foot-candles as measured at a distance recommended by the International Sign Association relative to the Sign's size. Ambient light monitors and automatic level controls shall be used to automatically reduce the brightness of the Sign at night and under cloudy or darkened conditions.

2. Residential Districts: Ground Signs in Agricultural and Single-family Districts shall not be Internally Illuminated.

~~1. Sign Area: In no instance shall a permitted nonresidential Use or tenant be restricted to less than twenty-five (25) square feet of Sign Area, nor shall any permitted nonresidential Use or tenant be permitted to display more than five hundred (500) square feet of Sign Area.~~

H. Electronic Signs: ~~Electronic~~ Signs with electronic display components shall comply with the following:

1. Except as otherwise permitted by this article, Electronic Sign~~s~~ components shall be limited to Monument Signs for Nonresidential uses~~, with the following exception:~~
   ~~i. Gasoline Service Station: Electronic Signs on a Wall Sign shall be permitted for Gas Price Signs.~~
2. The entire electronic display area ~~for~~ of an Electronic Sign component shall count toward the permitted Sign Area, as applicable to the type of Sign (e.g., Monument Sign) and as permitted in this Article.
3. The maximum height of any letter, number or character shall be twenty (20) inches.
4. ~~An~~ The combined area of all Electronic Sign components shall not exceed fifty percent (50%) of the Sign Area of the Sign, except as permitted by this Article, on which it is located~~; however, in no instance shall an Electronic Sign exceed~~ or sixty (60~~)~~ square feet, ~~per face~~ whichever is less.
5. The effects or use of moving, flashing, blinking, animation, scrolling, twirling, or other similar effects (including ~~but not limited to~~ video) are prohibited.
6. Any image or message shall have a static display for a minimum duration of fifteen (15) seconds.

~~6. Changes of image shall not occur more than once per hour, except for displays containing only time and/or temperature.~~

7. Changes of image shall be instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving~~,~~ or similar effects as part of the change.

~~7.~~8. Signs with Electronic Sign components are considered to be Internally Illuminated.

~~a. Electronic Signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the standards established in this subsection. All Electronic Signs shall have installed ambient light monitors and at all times shall allow such monitors to automatically adjust the brightness level of the electronic Sign based on ambient light conditions. Maximum brightness levels for Electronic Signs shall not exceed five thousand (5,000) nits when measured from the Sign's face at its maximum brightness, during daylight hours, and five hundred (500) nits when measured from the Sign's face at its maximum brightness between sunset and sunrise.~~

~~8. Identification with the City: Signs located at the entrances of developments are encouraged to include, as an integral part of the Sign design, the words "of Westfield" following any designation of an industrial park, office park, multi-family development, Subdivision or Nonresidential Center name and alike. The size of the words "of Westfield" are encouraged to be a minimum of fifty percent (50%) of the size of the development's name on the Sign and shall not count toward the Sign's otherwise permitted Sign Area. Where "of Westfield" is used on a Sign, then the design and material used to include this wording is encouraged to be the same as the other lettering on the Sign. The objective of this paragraph may also be achieved if the word "Westfield" is part of the development's name on the Sign.~~

~~9. Identification with Grand Park: If Signs include Grand Park™ trademark, the use of such trademark shall not count toward the Sign's otherwise permitted Sign Area.~~

~~10. Reverse Channel Letters: Reverse channel letters may be used in accordance with the following:~~

~~a. Shall comply with *Article 6.9 Lighting Standards*.~~
~~b. Individually mounted letters may be used; however, if the letters are mounted on a track, then the track shall be the same color as the background building material on which the track is mounted.~~

l. **Murals:** Art Murals in Nonresidential and Multi-family Districts shall comply with the following:

1. A permit is not required to erect, maintain, alter, or enlarge an art Mural that contains no Commercial Message.
2. Acknowledgement Panel: Murals may include an acknowledgement panel with the names or logos of art sponsors. This panel shall adjoin the bottom edge of the mural and shall not exceed two (2) square feet in area. Such acknowledgement panel shall not be classified as a Commercial Message.
3. Murals with a Commercial Message:
   a. Any Mural containing a direct Commercial Message, as defined by this Ordinance, shall be considered a Wall Sign and deduct from a Building's Sign Area Allocation.
   b. Sign Area: For the purposes of calculating Sign Area, the Sign Area shall be limited to the extent of the Commercial Message and shall not include any noncommercial illustrations or designs that may be present in the Mural.

J. **Permanent Signs Requiring a Sign Permit:** The following Signs shall require a Sign Permit:

~~11.~~1. Wall Signs: All Wall Signs shall comply with the following unless otherwise stated in this Article:

a. Location: Shall be located within the Sign Plane and shall not substantially obscure any architectural enhancements or features (e.g., brick detailing, changes in materials) of the Building Façade.

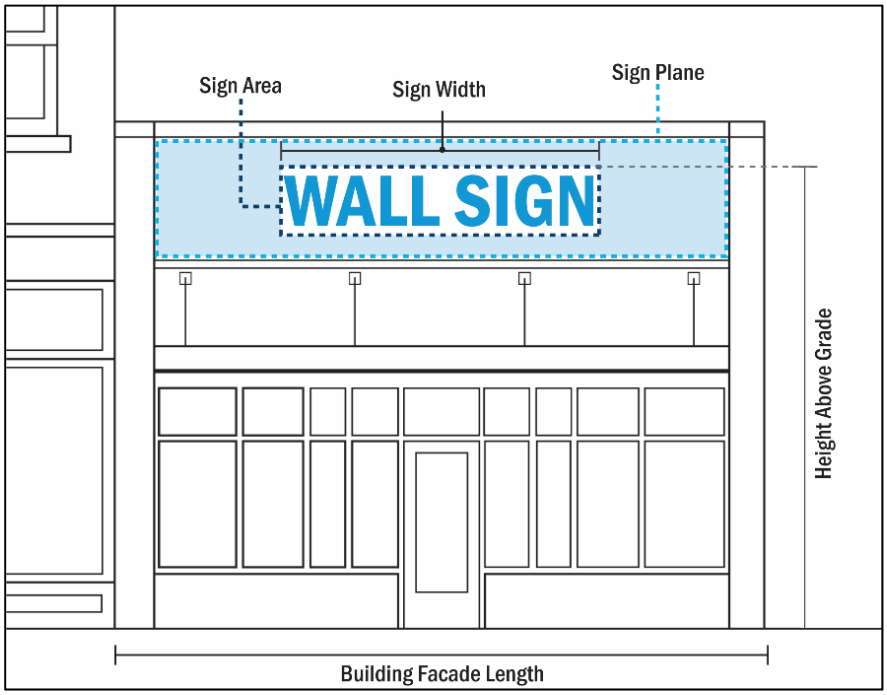
b. Sign Plane: Shall not exceed fifty percent (50%) of the Sign Plane; ~~however, the total permitted Sign Area Allocation per facade may be divided between all, Under Canopy, and Awning Signs.~~

c. Maximum Sign Area: Under no circumstances may a single Wall Sign exceed three hundred (300) square feet.

d. Illumination: May be Internally or Externally Illuminated.

e. Exposed raceways shall be finished to match the background wall or be integrated into the overall design of the Sign.

FIGURE 6.17(B): WALL SIGN



2. Projecting Signs: All Projecting Signs shall comply with the following unless otherwise stated in this Article:

a. Location: Projecting Signs shall be generally located on the ground floor of a Building within eight (8) feet of a public entrance.

b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet above grade when measured from the bottom of the Sign, and a minimum horizontal clearance of two (2) feet from the back of a curb.

c. Maximum Height Above Grade: The top of the Sign Board shall not exceed the bottom of the second story windows or sixteen (16) feet above grade, whichever is less.

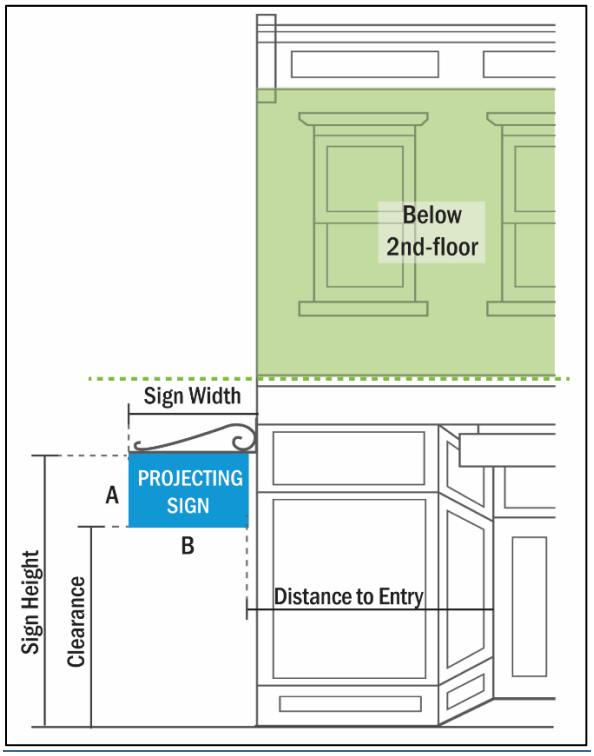
d. Maximum Sign Width: Shall not extend more than five (5) feet from the face of the Building.

e. Maximum Sign Area: Unless otherwise stated in this Article, a Projecting Sign shall not exceed twelve (12) square feet.

f. A Projecting Sign may extend from a Building corner when adjoining an intersection. The Sign Area shall subtract from the Sign Area Allocation of both Facades.

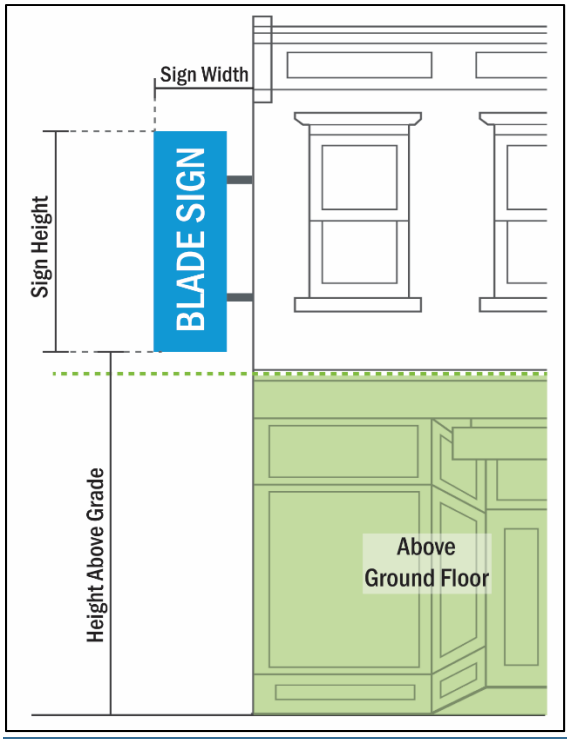
g. Illumination: The Sign may be Externally Illuminated by a fixture located on top of or above the sign structure. Individual letters, symbols, and stylistic elements of a Sign may be Internally Illuminated if integrated with a non-illuminated background or support frame. Internally illuminated light boxes or cabinet signs are prohibited.

FIGURE 6.17(C): PROJECTING SIGN



3. Blade Signs: All Blade Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Blade Signs shall be located above the ground floor of a Building, but shall not extend above the roofline.
   b. Quantity: Not to exceed one (1) per Building.
   c. Minimum Height Above Grade: The bottom of the Sign shall be located at or above the bottom of the second story windows or sixteen (16) feet above grade, whichever is greater.
   d. Maximum Sign Height: The height of the Sign shall not exceed sixty percent (60%) of the total height of the Building Façade above the ground floor when measured from the second-story finished floor elevation to the eaves of the roofline or the bottom of the parapet, not to exceed twenty-five (25) feet.
   e. Maximum Sign Width: Shall may not extend more than five (5) feet from the face of the Building.
   f. Maximum Sign Area: Seventy-five (75) square feet.
   g. Must be located at least twenty-five (25) feet from any other Blade Sign.
   h. A Blade Sign may be located on a Building corner when adjoining an intersection; the Sign Area shall subtract from the Sign Area Allocation of both Facades.

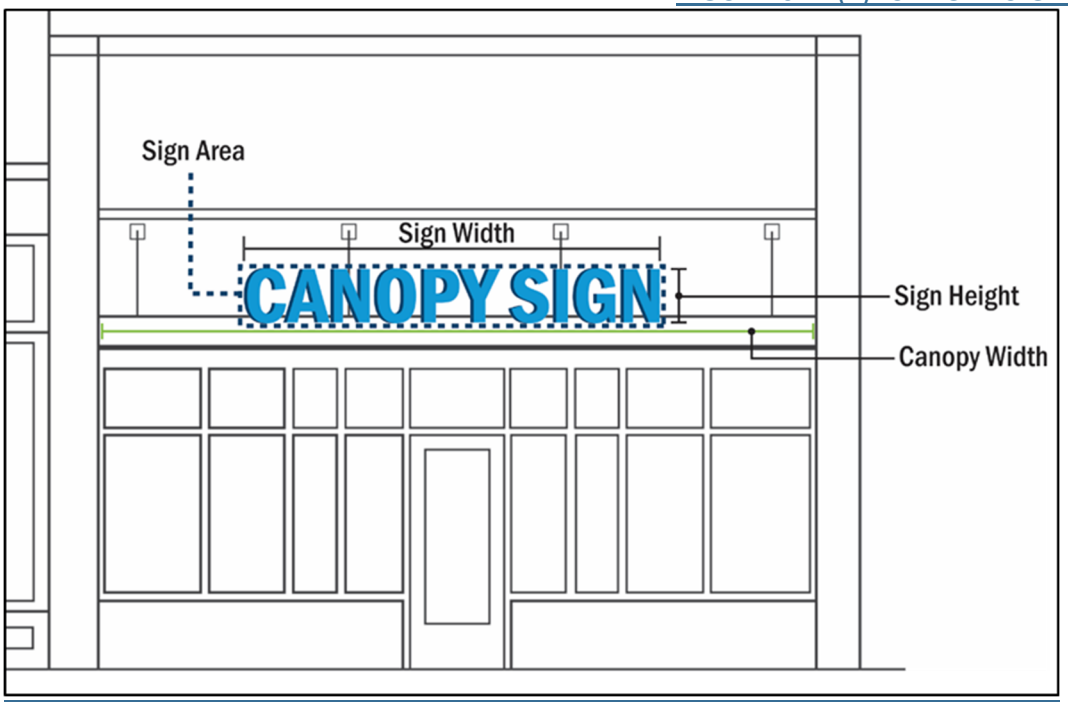
FIGURE 6.17(D): BLADE SIGN



4. Under Canopy, Canopy, and Freestanding Canopy Signs: Signs attached to Canopies shall comply with the following unless otherwise stated in this Article:
   a. Under Canopy Signs: ~~Under Canopy Signs shall only be permitted in Business Zoning Districts and shall conform to the following regulations:~~
      i. Location: Shall be attached to and located entirely ~~placed~~ under a canopy~~ies~~ or roof overhang~~s~~.
      ii. Quantity: Shall not exceed one (1) per ~~building~~ public entrance, per tenant.
      iii. Clearance: Shall maintain a minimum vertical clearance of eight (8) feet when measured from the bottom of the sign.
      iv. Maximum Sign Area: Shall not exceed ~~three (3)~~ two and a half (2.5) ~~square feet in Sign Area and~~
      v. Under Canopy Signs shall not ~~count toward~~ deduct from ~~the business's~~ a tenant's ~~permitted~~ Sign Area allotment.
      vi. Illumination: Shall not be separately illuminated.
      vii. ~~Shall contain only the address, logo, or name of the occupant or business served by the entrance.~~
   b. Canopy Signs:
      i. Location: May be located on, above, or below the Canopy Fascia, but may not extend above a roofline or eave.
      ii. Quantity: Shall not exceed one (1) per public entrance.
      iii. Maximum Sign Width:
         (a) Ninety percent (90%) of the tenant's Canopy length if fourteen (14) feet or less.
         (b) Seventy percent (70%) of the tenant's Canopy length if greater than fourteen (14) feet.
      iv. Maximum Sign Height: Two (2) feet

v. Maximum Sign Area: Seventy (70) square feet.
vi. Signs extending above or below a Canopy shall be raceway or pin mounted. Cabinet signs are not permitted.
vii. Illumination: May be Internally or Externally Illuminated.

FIGURE 6.17(E): CANOPY SIGN



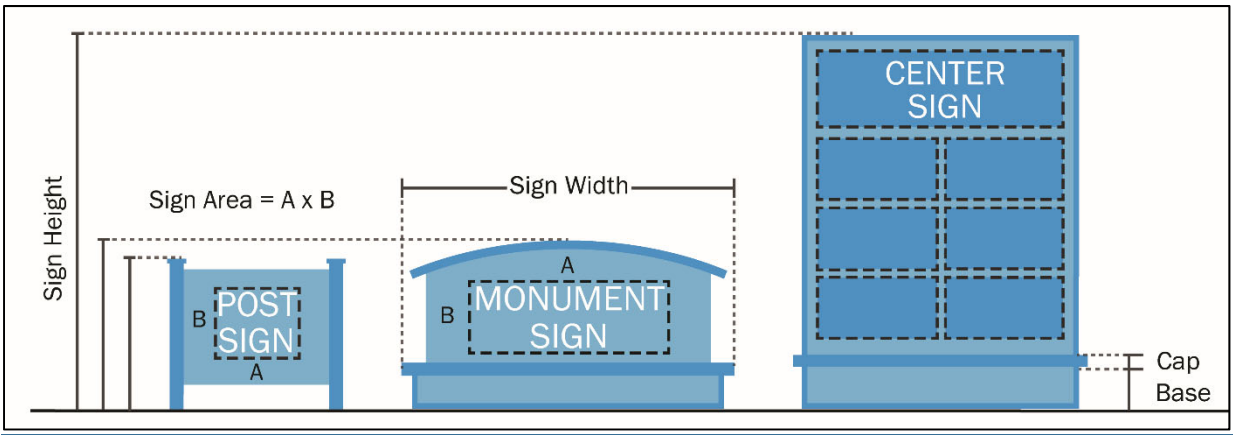
c. Freestanding Canopy Signs:
i. Quantity: Not to exceed one (1) per Street frontage.
ii. Maximum Sign Width: Twenty-five percent (25%) of the length of the Fascia.
iii. Maximum Sign Height: Eighty percent (80%) of the height of the Fascia.
iv. Maximum Sign Area: Thirty (30) square feet.
v. Illumination: May be Internally or Externally Illuminated.

5. Awning Signs: Signs printed on nonrigid Awnings shall comply with the following:
a. Location: Shall be located on first-story awnings only.
b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet when measured from the lowest point of the Awning, and a horizontal clearance of two (2) feet from the back of a curb.
c. Quantity: Not to exceed one (1) per Awning face.
d. Maximum Sign Width: Seventy-five percent (75%) of the length of the applicable Awning face.
e. Maximum Sign Height: Text and graphics may not exceed two (2) feet in height on the front and side valances
f. Maximum Sign Area: Signs on the sloped plane may not exceed fifty percent (50%) of the area of the plane.
g. Illumination: May be externally illuminated by a fixture located above the awning structure. Backlit awnings are not permitted.

6. Ground Signs: Ground Signs shall be limited to Monument Signs and Post Signs. All Ground Signs shall comply with the following unless otherwise stated in this Article:
   a. General Standards:
      i. Quantity: One (1) per Lot.
      ii. Maximum Sign Area: Sixty (60) square feet per Sign face. Sign caps and bases shall not be used for Sign display purposes and shall not count towards the Sign Area calculation.
      iii. Maximum Sign Width: Twelve (12) feet.
      iv. Illumination:
         (a) Nonresidential Districts: Ground Signs within Nonresidential Districts may be Internally or Externally Illuminated.
         (b) Residential Districts: Ground Signs within Residential Districts may only be Externally Illuminated.
   b. Post Signs: In addition to standards generally applicable to Ground Signs, Post Signs shall comply with the following:
      i. Maximum Sign Height: Six (6) feet.
      ii. Sign Posts: Wood Posts shall be painted, finished, or sealed. All Sign posts shall be topped with a decorative cap.
   c. Monument Signs: In addition to standards generally applicable to Ground Signs, Monument Signs shall comply with the following:
      i. Maximum Height: Nine (9) feet. Total aggregate Sign cap and base height shall not exceed three (3) feet for single-tenant Signs and six (6) feet for Center Signs.
      ii. Sign Base: Monument Signs shall incorporate a Sign base consisting of Masonry Materials~~. Masonry Materials shall~~ matching or complimenting the color, ~~and~~ texture, or theming of the development~~materials used on the Front Building Façade of the Lot's Building(s)~~.
      Landscaping: ~~Shall include~~ Llandscaping shall be provided around the base of the Monument Sign.~~See *Article 6.8 Landscaping Standards* for landscaping details.~~

   d. Pole Signs: Pole Signs are prohibited.

FIGURE 6.17(F): GROUND SIGN TYPES



7. Window Signsage: All Window Signs shall comply with the following unless otherwise stated in this Article:
   a. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed twenty-five percent (25%) of the totalcumulative window area of the building or tenant space per facadepane.
   b. Illumination:
      i. Nonresidential Uses shall be permitted one (1) Internally Illuminated Window Sign, not to exceed three (3) square feet. The Sign may be illuminated only during operating hours, and shall not flash, blink, or otherwise give the appearance of movement.
      ii. Internally Illuminated Signs in excess of three (3) square feet shall be considered Wall Signs and subject to the applicable Wall Sign standards.
8. ~~Monument Signs:~~
   ~~a. Materials: Monument Signs shall incorporate a Sign base consisting of Masonry Materials. Masonry Materials shall compliment the color and texture of materials used on the Front Building Façade of the Lot's Building(s).~~
   ~~b.a. Landscaping: Shall include landscaping around the base of the Monument Sign. See *Article 6.8 Landscaping Standards* for landscaping details.~~

K. **Residential Signs:**

1. ~~Monument~~ Subdivision Signs: ~~Subdivisions and developments for~~ Single-family and Multi-family subdivisions ~~Dwellings~~ shall be permitted signage as follows. Ground Signs and entrance features shall be located within a platted Common Area or Subdivision Sign Easement.~~one (1) of the following to be located at the entrance(s) of the development:~~
   a. Primary Subdivision Entrances:
      i. Ground Signs:
         (a) Quantity: One (1) Ground ~~Monument~~ Sign or entrance feature per ~~development~~ entrance into a Subdivision from an External Street.
         (b) Maximum Sign Height: ~~not to exceed~~ Nine (9) feet not including the Sign cap, if provided.~~in height~~
         (c) Maximum Sign Area: ~~and~~ Thirty-two (32) square feet. All sides of a Sign shall deduct from the Sign Area Allocation. ~~of Sign Area per Sign face; or~~
      ii. Entrance Features Incorporating Signage:
         (a) In lieu of a Ground Sign, up to two (2) separate Sign display areas ~~per entrance, provided that the Sign Area is~~ may be directly incorporated into an larger decorative entrance ~~landscape~~ feature~~,~~ such as a wall, ~~or other~~ decorative fence, fountain, raised planting bed, or similar structure~~feature~~ located on one or both sides of a development entrance.
         (b) Quantity: One (1) entrance feature or Ground Sign per entrance into a subdivision from an External Street.

(c) Maximum Height: The entrance feature shall not ~~In no instance shall the Sign Area~~ exceed fifteen (15) feet in height. The maximum height may be increased for entrance features designed to overhang a vehicular entrance, such as timber beams or a covered gate. Any increase to the maximum height shall be subject to Director discretion.

(a) Maximum Sign Area: The total area of the identification portion(s) of the entrance feature may not exceed ~~or~~ fifty (50) square feet ~~per Sign~~.

b. Secondary Subdivision Entrances:

i. Any entrance into a subdivision not from an External Street shall be considered a secondary entrance. Examples include:

(a) An entrance into a Subdivision from a Local Street,

(b) An entrance into a distinct area or section within a larger Subdivision, or

(c) An entrance into a Subdivision from an external pedestrian path or trail.

ii. Quantity: One (1) Ground Sign per secondary entrance.

iii. Maximum Sign Height: Six (6) feet or nine (9) feet if incorporating Sign base and Sign cap features.

iv. Maximum Sign Area: Sixteen (16) square feet.

c. Wall Signs: Shall not exceed four (4) square feet.

2. Mixed-Use Residential Building Signs: Residential Uses in mixed-use Buildings shall be permitted Wall Signs and Blade Signs as follows:

a. Quantity: Each Building shall be permitted either two (2) Wall Signs or one (1) Wall Sign and one (1) Blade Sign.

b. Sign Area: The total Sign Area Allocation permitted shall be one-half (.5) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. Signs shall only be located on the Building Façade from which the Sign Area Allocation was derived.

c. Maximum Sign Area: Wall Signs may not exceed one hundred and twenty (120) square feet per Sign.

d. Location: With the exception of Blade Signs extending from the corner of a Building, the Signs shall not be located on the same frontage.

e. Signs for nonresidential tenants of mixed-use Residential Buildings shall be regulated per the Nonresidential Center standards set forth in this Article.

~~a.~~f. Signs for parking garages shall be regulated per the Parking Garage standards set forth in this Article.

3. Home Business~~es~~ Signs:

a. Home Businesses shall be permitted one (1) Sign per Dwelling ~~which shall~~ not to exceed four (4) square feet in total Sign area.~~; and~~

b. Home Business Signs shall only be affixed to a wall or door of the S~~s~~tructure containing the business.

4. ~~Permitted nonresidential Uses located in Residential Districts shall be allowed signage as per Individual Nonresidential Signs set forth below.~~

~~5. Temporary Signs shall be permitted as set forth in this Article.~~

J. **Nonresidential Signs:**

1. **Individual Nonresidential Signs:** All Individual Nonresidential Uses, including p~~P~~ermitted nonresidential Uses located in Residential Districts, ~~-~~ shall be permitted ~~Monument~~ Ground Signs, Wall Signs, Awning Signs, Canopy Signs, Blade Signs, Projecting Signs, and Window Signs ~~(projecting Signs permitted in downtown only), and all legally established nonconforming Signs.~~ ~~signage~~ as set forth below, unless otherwise permitted by this Article. Outlots of Nonresidential Centers are not considered individual Uses and ~~are~~ shall be regulated as set forth in the Nonresidential Center Sign standards section of this Article ~~for Outlot Signage~~.

   ~~a.~~ Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of B~~b~~uilding Façade fronting on a public Right-of-way. The total permitted Sign Area Allocation may be divided between. ~~Monument, Wall, Awning, Projecting Signs (projecting Signs permitted in downtown only), and all legally established nonconforming Signs.~~ ~~Both sides of a Monument or Projecting Sign shall count against Sign Area Allocation for a site.~~

~~2. Monument Signs: A maximum of one (1) Monument Sign shall be permitted for each public Street Frontage per Lot. in accordance with the following:~~

   ~~a. Maximum Sign Area: Sixty (60) square feet per Sign face. Sign caps and bases shall not be used for Sign display purposes and shall not count towards the Sign Area calculation.~~

   ~~b. Maximum Sign Height: Six (6) feet; however, may be nine (9) feet only when incorporating a Sign base and Sign cap features. Monument Signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate Sign cap and base height shall not exceed three (3) feet.~~

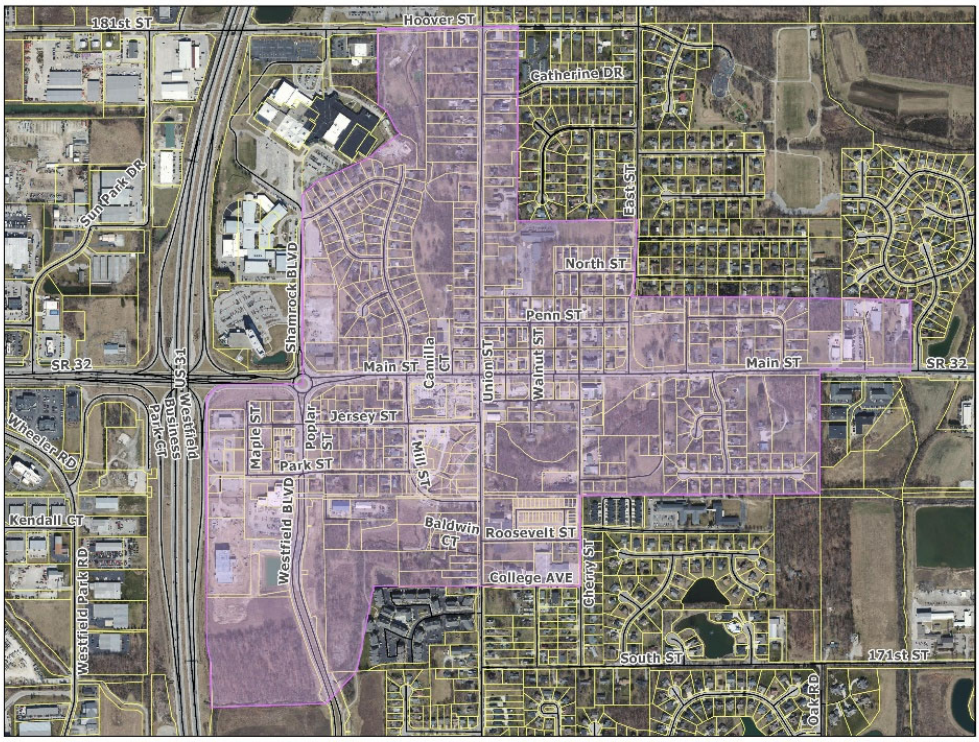
   ~~c.~~a. ~~Maximum Sign Width: Twelve (12) feet.~~

2. Parking Garage Signs: All parking garages, including garages integrated within a larger Building, shall be permitted signage as follows:
   a. Quantity: One (1) Projecting Sign and one (1) Wall Sign per vehicular entrance.
   b. Maximum Sign Area:
      i. Wall Sign: Thirty-five (35) square feet
      ii. Projecting Sign: Thirty-two (32) square feet
   c. Electronic Sign Components:
      i. Parking garages with spaces open to the public shall be permitted one (1) additional Wall Sign or Ground Sign per vehicle entrance. This sign must include (1) or more Electronic Sign components.
      ii. The Sign shall not exceed fifteen (15) square feet, and the electronic display area of each individual Electronic Sign component shall not exceed one (1) square foot.

d. Parking garage signage shall not count towards or against the Sign Area Allocation of an integrated or connected Building.

3. Downtown Signs: All Nonresidential uses within the geographic area identified in FIGURE 6.17(G): DOWNTOWN AREA shall be permitted Post Signs, Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Window Signs, and Projecting Signs as set forth below:

FIGURE 6.17(G): DOWNTOWN AREA



a. Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. The Sign Area Allocation shall be divided between all permitted and legally established Nonconforming Signs.

b. Wall Signs:
   i. Quantity: One (1) per tenant per dedicated public entrance, not to exceed two (2) Signs per tenant.
   ii. Maximum Sign Area: Not to exceed twelve (12) square feet

c. Post Signs:
   i. Quantity: One (1) per lot
   ii. Maximum Sign Area: Fifteen (15) square feet per Sign Face; Multi-tenant buildings shall be permitted an additional five (5) square feet per tenant, not to exceed a total of thirty (30) square feet per Sign Face.
   iii. Maximum Sign Height: Six (6) feet.

d. Projecting Signs:
   i. Quantity: One (1) per tenant per public entrance.
   ii. Maximum Sign Area: Not to exceed six (6) square feet.

iii. Suspended-style Projecting Signs are encouraged in the Downtown area. Sign brackets shall be decorative in nature.

e. Window Signs:
   i. Location: Shall be located only on windows at the pedestrian grade.
   ii. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed 25% of the total window area of the building or tenant space.
   iii. Maximum Coverage: Signage shall not cover more than fifty (50) percent of a single window.
   iv. Signs shall greater than four (4) square feet shall be etched, painted, or otherwise permanently affixed to the window.

f. Illumination: Signs may be illuminated as permitted by this Article. Internally Illuminated Signs shall be reverse channel or halo-lit only; front lit Signs are not permitted. Wall-mounted or sign-mounted lighting fixtures for Externally Illuminated Signs shall be decorative in nature.

g. Signs for parking garages shall be regulated per the Parking Garage standards set forth in this Article.

~~3. Interior Circulation Sign(s): Interior circulation signage containing traffic directing information only (such as "Enter", "Exit", "Do Not Enter", etc.) shall be permitted as follows:~~

~~a. Maximum Sign Area: Two (2) square feet. Interior Circulation Signs are not deducted from the Sign Area Allocation.~~
~~b. Maximum Sigh Height: Three (3) feet.~~
~~c. Business Identification: May contain wording, logos, symbols or emblems related to the Use.~~

~~Setbacks: All Signs shall conform to the Zoning District's Side and Rear Yard Building Setback Line requirements and in addition. shall have a minimum Front Yard or Right-of-way setback requirement of five (5) feet from a Lot Line or Right-of-way.~~

~~K. **Downtown:** Signs within the *LB-H: Local Business / Historical District* shall be regulated per Individual Nonresidential Signs as set forth above. In addition, Projecting Signs, which do not exceed sixteen (16) square feet in Sign Area and Temporary Signage, as set forth herein, shall be permitted.~~

~~1.~~4. **Nonresidential Center Signs:** All multi-tenant developments shall be permitted Signage as follows:~~All Nonresidential Centers in the *LB-H: Local Business / Historical District* shall be regulated as set forth above. All other Nonresidential Centers shall be permitted Signs as set forth below, unless otherwise permitted by this Article:~~

a. Sign Plan: A Sign plan shall be submitted for a Nonresidential Center prior to receiving the first Sign permit for the center or ~~its~~ a center tenant~~s~~. The Sign plan shall include:

   i. A s~~S~~ite plan, to scale, depicting the location of all permanent S~~s~~ignsage.
   ii. Building elevations, to scale, depicting the approximate location of all Wall, Awning, Canopy, ~~and~~ U~~u~~nder-C~~c~~anopy, and

Projecting Signs.

iii. Description of uniform lighting method (for example: reverse channel, channel, panel, exterior above, or exterior below lighting).

iv. Landscape Plan for all Monument Signs.

b. Monument Sign~~(s) (Center Only)~~: Nonresidential Centers shall be permitted ~~one (1)~~ Monument Signs~~-~~ as follows~~per Nonresidential Center in accordance with the following~~:

i. ~~Sign Area and Height~~Center Sign: Shall be permitted (1) per Nonresidential Center not exceed the following:

(a) Nonresidential Centers with ~~total square footage of all buildings less than 25,000 square feet~~ less than ten (10) acres in size (not including public Rights-of-way): Nine (9) feet in Sign~~h~~ Height and sixty (60) square feet of Sign Area~~,~~ per Sign F~~f~~ace.

(b) Nonresidential Centers with ~~total square footage of all buildings between 25,000 and 100,000 square feet~~ ten (10) to fifteen (15) acres in size (not including public Rights-of-way): Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area~~,~~ per Sign F~~f~~ace.

(c) Nonresidential Centers greater than fifteen (15) acres in size (not including public Rights-of-way) ~~with total square footage of all buildings greater than 100,000 square feet~~: Twenty-five (25) feet in Sign Height and two hundred and fifty (250) square feet of Sign Area~~,~~ per Sign F~~f~~ace.

ii. Entrance Signs: In addition to a center Monument Sign, Nonresidential Centers shall be permitted one (1) Entrance Monument Sign per entrance into the Nonresidential Center from an External Street, not to exceed six (6) feet in Sign Height and thirty (30) square feet of Sign Area per Sign Face.

b. Incidental Signs: Unless otherwise stated in this Article, Nonresidential Centers shall be permitted Incidental Signs as follows:

i. Incidental Signs may be in the form of any permitted Sign type, subject to the standards of this Article, and may be Internally or Externally-Illuminated.

ii. The Sign Area of an Incidental Sign shall not deduct from the Sign Area Allocation of an associated Center or Outlot.

iii. The Director shall determine whether a Sign is an Incidental Sign based on the visibility of the sign from the lot line or right-of-way, the number of signs in close proximity of each other, and the presence of a Commercial Message. An Incidental Sign may be denied if it is determined that the Sign already regulated by another standard in this Article.

~~ii. Sign Base Height: Shall have a minimum base height of six (6) inches and a minimum cap height of two (2) inches. Total aggregate Sign cap and base height shall not exceed six (6) feet. The width of the Sign base shall be at least eighty (80) percent of the entire width of the Sign. Sign caps and bases shall not be used~~

~~for display or advertising purposes and shall not count towards the Sign Area Calculation.~~

~~B. Sign Copy: The replacement of individual panels does not require a Sign permit.~~

~~3. Entrance Sign(s) (Center Only): In addition to a Monument Sign, a Nonresidential Center shall be permitted one (1) Entrance Sign per point of ingress which shall be limited to a maximum Sign Height of six (6) feet, maximum Sign Area of thirty (30) square feet per Sign face, and shall not contain tenant information.~~

~~4. Interior Circulation Signs: Interior Circulation Signs containing traffic directing information only (such as "Enter", "Exit", "Do Not Enter", etc.) shall be permitted as follows:~~

~~a. Maximum Sign Area: Two (2) square feet and shall not be deducted from the Sign Area Allocation.~~
~~b. Maximum Sign Height: Three (3) feet.~~
~~c. Business Identification: May contain wording, logos, symbols or emblems related to the Use.~~

a. ~~Center~~ In-Line Tenant Sign~~sage~~: All in-line tenants~~–~~, including those within multi-story nonresidential buildings or mixed-use residential ~~of Nonresidential Centers shall~~buildings, shall be permitted Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Projecting Signs, and Window Signs as set forth below. ~~Center~~ In-line tenants shall not be permitted individual ~~Monument~~ Ground Signs.

i. Sign Area Allocation:

a. Front Façade: Two (2) square feet of signage of each linear foot of the tenant's front Building Façade. All in-line tenants shall have only one (1) front façade, that being the Building Façade with the tenant's primary public entrance.

b. Side & Rear Facades: One (1) square foot of signage for each linear foot of the tenant's side or rear Building Façade.

~~Rear Façade: One (1) square foot of signage for each linear foot of the tenant's rear Building Façade.~~

~~c.~~ In the event that it is unclear how much of a Building Façade can be claimed by each tenant, the Sign Area Allocation shall be divided evenly among the number of In-Line tenants.

ii. Location: ~~Shall be located within the Sign Plane and shall not obscure any architectural enhancements or features (e.g., changes in materials) of the Building Façade. A Wall, Under Canopy, and Awning~~ Signs shall ~~only~~ be located on the Building Façade from which its Sign Area Allocation was derived.

iii. Sign Area: Under Canopy and Projecting Signs not exceeding three (3) square feet shall not subtract from the Sign Area Allocation. ~~Shall not exceed fifty percent (50%) of the Sign Plane; however, the total permitted Sign Area Allocation per facade may~~

~~be divided between all, Under Canopy, and Awning Signs.~~

iv. Sign Height: Wall Signs for In-line Tenants within multi-story Buildings may be located above the ground floor, but shall not exceed twenty-six (26) feet above grade.

d. ~~Two-Story,~~ Multi-Tenant~~-~~ Building Signs~~Signage~~: Buildings containing one (1) or more nonresidential tenants without a storefront or dedicated public entrance shall be permitted Wall, Awning, Blade, and Projecting Signs as set forth below:

i. Quantity: Each Building shall be permitted signage as per the following chart, not to exceed four (4) Signs in total. Permitted Signs may be placed on any Building Façade, but no single tenant shall be permitted more than one (1) Sign on a single Building Façade.

~~i.~~ii.

Chart: Multi-Tenant Building Signage

Length of Building Frontage	Number of Signs Allowed
0 to 199 feet	1
200 to 399 feet	2
400 feet or greater	3

ii. Sign Area Allocation:

(a) One & Two-story Buildings: One (1) square foot of signage ~~for each~~per linear foot of Building Façade adjacent to a Public Right-of-way or internal drive providing circulation through the Nonresidential Center.

(b) Three-story or Greater Buildings: Two (2) square feet of signage for each linear foot of Building Façade adjacent to a Public Right-of-way or internal drive providing circulation through the Nonresidential Center.

(c) The Sign Area Allocation shall not be used to increase the Sign Area Allocation of an In-Line Tenant, if present.

iv. Location: Wall Signs shall be located at or near the top edge of the Building Façade and distributed across the facade symmetrically, evenly, or in a manner that aesthetically compliments the design of the Building Façade.

v. Building Identification: In addition to the Signage above, one (1) nonilluminated Wall, Canopy, Awning Sign, or transom window Sign shall be permitted per patron entrance for the purposes of building identification, not to exceed six (6) square feet.

~~b. Ground Floor In-Line Tenant Signage:~~

~~i. All ground floor in-line tenants of two-story, multi-tenant structures shall be regulated per above for Center In-Line Tenant Signage.~~

~~ii. Ground floor in-line tenant Signs shall be located on a Building Facade and shall not be located higher than twenty-six (26) feet, from grade.~~

~~iii. Ground floor in-line tenants shall not be permitted individual Monument Signs.~~

~~c. Second Floor Tenant Signage: Second floor tenant Signs shall be located on the Front Building Facade and permitted as follows:~~

i. The Sign area allotment shall be calculated at the rate of 0.35 square foot of signage for each linear foot of the Front Building Facade. The total permitted second floor Sign area allocation may be divided between wall and awning Signs.

ii. Each two-story, multi-tenant structure shall be permitted second-floor tenant signage using the following chart:

iii. All second floor tenant Signs shall be located no less than twenty-six (26) feet above grade on the Front Building Facade.

iv. No tenant shall be permitted more than one (1) Sign on the Front Building Facade.

v. Each patron entrance for second floor tenants is permitted one (1) wall directory Sign OR one (1) ground directory Sign AND one (1) building identification Sign in accordance with the following:

(a) Directory Signs:

(1) General: Shall be located within fifteen (15) feet of the patron entrance for second floor tenants and shall not be illuminated.

(2) Wall Directory Signs: Shall not exceed four (4) square feet in size and shall not be located more than five (5) feet above grade.

(3) Ground Directory Signs: Shall not exceed six (6) square feet per face and shall not exceed five (5) feet in height from grade.

(b) Building Identification Signs:

(1) General:

(i) One (1) building identification Sign is permitted per patron entrance.

(ii) Shall be located either on an exterior wall above a patron entrance OR on a canopy over a patron entrance.

(iii) Shall not include tenant information.

(iv) Shall not be illuminated.

(2) Building Identification Signs on a Canopy:

(i) Shall not exceed twelve (12) inches in height.

(ii) Shall not exceed twelve (12) feet in length.

(iii) Channel letters and Sign panels are prohibited from use on building identification Signs on a canopy.

(iv) Reverse channel letters are permitted.

(3) Other Building Identification Signs:

(i) Shall not exceed six (6) inches in height.

(ii) Shall not exceed six (6) feet in length or the width of the patron entrance doorway, whichever is less.

(iii) Building identification Signs shall not protrude from the Building Facade.

(iv) Channel letters, reverse channel letters, and Sign

panels are prohibited from use on building identification Signs.

(v) Transom window Signs are permitted and may exceed the provisions otherwise set forth herein.

vi. Second Floor Tenant signage and directory signage is not eligible for the Sign area bonuses.

vii. Second floor tenants shall not be permitted individual Monument Signs.

e. Multi-Story, Multi-Tenant Signage (Three (3) Stories or More):

a. Ground Floor In-Line Tenant Signage:

i. All ground floor in-line tenants of two-story, multi-tenant structures shall be regulated per above for Center In-Line Tenant Signage.

ii. Shall not be located higher than twenty-six (26) feet, from grade.

iii. Ground floor in-line tenants shall not be permitted individual Monument Signs.

b. Upper Floor Tenant Signage:

i. Second Floor Tenant signage, as defined herein, is prohibited on structures three (3) or more stories.

ii. Each multi-story, multi-tenant structure shall be permitted one (1) Wall Sign per each Building Facade adjacent to a Public Right-of-way.

iii. The Sign area allotment shall be calculated at the rate of one percent (1%) of the Building Facade's square footage, including fenestration.

iv. Upper Floor Tenants Signs shall be located at the top edge of the Building Facade.

v. Each patron entrance for second floor tenants is permitted either (i) one (1) wall directory Sign; or (ii) one (1) ground directory Sign and one (1) building identification Sign:

(a) Directory Signs: Shall be located within fifteen (15) feet of the patron entrance for second floor tenants and shall not be illuminated.

(b) Wall Directory Signs: Shall not exceed four (4) square feet in size and shall not be located more than five (5) feet above grade.

(c) Ground Directory Signs: Shall not exceed six (6) square feet per face and shall not exceed five (5) feet in height from grade.

(d) Building Identification Signs:

(1) General:

(i) One (1) building identification Sign is permitted per patron entrance.

(ii) Shall be located either on an exterior wall above a patron entrance OR on a canopy over a patron entrance.

~~(iii) Shall not include tenant information.~~
~~(iv) Shall not be illuminated.~~
~~(2) Building Identification Signs on a Canopy:~~
~~(i) Shall not exceed twelve (12) inches in height.~~
~~(ii) Shall not exceed twelve (12) feet in length.~~
~~(iii) Channel letters and Sign panels are prohibited from use on building identification Signs on a canopy.~~
~~(iv) Reverse channel letters are permitted.~~
~~(3) Other Building Identification Signs:~~
~~(i) Shall not exceed six (6) inches in height.~~
~~(ii) Shall not exceed six (6) feet in length or the width of the patron entrance doorway, whichever is less.~~
~~(iii) Shall not protrude from the Building Facade.~~
~~(iv) Channel letters, reverse channel letters, and Sign panels are prohibited from use on building identification Signs.~~
~~(v) Transom window Signs are permitted and may exceed the provisions otherwise set forth herein.~~

~~vi. Upper foot tenant signage and directory signage is not eligible for the Sign area bonuses.~~

~~vii. Upper floor tenants shall not be permitted individual monument Signs.~~

~~f.~~e. Outlot ~~Signage~~Building Signs: Outlot Buildings shall be permitted Wall Signs, Awning Signs, ~~and~~ Under Canopy Signs, Canopy Signs, Projecting Signs, and Blade Signs.~~; however, all Sign Area shall be deducted from the total Sign allocation for the Outlot~~

i. Sign Area Allocation: All Outlots of N~~n~~onresidential C~~c~~enters shall be permitted one (1) square foot of Sign A~~a~~rea for each one (1) linear foot of B~~b~~uilding Façade fronting on a Public Right-of-way or an internal drive providing circulation through a Nonresidential Center.

ii. Sign Type: The total permitted Sign area allocation may be divided between. ~~Wall, Awning, and Under Canopy Signs; however, all Sign Area shall be deducted from the total Sign allocation for the Outlot~~

~~ii.~~i. ~~Outlots within a nonresidential center shall not be permitted Monument Signs.~~

iii. Location: Signs may be located on any Building Facade regardless of the Building Façade from which the Sign Area Allocation was derived.~~.~~

iv. Outlots within a nonresidential center shall not be permitted ~~Monument~~Ground~~-~~ Signs.

~~iii.~~v.

~~g.~~c. ~~Under Canopy Signs: Under Canopy Signs shall only be permitted in Business Zoning Districts and shall conform to the following regulations:~~

~~a. Shall be placed under canopies or roof overhangs.~~

~~b.~~a. ~~Shall not exceed one (1) per building entrance.~~

~~c.a. Shall not exceed three (3) square feet in Sign Area and shall not count toward the business's permitted Sign Area allotment.~~

~~d.a. Shall not be separately illuminated.~~

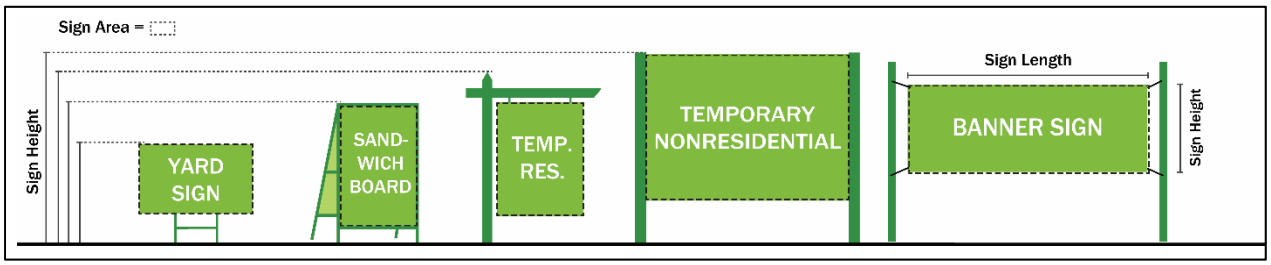
~~e.a. Shall contain only the address, logo, or name of the occupant or business served by the entrance.~~

5. Drive-through Signs: Buildings containing a Drive-through shall be permitted Drive-through Signs in accordance with the following:
    a. Quantity: One (1) primary Sign and one (1) secondary Sign shall be permitted per Drive-through Lane. These Signs shall be permitted in addition to other Signs permitted by this Article and the Sign Area shall not deduct from the Building's Sign Area Allocation.
    b. Sign Area and Height:
        i. Primary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of forty (40) square feet.
        ii. Secondary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of fourteen (14) square feet.
    c. Both primary and secondary Signs shall have a Sign base matching or architecturally compatible with the primary exterior Building material.
    d. Both Signs may utilize digital Sign panels in accordance with the Electronic Sign standards of this Article.
6. Gasoline Service Stations: Individual Nonresidential Sign standards shall apply to Gasoline Service Stations, except as modified below:
    a. Fuel Canopies: Signage for Canopies associated with Gasoline Service Stations shall be regulated as per the Freestanding Canopy Sign Standards set forth in this Article, except as modified below:
        i. Quantity: One (1) per Street Frontage, not to exceed two (2) Signs per side.
        ii. Maximum Sign Area: Fifteen (15) square feet per Sign.
    b. Electronic Signs:
        i. Of the Signage permitted, one (1) Monument Sign may include Electronic Sign components.
        ii. For Gasoline Service Stations in Nonresidential Centers, Electronic Sign components shall be permitted on two (2) Monument Signs (including a Center Sign) if the Signs are located on separate Street frontages or at least four hundred (400) feet apart.
        iii. Electronic Sign components are not permitted on fuel canopy.

K. **Temporary Signsage Requiring a Sign Permit:** ~~Temporary Signs shall be permitted as follows~~: The following Signs shall require a Sign Permit but shall not count against the Property's Sign Area Allocation:
1. Banner Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Thirty-two (32) square feet.
    c. Maximum Sign Height: Eight (8) feet.
    d. Maximum Sign Length: Ten (10) feet.
    e. Frequency: Shall be limited to fifteen (15) consecutive days per quarter.
2. Temporary Freestanding Sign for Agricultural Districts and Nonresidential Uses:
    a. Quantity: One (1) per Lot.

b. Maximum Sign Area (per side): Thirty-two (32) square feet per Sign Face.
c. Maximum Sign Height: Eight (8) feet.
d. Maximum Sign Length: Ten (10) feet.
e. Duration: Six (6) months. The Sign Permit can be extended one (1) time for an additional 6 months. Upon expiration of the extension, the Sign Board shall be removed for a minimum of ninety (90) days, at which time a new application will be required.
f. Frequency: No more than two (2) Temporary Freestanding Sign permits or one (1) Temporary Freestanding Sign permit and one (1) extension shall be issued for a single lot within a fifteen (15) month period.

FIGURE 6.17(H): TEMPORARY SIGN TYPES



L. **Signs Not Requiring a Permit:** The following Signs do not require a Sign Permit and do not deduct from a Property's Sign Area Allocation.

~~**Exemptions:** Exemptions from the standards of this Article and Sign permit requirement shall include:~~

1. Address numbers.
2. ~~Scoreboards for public and private Recreational Facilities and institutions that do not provide for commercial or business advertising displays.~~Flags.

~~Flags of commercial or noncommercial institutions if the following conditions are met:~~

~~Shall be displayed on a flag pole;~~
~~May only be displayed with an accompanying United States flag on the same flagpole or nearby flag pole within the same display;~~
~~Shall be subordinate in size to the accompanying United States flag;~~
~~May be displayed at the rate of no more than one (1) commercial or noncommercial institution flag per displayed United States flag; and~~
~~All flags shall be displayed per U.S. Code 36-10.~~

3. Regulatory devices and postings required by any governmental body, statute, or ordinance.
4. Traffic control, wayfinding, directional, identification, and informational Signs placed by a governmental body to serve a government function or public purpose.
5. Historic or memorial markers placed under the authority or with the authorization of the local, state, or federal government.
6. Signs located within a stadium, athletic field, outdoor shopping center, or public plaza that are designed and placed so as to be viewable primarily by persons within the site.

7. Temporary Window Signs.
8. Incidental, non-illuminated Wall, Window, and Ground Signs not exceeding three (3) square feet in area and three (3) feet in height.
9. ~~Lettering or symbols~~ Signs placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes.
10. Murals and painted window displays not containing a Commercial Message.

~~Signs which do not advertise products, goods, business services, or identify businesses, and which are not permanently affixed to the ground nor to any surface and which do not exceed four (4) square feet in surface area. The owner of any Sign that is otherwise allowed herein may substitute noncommercial copy in place of any other commercial or noncommercial copy without the issuance of any permit.~~

~~Text or logos not exceeding three (3) inches in height, appearing on gasoline pumps or automatic teller machines (ATM).~~

11. ~~Signs appearing on permitted newspaper vending boxes, DVD/CD vending boxes, soda machines, and other similar vending boxes.~~
12. On-premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Thirty (30) days.
13. Off-Premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Five (5) days.
14. Temporary Freestanding Sign for Residential Uses:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Six (6) months.
15. Sandwich Board Signs:
    a. General:
        i. Maximum Sign Area: Six (6) square feet per Sign Face.
        ii. Maximum Sign Height: Three (3) feet.
        iii. Maximum Opening Depth: Three and one-half (3.5) feet when measured from the outside of a Sign support and/or Sign face.
        iv. Support: Shall have a weighted base support to ensure Sign stability.
        v. Signs shall not include Electronic Sign or changeable copy components.
    b. Residential Uses:
        i. Quantity: One (1) per Street Frontage.

ii. Duration: Seven (7) days.

c. Nonresidential Uses:

i. Quantity: One (1) per individual Nonresidential Use.

ii. Location: Signs shall only be placed within ten (10) feet of, and directly in front of, a Building Façade having a public entrance.

~~i.~~iii. Timing: Signs can only be present when the associated business is open and must be removed at the end of each business day.

~~2. General:~~

~~a. Shall not be placed or erected upon any public infrastructure including, but not limited to, telephone poles, benches, regulatory signs, trash cans and Right-of-way fences.~~

~~b. Shall not obstruct vehicular Lines of Site, as set forth herein.~~

~~c. Shall not be erected within five (5) feet of a public Right-of-way surface or, if a curb exists, within five (5) feet of a public Right-of-way's back-of-curb.~~

~~d. Shall not obstruct or be placed upon sidewalks, pathways or other pedestrian infrastructure.~~

~~e. Shall not be illuminated.~~

~~3. Construction Signs: Signs advertising construction projects, provided that such Signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, are limited to a maximum of one (1) Sign per Street Frontage, and shall be removed at the end of construction.~~

~~4. Residential Event Signs:~~

~~a. Maximum Sign Area (per side): Six (6) Square Feet.~~

~~b. Maximum Sigh Height: Three (3) Feet.~~

~~c. Installation: Residential Event Signs shall not be erected or installed more than five (5) days prior to the advertised event.~~

~~d. Removal: Residential Event Signs shall be removed immediately after the advertised event.~~

~~e. Maximum Number of Signs Per Event: Five (5) Signs.~~

~~f. Permit: No permit required.~~

~~5. Nonresidential Special Event Signs:~~

~~a. Maximum Sign Area (per side): Six (6) Square Feet.~~

~~b. Maximum Sign Height: Four (4) Feet.~~

~~c. Installation: Nonresidential Special Event Signs shall not be erected or installed more than thirty (30) days prior to the advertised event.~~

~~d. Removal: Nonresidential Special Event Signs shall be permitted to remain for no longer than five (5) days after the advertised event.~~

~~e. Maximum Number of Signs Per Event: One hundred (100).~~

~~f. Frequency: The same event is allowed Nonresidential Special Event Signs no more than two (2) times within a twelve (12) month period.~~

~~g. Permit: No permit required.~~

~~6. Real Estate Signs:~~

a. Open House Directional Signs:
   i. Maximum Sign Area (per side): Six (6) Square Feet.
   ii. Maximum Sign Height: Three (3) Feet.
   iii. Installation: Shall not be erected or installed more than two (2) days prior to the open house event.
   iv. Removal: Shall be removed immediately after the open house event.
   v. No permit required.
b. Residential Real Estate Signs:
   i. Maximum Sign Area (per side): Six (6) Square Feet.
   ii. Installation: Shall only be erected or installed on the parcel that is being marked for sale.
   iii. Removal: Shall be removed immediately after the closing of the parcel being marketed.
   iv. Maximum Number of Signs: One (1) per street frontage.
   v. No permit required.
c. Nonresidential Real Estate Signs:
   i. Maximum Sign Area (per side): Sixty-four (64) Square Feet.
   ii. Maximum Sign Height: Six (6) Feet.
   iii. Installation: Shall only be erected or installed on the parcel that is being marketed for sale.
   iv. Removal: Shall be removed immediately after the closing of the parcel being marketed.
   v. Maximum Number of Signs: One (1) Sign for every five hundred (500) feet of street frontage.
   vi. No permit required.
d. Acreage For Sale Signs:
   i. Maximum Sign Area (per side): Thirty-two (32) Square Feet.
   ii. Maximum Sigh Height: Eight (8) Feet.
   iii. Installation: Shall only be erected or installed on land that is at least three (3) acres in size and is being marketed for sale, rental, or lease.
   iv. Removal: Shall be removed immediately after the closing or lease signing of the land being marketed.
   v. Maximum Number of Signs: One (1) per street frontage.
   vi. No permit required.

7. Builder/Developer Signs:

a. Builder/Developer Directional Signage Off Site:
   i. Maximum Sign Area (per side): Six (6) square feet.
   ii. Maximum Sign Height: Three (3) feet.
   iii. Installation: Signs shall not be erected or installed until Friday evenings at 6:00 p.m.
   iv. Removal: Signs shall be removed by 8:00 p.m. Sunday evenings.
   v. Maximum Number of Signs: Six (6).
   vi. No permit required.
b. Builder/Developer Directional Signage On Site:

i. Maximum Sign Area (per side): Six (6) square feet.
ii. Maximum Sign Height: Three (3) feet.
iii. Installation: Signs shall be erected within the development and not visible from the off-site adjacent Arterial or Collector.
iv. Removal: Signs shall be removed at time of turnover to a homeowners' association or when eighty percent (80%) of the development's Lots are sold.
v. Maximum Number of Signs: Unlimited.
vi. No permit required.

c. Builder/Developer Kiosk Directional Signage On-Site:
i. Maximum Sign Area (per side): Eighteen (18) square feet.
ii. Maximum Sigh Height: Six (6) feet.
iii. Installation: Signs shall be erected within the development and shall not be located outside the subdivision entrance signage.
iv. Removal: Signs shall be removed at time of turnover to a homeowners' association of when eighty percent (80%) of the development's Lots are sold.
v. Maximum Number of Signs: One (1) per development entrance.
vi. No permit required.

d. Home Remodeling Signs or Home Construction Signs:
i. Maximum Sign Area (per side): Six (6) square feet.
ii. Installation: Shall only be erected or installed on the Lot on which the advertised business is conducting remodeling or construction activities and shall not be erected or installed prior to the advertised business commencing remodeling or construction activities.
iii. Removal: Home Remodeling Signs or Home Construction Signs shall be removed immediately upon completion of work activities.
iv. Maximum Number of Signs: One (1) per street frontage for each business entity.
v. No permit required.

e. Builder/Developer Sequential Sign Collections:
i. Residential (Not Multi-family Dwellings):
(a) Maximum Sign Area (per side): Fifteen (15) square feet.
(b) Maximum Sign Height: Six (6) feet.
(c) Installation:
(1) Shall be erected within the development.
(2) Shall only be allowed on Local Streets.
(3) Shall be fastened to Decorative Poles.
(d) Removal: Signs shall be removed at time of turnover to a homeowners' association or when eighty percent (80%) of the development's Lots are sold.
(e) Maximum Number: One (1) per development entrance.
(f) Maximum Number per Builder/Developer Sequential Sign Collection: Five (5)
(g) Maintenance:

(1) Signs and Decorative Poles shall be maintained to look like new.

(2) Any Sign or Decorative Pole that does not look like new, as determined by the Director, shall be replaced or removed.

(h) Any Sign or Decorative Pole that has been determined to not look like new may be removed by the Director, or designee, at the cost of the Builder/Developer.

(i) Permit:

(1) A Sign permit is required for all new Builder/Developer Sequential Sign Collections.

(2) A Sign permit is required when there is a change in graphics to the Builder/Developer Sequential Sign Collections display.

(3) A Sign permit is not required when performing routine maintenance of the Builder/Developer Sequential Sign Collections or pole.

(4) A Sign permit is not required when replacing Builder/Developer Sequential Sign Collections that do not look like new with new, identical Builder/Developer Sequential Sign Collections.

ii. Multi-family Dwellings:

(a) Maximum Sign Area (per side): Fifteen (15) square feet.

(b) Maximum Sigh Height: Six (6) feet.

(c) Installation:

(1) Shall be erected within the development.

private drives within the development;

(3) Signs shall be fastened to Decorative Poles.

(4) Signs do not count against any Residential Signs otherwise permitted herein.

(5) Changing Sign display information does not require a new permit.

(d) Removal: None required.

(e) Maximum Number of Builder/Developer Sequential Sign Collections: One (1) per development entrance.

(f) Maximum Number of Signs per Builder/Developer Sequential Sign Collection: Five (5)

(g) Maintenance:

(1) Signs and Decorative Poles shall be maintained to look like new.

(2) Any Sign or Decorative Pole that does not look like new, as determined by the Director, shall be replaced or removed.

(3) Any Sign or Decorative Pole that has been determined to not look like new may be removed by the Director, or designee, at the cost of the property owner of record.

(h) Permit:

(1) A Sign permit is required for all new Builder/Developer Sequential Sign Collections.

(2) A Sign permit is required when there is a change in graphics to the Builder/Developer Sequential Sign Collections display.

(3) A Sign permit is not required when performing routine maintenance of the Builder/Developer Sequential Sign Collections or pole.

(4) A Sign permit is not required when replacing Builder/Developer Sequential Sign Collections that do not look like new with new, identical Builder/Developer Sequential Sign Collections.

iii. Nonresidential: Builder/Developer Sequential Sign Collections are not permitted for nonresidential Uses.

8. Banner Signs:
   a. Maximum Sign Area (per side): Thirty-two (32) square feet.
   b. Maximum Sign Height: Eight (8) feet.
   c. Maximum Sign Length: Ten (10) feet.
   d. Installation: Shall be permitted in nonresidential districts and for nonresidential Uses in residential districts.
   e. Frequency: Shall be limited to fifteen (15) consecutive days per quarter.
   f. Maximum Number of Signs: One (1) per Use, per street frontage.
   g. Permit required.
9. Sandwich Board Signs:
   a. General:
      i. The placement of sandwich board Signs shall not impede pedestrian or vehicular traffic.
      ii. Shall not exceed six (6) square feet per Sign face.
      iii. Shall not exceed three and one-half (3.5) feet when measured from the outside of a Sign support and/or Sign face.
      iv. Sign height shall not exceed five (5) feet when measured from the ground to the top of a Sign face or Sign support structure.
      v. Shall have a base support and the base support shall be weighted with a minimum ten (10) pound ballast to ensure Sign stability.
      vi. Shall not be permanently affixed to any structure or sidewalk.
      vii. Placement of sandwich board Signs in a public Right-of-way shall require approval by the Council, or designee.
   b. Residential Districts:
      i. One (1) sandwich board Sign shall be permitted per entrance from a public Right-of-way per subdivision.
      ii. Sandwich board Signs advertising subdivision events may be placed in the Common Area adjacent to the subdivision entrance from a Right-of-way.
      iii. Shall be posted for no more than seven (7) consecutive days.
   c. Business Districts:
      i. One (1) sandwich board Sign shall be permitted per individual commercial or business Use.

ii. Sandwich board Signs shall not count toward the total Sign allotment for a commercial Use or business.
iii. Signs must be removed at the end of each business day.
iv. Signs shall only be placed within ten (10) feet of, and directly in front of, a business's Facade having a public entrance, as illustrated in the figure.

d. Ornamental Banners: The purpose and intent of permitting Ornamental Banners within this section is to provide a temporary themed, uniform, festive display along the perimeter of a residential development, particularly near the development's entrance. See FIGURE 6.17(B): ORNAMENTAL BANNERS for examples.
i. Ornamental Banners shall only be permitted within residential areas.
ii. All Ornamental Banners used by the City shall be exempt from these regulations.
iii. Maximum Size of Ornamental Banners (per face of the entire display, including the pole): Twenty (20) square feet.
iv. Height of Ornamental Banners (per face of the entire display, including the pole): The face of an entire Ornamental Banner display shall not be wider than it is tall and it shall not extend above the top of the pole.
v. Shall be two dimensional.
vi. Shall not be made using fluorescent colors.
vii. Shall not be made using reflective materials.
viii. Installation:
(a) Shall not be located within the Right-of-way.
(b) Shall be located along an adjoining Arterial or Collector.
(c) Shall be fastened to Decorative Poles.
(d) Shall be fastened at the top and bottom of the banner to a rigid support.
(e) Each Decorative Pole within the same development shall contain identical Ornamental Banners, in an identical configuration.
(f) Shall be oriented so that they are perpendicular to the adjoining Right-of-way.
(g) Minimum Distance between Decorative Poles: Fifty (50) feet.
(h) Maximum Height of Decorative Poles: Fifteen (15) feet.
(i) Minimum clearance of Ornamental Banner from the ground: Seven (7) feet.
ix. Removal: None required.
x. Maintenance:
(a) Ornamental Banners and Decorative Poles shall be maintained to look like new. Any Ornamental Banners or Decorative Pole that does not look like new, as determined by the Director, shall be replaced or removed.
(b) Any Ornamental Banners or Decorative Pole that has been determined to not look like new may be removed by the

~~Director, or designee, at the cost of the Property owner of record.~~

~~xi. Permit:~~

~~(a) A Sign permit is required for all new Ornamental Banners and when there is a change in graphics (not including a change in color only) to the Ornamental Banner display.~~

~~(b) A Sign permit is not required when performing routine maintenance of the Ornamental Banners or pole.~~

~~(c) A Sign permit is not required when replacing Ornamental banners with new, identical Ornamental Banners.~~

~~10. Election Signs: Election Signs shall be permitted as follows and in accordance with the provisions of I.C. 36-1-3-11:~~

~~a. A Sign permit shall not be required for Election Signs.~~

~~b. Election Signs shall not exceed thirty-two (32) square feet in area.~~

~~c. Election Signs shall only be displayed during the period of time beginning sixty (60) calendar days before an election (as referenced in I.C. 36-1-3-11) and ending at the beginning of the sixth (6th) calendar day after an election.~~

d. ~~Election Signs shall not be installed or erected in a manner that impairs lines of sight for vehicles or pedestrians.~~

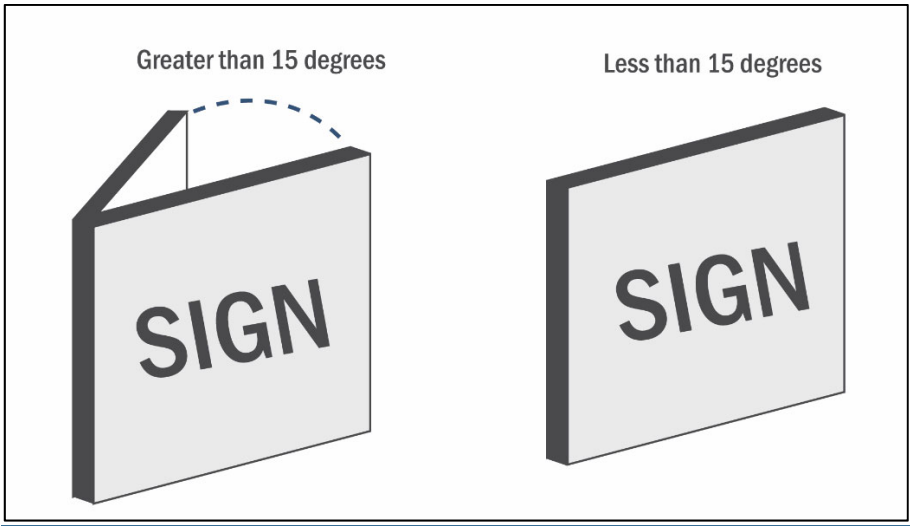
16. Temporary Signs During Election Season: In compliance with Indiana Code 36-1-3-11, Temporary Signs shall be permitted as follows during Election Season, a period of time beginning sixty (60) calendar days before an election and ending six (6) days after an election:

a. Maximum Sign Area: Thirty-two (32) square feet.

b. Location: Signs shall not be located within a public Right-of-Way, Vision Clearance Triangle, or in a manner that impairs lines of sight for vehicles or pedestrians.

c. A Sign permit is not required.

FIGURE 6.17(I): ANGLE BETWEEN FACES



~~b.~~