

**The Farm**  
PLANNED UNIT DEVELOPMENT DISTRICT  
  
ORDINANCE

**ZIONSVILLE, INDIANA**

*July*  
*2013*

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## **SCHEDULE OF EXHIBITS**

<u>Exhibit 1.</u>	<u>Legal Description</u>
<u>Exhibit 2.</u>	<u>Concept Plan</u>
<u>Exhibit 3.</u>	<u>Use Block Plan</u>
<u>Exhibit 4.</u>	<u>Use Table</u>
<u>Exhibit 5.</u>	<u>Development Standards Matrix</u>
<u>Exhibit 6.</u>	<u>Architectural Standards</u>
<u>Exhibit 7.</u>	<u>Conceptual Character Imagery – Building Architecture</u>
<u>Exhibit 8.</u>	<u>Conceptual Character Imagery – Michigan Road Frontage Use Block</u>
<u>Exhibit 9.</u>	<u>Conceptual Character Imagery – Professional Office Use Block</u>
<u>Exhibit 10.</u>	<u>Conceptual Character Imagery – Village Core Use Block</u>
<u>Exhibit 11.</u>	<u>Conceptual Character Imagery – Residential Estate Use Block</u>
<u>Exhibit 12.</u>	<u>Pedestrian Circulation Plan</u>
<u>Exhibit 13.</u>	<u>Street Typology Plan and Street Standards</u>
<u>Exhibit 14.</u>	<u>Conceptual Character Imagery – Signage</u>
<u>Exhibit 15.</u>	<u>Sign Area Chart</u>

Note: All of the above Exhibits (1-15) are attached to this The Farm Ordinance, are incorporated by reference into this The Farm Ordinance and are part of this The Farm Ordinance.

COPY

ORDINANCE NO. 2013 - 09  
OF THE TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE ESTABLISHING  
THE FARM  
PLANNED UNIT DEVELOPMENT DISTRICT

Plan Commission Petition N. 2013-12-Z

WHEREAS, I.C. 36-7-4-600, confers upon Zionsville Town Council the power to determine reasonable zoning requirements for property within the Town's corporate boundaries, and Section 7.3 of the Town of Zionsville Zoning Ordinance sets forth the process to amend the Town's Official Zone Map; and

WHEREAS, Article 5.1 of the Town of Zionsville Zoning Ordinance, as amended (the "Zoning Ordinance"), provides for the establishment of a Planned Unit Development District in accordance with the requirements of I.C. § 36-7-4-1500 et seq.; and

WHEREAS, the property described in Exhibit A to the Certification, attached hereto as Exhibit 1 (the "Real Estate"), in the Town of Zionsville, is currently zoned RSF-2 (Residential); and

WHEREAS, the Town of Zionsville Advisory Plan Commission certified on July 15, 2013 to the Zionsville Town Council a favorable recommendation for rezoning the Real Estate to The Farm Planned Unit Development District ("The Farm District") established by this planned unit development district ordinance ("The Farm Ordinance"), with respect to the real estate legally described in Exhibit 1 (the "Real Estate"); and

WHEREAS, the Zionsville Town Council has been requested to amend the Official Zone Map for the Town of Zionsville, Indiana, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF ZIONSVILLE, INDIANA, THAT: (i) pursuant to IC §36-7-4-1500 *et seq.*, the Council adopts The Farm Ordinance, as an amendment to the Zone Map, (ii) all prior ordinances or parts thereof inconsistent with any provision of The Farm Ordinance and its exhibits are hereby made inapplicable to the use and development of the Real Estate, (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by The Farm Ordinance, and (iv) The Farm Ordinance shall be in full force and effect from and after its passage and adoption by the Council.

**Section 1. Applicability of Ordinance.**

Section 1.1 The Zone Map is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as The Farm District.

Section 1.2 Development in The Farm District shall be governed entirely by (i) the provisions of this The Farm Ordinance and its exhibits, and (ii) those provisions of the Zoning Ordinance specifically referenced in The Farm Ordinance. The MRO (US Hwy.



421 Michigan Road Overlay Corridor Order) as identified on the Zone map and standards for which are included in the Zoning Ordinance shall be inapplicable to the use and development of the Real Estate. In the event of a conflict or inconsistency between The Farm Ordinance and the Zoning Ordinance, the provisions of The Farm Ordinance shall apply. In the event a standard, required for the approval by the Town of a Development Plan, is not defined within this The Farm Ordinance, the provisions of the required standard within the Zoning Ordinance shall apply.

## **Section 2. Rules of Construction.**

Section 2.1 General Rules of Construction. The following general rules of construction and definitions shall apply to The Farm Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- B. Words used in the present tense include the past and future tenses, and the future the present.
- C. The word “shall” indicates a mandatory requirement. The word “may” indicates a permissive requirement.

**Section 3. Accessory Buildings and Uses.** All Accessory Structures and Accessory Uses allowed under the Zoning Ordinance shall be permitted in The Farm District; provided, however, that any detached Accessory Structure shall have on all sides the same architectural features and construction materials, and be architecturally compatible with the principal Building(s) with which it is associated. Any existing Accessory Structures and Accessory Uses within The Farm District shall be permitted.

**Section 4. Michigan Road Frontage Use Block.** This Block is located adjacent to Michigan Road as depicted on Exhibit 3 (Use Block Plan) and (i) permits retail amenities for those customers arriving by a car, (ii) serves as a buffer to the more pedestrian friendly Village Core Use Block (ii) permits a limited amount of drive thru facilities.

### Section 4.1 Permitted Uses:

- A. Permitted Uses within this Block are specified in Exhibit 4 (Use Table).
- B. Additional Use Limitations are included under Section 14 of The Farm Ordinance.

### Section 4.2 Development Requirements:

- A. Applicable bulk requirements are contained within Exhibit 5 (Development Standards Matrix).
- B. Applicable landscaping requirements are contained in Section 8 of The Farm Ordinance.

- C. Applicable lighting requirements are contained in Section 9 of The Farm Ordinance.
- D. Applicable signage requirements are contained in Section 10 of The Farm Ordinance.
- E. Applicable parking requirements are contained in Section 11 of The Farm Ordinance.
- F. Applicable pedestrian circulation standards are contained in Section 12 of The Farm Ordinance.
- G. Applicable environmental systems, drainage and street standards are contained in Section 13 of The Farm Ordinance.
- H. Applicable additional requirements and standards are contained in Section 14 of The Farm Ordinance.

Section 4.3 The applicable Architectural Standards are contained within Exhibit 6 (Architectural Standards).

Section 4.4 The Conceptual Character Imagery of Building Architecture is contained within Exhibit 7 (Conceptual Character Imagery – Building Architecture).

Section 4.5 A Conceptual Character Image, which render a possible view corridor in the Michigan Road Frontage Use Block, is included as Exhibit 8 (Conceptual Character Imagery – Michigan Road Frontage Use Block).

**Section 5. Professional Office Use Block.** This Block is located as shown on Exhibit 3 (Use Block Plan) and (i) may contain a mix of Office Buildings and supporting retail uses, (ii) is in close proximity to single family residential areas and may be intermixed with residential uses, and (iii) is intended to allow for a compatible mixture of uses with reasonable regulations.

Section 5.1 Permitted Uses:

- A. Permitted Uses are specified in Exhibit 4 (Use Table).
- B. Additional Use Limitations are included under Section 14 of The Farm Ordinance.

Section 5.2 Development Requirements:

- A. Applicable bulk requirements are contained within Exhibit 5 (Development Standards Matrix).
- B. Applicable landscaping requirements are contained in Section 8 of The Farm Ordinance.

- C. Applicable lighting requirements are contained in Section 9 of The Farm Ordinance.
- D. Applicable signage requirements are contained in Section 10 of The Farm Ordinance.
- E. Applicable parking requirements are contained in Section 11 of The Farm Ordinance.
- F. Applicable pedestrian circulation standards are contained in Section 12 of The Farm Ordinance.
- G. Applicable environmental systems, drainage and street standards are contained in Section 13 of The Farm Ordinance.
- H. Applicable additional requirements and standards are contained in Section 14 of The Farm Ordinance.

Section 5.3 The applicable Architectural Standards are contained within Exhibit 6 (Architectural Standards).

Section 5.4 The Conceptual Character Imagery of Building Architecture is contained within Exhibit 7 (Conceptual Character Imagery – Building Architecture).

Section 5.5 Conceptual Character Images, which render possible view corridors in the Professional Office Use Block, are included as Exhibit 9 (Conceptual Character Imagery – Professional Office Use Block).

**Section 6. Village Core Use Block.** This Block is located as shown on Exhibit 3 (Use Block Plan) and consists primarily of Retail & Service Uses and Cultural / Entertainment Uses located in single and two-story and three-story buildings. Dwelling Buildings may also be located within the Village Core Use Block creating a vibrant living environment that promotes walkability and neighborhood interaction.

Section 6.1 Permitted Uses:

- A. Permitted Uses are specified in Exhibit 4 (Use Table).
- B. Additional Use Limitations are included under Section 14 of The Farm Ordinance.

Section 6.2 Development Requirements:

- A. Applicable bulk requirements are contained within Exhibit 5 (Development Standards Matrix).
- B. Applicable landscaping requirements are contained in Section 8 of

The Farm Ordinance.

- C. Applicable lighting requirements are contained in Section 9 of The Farm Ordinance.
- D. Applicable signage requirements are contained in Section 10 of The Farm Ordinance.
- E. Applicable parking requirements are contained in Section 11 of The Farm Ordinance.
- F. Applicable pedestrian circulation standards are contained in Section 12 of The Farm Ordinance.
- G. Applicable environmental systems, drainage and street standards are contained in Section 13 of The Farm Ordinance.
- H. Applicable additional requirements and standards are contained in Section 14 of The Farm Ordinance.

Section 6.3 The applicable Architectural Standards are contained within Exhibit 6 (Architectural Standards).

Section 6.4 The Conceptual Character Imagery of Building Architecture is contained within Exhibit 7 (Conceptual Character Imagery – Building Architecture).

Section 6.5 Pedestrian amenities and furniture identified in Exhibit 6, Part 12 of The Farm Ordinance shall be permitted in this Block and are subject to the requirements of Exhibit 6, Part 12, The Farm Ordinance and the Zoning Ordinance as applicable.

Section 6.6 Conceptual Character Images, which render possible view corridors in the Village Core Use Block, are included as Exhibit 10 (Conceptual Character Imagery – Village Core Use Block).

**Section 7. Residential Estate Use Block.** This Block is located as shown on Exhibit 3 (Use Block Plan) and consists entirely of residential uses located in single, two-story and three-story buildings.

Section 7.1 Permitted Uses:

- A. Permitted Uses are specified in Exhibit 4 (Use Table).
- B. Additional Use Limitations are included under Section 14 of The Farm Ordinance.

Section 7.2 Development Requirements:

- A. Applicable bulk requirements are contained within Exhibit 5 (Development

Standards Matrix).

- B. Applicable landscaping requirements are contained in Section 8 of The Farm Ordinance.
- C. Applicable lighting requirements are contained in Section 9 of The Farm Ordinance.
- D. Applicable signage requirements are contained in Section 10 of The Farm Ordinance.
- E. Applicable parking requirements are contained in Section 11 of The Farm Ordinance.
- F. Applicable pedestrian circulation standards are contained in Section 12 of The Farm Ordinance.
- G. Applicable environmental systems, drainage and street standards are contained in Section 13 of The Farm Ordinance.
- H. Applicable additional requirements and standards are contained in Section 14 of The Farm Ordinance.

Section 7.3 The applicable Architectural Standards will be created and administered by the Architectural Review Board.

Section 7.4 The Conceptual Character Imagery of Building Architecture is contained within Exhibit 11 (Conceptual Character Imagery – Residential Estate Use Block).

**Section 8. Landscaping Requirements.** The landscaping in The Farm District shall be a combination of native and ornamental plants combined in design to compliment the architectural character of the Office Buildings, Commercial Buildings and Dwelling Buildings. Landscape treatment for buffers, plazas, roads, paths, service areas, parking areas and storm water areas shall be designed as an integral and coordinated part of the landscape plan for each Block and for The Farm District as a whole.

Section 8.1 General Landscaping Standards. Landscaping shall be integrated with, and compliment other functional and ornamental site design elements, where appropriate such as hardscape materials, paths, sidewalks, fencing, or any water features.

- A. Plantings along Buildings and streets should be designed with repetition, structured patterns, and complementary textures and colors, to reinforce the overall character of the area. Alternate or pervious paving material and alternative planting media is permitted in the areas where planting space is limited by restrictions such as Buildings, asphalt or concrete paving, parking lots, etc.
- B. All trees, shrubs and ground covers shall be planted according to American

Standard for Nursery Stock (ANSI Z60.1), and following the standards and best management practices (BMPs) published by the Department's Urban Forestry Section. Landscaping materials shall be appropriate for local growing and climatic conditions. Plant suitability, maintenance and compatibility with site construction features are critical factors that should be considered. The Town's planting details shall be used.

- C. Shade trees shall be at least two and one half (2.5) inches in caliper diameter when planted, as measured at six (6) inches above the ground. Ornamental trees shall be at least one and one half (1.5) inches caliper diameter when planted, as measured at six (6) inches above the ground. Evergreen trees shall be six (6) feet in height when planted and can be substituted for (in place of) shrubs with 1 evergreen tree equal to three (3) shrubs. Shrubs shall be at least eighteen (18) inches in height when planted. Ornamental grasses of at least nine (9) inches in height when planted and that obtain a mature height of at least three (3) feet may be substituted (in place of) shrubs on a one to one (equivalent) basis.
- D. Existing vegetation may be used to achieve project landscaping requirements if (i) the vegetation located on subject parcel is of suitable quality and health, and (ii) the vegetation is required to be preserved using accepted best management practices (BMP's) for tree protection during construction.
- E. Existing trees four and one half (4.5) inches in caliper diameter or larger, as measured at twelve (12) inches above the ground, shall be preserved or relocated whenever economically feasible in the Controlling Developer's sole discretion.
- F. Low maintenance plantings such as low mow turf and native prairie plantings may be used to minimize water use and mowing in open areas.
- G. All landscaping is subject to approval by the Plan Commission. Material Alterations of landscaping may be approved by the Director or the Director's designee in order to conform to specific site conditions.

## Section 8.2    Areas to be Landscaped.

- A. Perimeter Buffering. See Section 8.3 below.
- B. Street Trees. See Section 8.4 below.
- C. Foundation Plantings. See Section 8.5 below.
- D. Parking Lot Plantings. See Section 8.6 below.
- E. Screening Areas. See Section 8.7 below.

F. Storm Water Retention Ponds. See Section 8.8 below

Section 8.3 Perimeter Buffering.

- A. Perimeter landscaping along the property lines shall be provided in the form of (i) a minimum fifteen (15) foot greenbelt buffer for portions of the Real Estate perimeter abutting Sycamore Street, (ii) a minimum ten (10) foot greenbelt buffer for portions of the Real Estate perimeter abutting Michigan Road, (iii) a minimum fifty (50) foot greenbelt buffer for portions of the Real Estate perimeter not abutting a street right-of-way along the southern boundary of the Real Estate, (iv) a minimum fifteen (15) foot greenbelt buffer for all other portions of the Real Estate not abutting a street right-of-way.
- B. Buffering may be composed of grass, ponds, storm water management elements, fountains, berms and landscape areas. The incorporation of walkways and bikeways into the design is permitted; however, no buildings or accessory structures shall be established within areas designated for perimeter buffering. Ground mounted signs and lighting standards are permitted within areas designated for perimeter buffering.
- C. Landscape planting requirements of three (3) shade trees, three (3) ornamental trees, and twenty (20) shrubs per 100 linear feet shall be provided within the green belt buffer along Sycamore Street within the Professional Office Use Block.
- D. Landscape planting requirements of three (3) shade trees, three (3) ornamental trees, and fifteen (15) shrubs per one hundred (100) linear feet shall be provided within the green belt buffer along Sycamore Street within the Village Core Use Block and the Michigan Road Frontage Use Block.
- E. Landscape planting requirements of three (3) shade trees, three (3) ornamental trees, and fifteen (15) shrubs per one hundred (100) linear feet shall be provided within the green belt buffer along Michigan Road within the Michigan Road Frontage Use Block.
- F. Landscape planting requirements of three (3) shade trees, two (2) ornamental trees, and nine (9) shrubs per one hundred (100) linear feet shall be provided for portions of the perimeter not abutting a public right-of-way.
- G. Required buffer plantings may be grouped to allow a more natural planting scheme and to provide view sheds, where appropriate, into the Blocks, and required buffer plantings may be computed as an average across the total linear footage of frontage.
- H. No perimeter buffering internal to The Farm District shall be required within the Blocks of The Farm District except between the Village Core Use Block and the Residential Estate Use Block where a fifteen (15) foot green belt buffer shall be provided consisting of three (3) shade trees, two (2) ornamental trees, and nine (9) shrubs per one hundred (100) linear feet.

#### Section 8.4 Street Trees.

- A. Medium or large growing shade trees shall be planted parallel to each street, in planting strips. Street trees shall be planted a minimum of twenty-five (25) feet and a maximum of forty-five (45) feet on center. In areas of high pedestrian and commercial activity, tree wells shall be covered with decorative grates or pavers in order to maximize uninterrupted pedestrian pathways. Where ample passage area is provided, tree planting areas shall be treated as planting beds to soften the hardscape. Street trees shall not be required along and adjacent to Alleys.
- B. Street tree types and locations should allow for visibility of businesses and business signage.
- C. In instances where street trees are required within perimeter buffer areas all street trees shall count toward the perimeter buffer planting standards provided above in Section 8.3.
- D. Per Town standards, no street trees shall be planted in conflict with drainage or utility easements or structures and underground detention (unless so designed for that purpose), or within traffic vision safety clearances. However, where the logical location of proposed utilities would compromise the desired effect, the Controlling Developer may solicit the aid of the Plan Director for the Town of Zionsville in mediating an alternative.
- E. Street tree species shall be selected from the Town's published list of recommended street trees. Street trees shall be pruned to a minimum height of eight (8) feet over sidewalks and twelve (12) feet over streets, to allow free passage along sidewalks and streets.

Section 8.5 Foundation Planting Standards. Building base landscaping shall be provided at the base of all Building elevations that do not directly abut hardscapes, to soften and enhance the architectural lines of Buildings, frame the primary views to Buildings and public spaces, and blend architectural designs with the landscape. Foundation plantings shall be designed to appropriately complement a Building's use, setback, height, and architectural features. Window boxes for flowers and planters on front stoops and sidewalks are encouraged in areas where landscaping cannot be installed at the base of a Building due to the Building's proximity to a sidewalk, path, street, right-of-way or easement. Building base landscaping may help fulfill perimeter buffering requirements where applicable.

- A. Within the Professional Office Use Block a minimum planting area of ten (10) feet in depth from the Building perimeter shall be installed on all sides of Building(s).
- B. Within the Village Core Use Block a minimum planting area of three (3) feet in depth shall be installed along the front and sides of Building(s).
- C. Within the Michigan Road Frontage Use Block a minimum planting area of three (3) feet in depth shall be installed along the front and sides of Building(s).



D. Within the foundation planting areas required in Section 8.5.A, Section 8.5.B and Section 8.5.C above the following shall apply:

1. The primary landscape materials used shall be shrubs, ground cover, and ornamental grasses.
2. Sidewalks, plazas and/or terraces may be permitted in foundation planting areas.
3. Outdoor dining, drive-thru lanes, ingress areas, egress areas and service areas shall be deducted from the overall length of the Building perimeter prior to calculating the required foundation planting area.
4. Foundation planting areas need not be rectangular in shape as long as the required square footage is provided. Undulating, innovative and original designs are encouraged.

E. For all Dwelling Buildings, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs shall be planted per one hundred (100) linear feet of Building frontage on street right-of-way.

1. Sidewalks, plazas and/or terraces may be permitted in foundation planting areas.
2. Foundation planting areas need not be rectangular in shape as long as the required square footage is provided. Undulating, innovative and original designs are encouraged.

Section 8.6 Parking Lot Plantings. Where parking lots are visible from the public right-of-way, the following requirements will apply:

A. Lot Interior. A minimum of one (1) shade tree and three (3) shrubs per twelve (12) parking spaces shall be provided, along with a minimum of four hundred (400) square feet of useable soil area being provided for every two (2) trees. Planting islands shall be a minimum of nine (9) feet wide. Planting islands shall be permitted to be utilized for stormwater management as part of a low impact development strategy.

B. Lot Perimeter. A minimum five (5) foot wide perimeter planting strip shall be provided on all sides of a parking lot (except where parking areas abut curb-to-building sidewalk).

1. The planting strip shall contain four (4) shade trees and twenty-five (25) shrubs and/or ornamental grasses per one hundred (100) lineal feet of planting strip.
2. Low walls may be used in lieu of fifty (50) percent of the required plantings.

Walls or fences with a minimum height of forty-two (42) inches may be used in lieu of plantings.

3. These requirements exclude areas where parking lot drive aisles discharge directly into a perimeter road. In areas where parking lot drive aisles abut the right-of-way edge no shrubs will be required.
4. Perimeter planting may occupy the same area as a required perimeter buffering but shall not be counted towards buffer planting requirements; provided, however that in areas where there exists a combination of buffer plantings and parking lot perimeter plantings, the required number of plantings shall not exceed eight (8) trees and forty (40) shrubs per one hundred (100) lineal feet.

- C. Additional Requirements. Required parking lot plantings may be grouped to allow a more natural planting scheme and to provide view sheds, where appropriate, into the Blocks, and required plantings may be computed as an average across the total linear footage of frontage.

Section 8.7 Screening Areas. Screening and landscaping shall prevent direct views of loading areas, ground mounted mechanical/telecommunication equipment and other service areas from adjacent residential properties or from the public right-of-way. Screening and buffering shall be achieved through walls, fences and landscaping, shall be a minimum of five (5) feet tall, and shall be visually impervious. Recesses in the Building or depressed access ramps may also be used.

Section 8.8 Storm Water Retention Ponds. Storm water retention ponds will be designed in a non-geometric shapes. The primary landscaping materials used when adjacent to ponds shall be shrubs, ground covers, ornamental grasses and wetland specific plantings, appropriately cited for a more natural rather than engineered appearance.

Section 8.9 Maintenance. It shall be the responsibility of the owner(s), with respect to any portion of the Real Estate owned by such owner(s) and on which any landscaped area exists per the requirements of The Farm Ordinance, to insure proper maintenance of landscaping in accordance with The Farm Ordinance. This maintenance is to include, but is not limited to (i) mowing, tree trimming, planting, maintenance contracting, irrigation and mulching of planting areas, (ii) replacing dead, diseased, obtrusive or overgrown plantings with identical varieties or a suitable substitute, and (iii) keeping the area free of refuse, debris, rank vegetation and weeds. Street trees shall be maintained by the owner of the adjacent property.

Section 8.10 Conceptual Landscape Plan. Landscaping areas are conceptually illustrated on the Concept Plan in the form of landscape buffers, interior planting areas, foundation plantings and parking lot landscaping.

## **Section 9. Lighting Requirements.**

### Section 9.1 Street Lights.

- A. Street light design shall be consistent throughout the Real Estate.
- B. Street lighting on Sycamore Street shall be confined to intersections and vehicular access points.

**Section 9.2 Site Lighting.** All site lighting accessory to Uses within the Real Estate shall comply with the following standards.

- A. All site lighting shall be coordinated throughout the Real Estate and be of uniform design and materials.
- B. Exterior lighting of the Building or site shall be designed so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
- C. For any Use abutting detached single-family residential uses, illumination levels shall not exceed 0.3 foot candles at the property line.
- D. Exterior lighting shall be architecturally integrated with the Building style, material and color. Rooftop lighting is prohibited.
- E. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
- F. Light fixtures in parking areas shall not exceed twenty-five (25) feet in height. The height of light fixtures within ninety (90) feet of detached single-family residential structures shall not exceed fifteen (15) feet.
- G. Lighting in all parking areas serving non-residential uses shall be designed and maintained so that it is reduced, to a lower level reasonably required for security purposes, during the hours that the associated uses are not open for business.
- H. The lighting of interior roundabouts shall be consistent with the balance of the site lighting plan.
- I. All building and pole mounted lighting fixtures shall have 90-degree cut off and/or flat lenses.
- J. No neon lighting shall be permitted (i) on the exterior of or (ii) outside any Building.

**Section 10. Signage Requirements.** All signage on the Real Estate shall comply with Article 6, Sections 6.1- 6.9, Urban Sign District, of the Zoning Ordinance as revised, supplemented and amended by this Section 10 of The Farm Ordinance, subject to DP approval.

**Section 10.1 Community Identification Ground Signs.** One Center Identification Ground Sign shall be permitted at the southwest corner of Michigan Road and Sycamore Street.

- A. Area: Maximum Sign Area per sign shall be one hundred-fifty (150) square feet.
- B. Height: Maximum Sign Height shall be fifteen (15) feet.
- C. Location: Minimum five (5) feet from street right-of-way. Provided however, if applicable, the sign cannot be within the required vision clearance area.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Copy: No Changeable Copy shall be permitted.
- F. Illumination:
  - 1. Halo-lit. Signs which are halo-lit are signs in which letters and logos are unlit, but the background is lit (“Halo-lit”); or
  - 2. Externally Illuminated. Externally illuminated signs are signs which are illuminated from a source which is external and not internal to the sign (“Externally Illuminated”); or
  - 3. Internally Illuminated. Internally illuminated signs are signs which have (i) internally illuminated, individually-mounted channel letters and logo or (ii) an internally illuminated box (“Internally Illuminated”).
- G. Landscaping: All such Signs must be accompanied by a landscaped area at least equal to the total Sign Area.

Section 10.2 Entrance Signs. One entrance Identification Sign shall be permitted at each entrance from (i) Michigan Road, (ii) Sycamore Street.

- A. Area: Maximum sign area per sign shall be seventy-five (75) square feet.
- B. Height: Maximum sign height shall be six (6) feet.
- C. Location: Minimum five (5) feet from street right-of-way. Provided however, if applicable, the sign cannot be within the required vision clearance area.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Copy: All such Signs may include Changeable Copy (tenant names).
- F. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- G. Landscaping: All such Signs must be accompanied by a landscaped area at least equal to the total Sign Area.

Section 10.3 Directory Signs. Directory Signs shall be permitted.

- A. Area: Maximum Sign area per sign shall be twenty (20) square feet if the sign is ground mounted and six (6) square feet if the Sign is of a street sign style.
- B. Height: Maximum Sign height shall be five (5) feet if ground mounted or nine (9) feet if the Sign is of a street sign style.
- C. Number: The number of Signs shall be identified as part of any DP.
- D. Design: All such Signs must be of a similar design, lighting and style of construction.
- E. Copy: All such Sign may include Changeable Copy.
- F. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.

Section 10.4 Office Building Signs.

- A. All Signs on Office Buildings shall meet the Sign Area limitations (per sign) shall comply with the limitations outlined in the chart which is included as Exhibit 15 (Sign Area Chart).
- B. Only Wall Signs shall be permitted on a Building. No individual roof signs shall be allowed.
- C. Wall Signs shall not be required to orient toward a public street frontage.
- D. Two (2) Wall Signs shall be permitted for each frontage provided that a business can include its name on only one of the signs. In a case where a building has no public street frontage two (2) Wall Signs shall be permitted.
- E. In addition to the Wall Signs permitted above in this Section 10.4 a Wall Sign with a maximum of thirty (30) square feet of Sign Area shall be permitted at each building entrance.
- F. One (1) Ground Sign shall be permitted per Building, up to thirty-two (32) square feet in Sign Area and no more than six (6) feet in height.
- G. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.

Section 10.5 Commercial Building Signs. Single-Tenant and Multi-Tenant Ground Floor Commercial Buildings shall meet the following requirements.

- A. Wall Signs shall be permitted. No individual roof signs shall be allowed.
- B. Businesses are permitted one wall sign per façade.

- C. One (1) Ground Sign shall be permitted per Building, up to fifty (50) square feet in Sign Area and no more than six (6) feet in height, within the Michigan Road Frontage Use Block.
- D. Signs are not required to face a public street frontage.
- E. The width, in lineal feet, of a business' exterior Building perimeter shall be used to determine the lineal feet of length of the elevation for the purpose of determining the maximum Sign Area in Exhibit 15 (Sign Area Chart).
- F. The maximum permitted Sign Area (per sign) shall comply with the limitations outlined in the chart which is included as Exhibit 15 (Sign Area Chart).
- G. Signs shall fit within the horizontal and vertical elements of the Building and shall not obscure details of the Building. No sign shall be allowed to extend above the roofline of a Building.
- H. Multi-story Buildings with the first floors occupied primarily by Retail & Service Uses and Cultural / Entertainment Uses shall be permitted signs per the requirements of this Section.
- I. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- J. One (1) drive-thru service menu signs shall be permitted up to thirty (30) square feet in area and no more than six (6) feet tall. One (1) "preview" menu ground sign shall also be permitted up to sixteen (16) square feet in Sign Area and no more than six (6) feet in height. Any speaker or audio system associated with such signs should be oriented toward the internal portion of the Real Estate.

#### Section 10.6 Dwelling Building Signs.

- A. Ground Signs shall be permitted per Dwelling Building, up to fifty (50) square feet in Sign Area and no more than six (6) feet in height.
- B. Illumination: Halo-lit, Externally Illuminated, or Internally Illuminated.
- C. Any other Signage for a residential use, not covered in The Farm Ordinance shall meet the requirements of Article 6, Sections 6.1- 6.9, Urban Sign District, of the Zoning Ordinance.
- D. Home occupation signs shall be governed by the requirements of Article 6, Sections 6.1- 6.9, Urban Sign District, of the Zoning Ordinance.

#### Section 10.7 Institutional Uses and Recreational Uses.

- A. Signs for Institutional Uses shall meet the requirements of Article 6, Urban Sign District, of the Zoning Ordinance.

- B. Signs for Recreational Uses shall meet the requirements of Article 6, Urban Sign District, of the Zoning Ordinance.

Section 10.8 Projecting Signs, Porch Signs and Awning Signs.

- A. Projecting Signs, Porch Signs and Awning Signs shall be permitted.
- B. One (1) Projecting Sign or Porch Sign shall be permitted, per business, in addition to permitted Wall Signs; provided, however, that a business with more than one façade (such as a business on the corner of a multi-tenant building) shall be permitted two (2) such Signs.
- C. Awning Signs may be placed on more than one awning per business provided that they do not exceed the maximum Sign Area limitations. Any letters or logos on an Awning Sign will be a maximum of eight (8) inches in height.
- D. Maximum Sign Area: (i) twenty (20) square feet for a Projecting Sign, (ii) six (6) square feet for a Porch Sign and (iii) ten (10) percent of the overall face of the subject tenant's awnings for Awning Signs.
- E. Projecting Signs and Awning Signs shall be a minimum of eight (8) feet above the adjacent sidewalk grade.

Section 10.9 Window Signs, Murals and Wall Scape Signs.

- A. Window Signs shall meet the requirements of Article 6, Sections 6.5, Urban Sign District, of the Zoning Ordinance
- B. Murals, painted on or applied to a wall of a Building, which do not contain moving parts or internal lights, shall not constitute a Wall Sign and shall be permitted, but only within the Village Core Use Block.
  - 1. Not more than three (3) murals may advertise goods, products, services or facilities at a different location other than the location at which the mural is installed.
  - 2. Murals may depict or advertise community, town and other off premise events, businesses or users.
  - 3. If a mural is illuminated, indirect lighting shall be used.
  - 4. A maximum of ten (10) murals are permitted.
- C. Wall Scape Signs are contained in frame system assemblies, are flush mounted to the exterior Building skin, which do not contain moving parts or internal lights, shall not constitute a Wall Sign and shall be permitted.

1. The wall scape sign may depict or advertise community, town and other off premise events, businesses or users. The sign within the frame may change from time to time without the need to obtain additional signage permits.
2. If a wall scape sign is illuminated, indirect lighting shall be used.
3. A wall scape sign shall be permitted a maximum Sign Area of two hundred (200) square feet.
4. A maximum of five (5) wall scape signs are permitted.

Section 10.10 Temporary Signs. Temporary Signs shall be permitted. Temporary signs shall include signs displayed for the marketing of real estate for sale and/or for lease and other temporary such purposes. Temporary signs in all use blocks other than the Residential Estate Use Block shall not be larger than sixteen (16) square feet in Sign Area and shall not exceed six (6) feet in height when ground mounted. All other aspects of the sign shall meet the requirements of Article 6.2L, Sections 6.2L, Urban Sign District, of the Zoning Ordinance.

Section 10.11 Portable Temporary Signs. Portable Temporary Signs shall be permitted. Portable Temporary Signs shall include portable signs displayed outside a business used to advertise daily specials or other temporary information displayed during business hours. Such signs shall not be larger than eight (8) square feet in Sign Area and shall not exceed four (4) feet in height when placed on the ground. All other aspects of the sign shall meet the requirements of Article 6.2L, Sections 6.2L, Urban Sign District, of the Zoning Ordinance.

Section 10.12 Permitted banners. Banners shall be permitted. Banners may be displayed over and across streets within the Real Estate. Banners may depict or advertise community, town and other off premise events, businesses or users. All other aspects of banners shall meet the requirements of Article 6.2K, Sections 6.2K, Urban Sign District, of the Zoning Ordinance.

Section 10.13 Incidental Signs. (Signs less than three (3) square feet in Sign Area and less than three (3) feet in height where ground mounted) shall be permitted and shall be approved by the Controlling Developer.

Section 10.14 Decorative poles, street light poles or otherwise, with fabric banners are not defined as a sign and any copy (letters and /or logos) on a banner shall be limited to six (6) square feet in area. These fabric banners may depict or advertise community, town and other off premise events, businesses or users.

Section 10.15 No Sign on the Real Estate shall include an exposed neon lighting source.

Section 10.16 Conceptual Character Imagery of some forms of permitted signage are illustrated in Exhibit 14 (Conceptual Character Imagery – Signage).

## **Section 11. Parking Requirements.**



### Section 11.1 Automobile Parking.

- A. One and one-half (1.5) spaces per Dwelling are required. Parking Spaces (i) within driveways (tandem spaces in front of garages) and (ii) within garages shall count toward this requirement.
- B. For all Retail & Service Uses and Cultural/Entertainment Uses four (4) spaces per one thousand (1,000) square feet of GFA are required.
- C. For all Office Uses one (1) space per three hundred (300) square feet of GFA is required.
- D. Off-street parking areas for two (2) or more different uses may be provided collectively, as one parking area, so long as the total number of spaces provided is not less than the total of the minimum required spaces for each individual use; provided however that where it is established to the Department's satisfaction that adjacent buildings have uses that require parking at complementary times of the day, or complimentary days of the week, then the total number of shared parking spaces provided shall be less than the total of the minimum number of spaces required for each individual use.
- E. Combined parking shall be designed and constructed so as to create a desirable, efficient, and well planned off-street parking area with functional and aesthetic value, attractiveness and compatibility with adjacent land uses.
- F. Adjacent/adjoining parking lots shall be interconnected by internal driveway and coordinated to accommodate pedestrian access.
- G. Paths within parking lots of more than one row shall be integrated to accommodate pedestrians safely from parking areas to sidewalks, walkways and/or Buildings(s). Such paths may be identified by striping only.
- H. Above grade, structured parking facilities are permitted and shall have on all sides architectural features that are compatible with the principal Building(s) with which they are associated.
- I. Parking areas may be constructed without required curb in areas necessary to accommodate storm water management practices. Parking bumpers will be provided in instances where curb is deleted.
- J. In surface parking lots and on street parking areas minimum dimensions of a 90 degree oriented parking space shall be nine (9) feet in width and eighteen (18) feet in length. Minimum dimensions for angled parking spaces shall be as depicted within the table and diagram illustrated in Exhibit 13 (Street Typology Plan and Street Standards).
- K. In parking structures a parking space may be (i) a minimum width of eight and

one-half feet, and one half of the area occupied by supporting columns may be included in determining the width and area of each adjacent parking space, (ii) a minimum opening width of seven and one-half feet and (iii) the minimum height of seven (7) feet.

- L. Internal parking lot drive aisles shall be a minimum of twenty-four (24) feet in width as measured from the outside edge of the parking space to the outside edge of the parking space perpendicular to and on the opposite side of the drive aisle.

**Section 11.2 Off-Street Loading, Stacking and Service Area Requirements.**

- A. Off-street loading and service areas shall be required for office and commercial Uses on the Real Estate. The number, size, configuration and distribution of these areas shall be as shown on an approved DP.
- B. Loading docks, solid waste facilities, recycling facilities, and other service areas shall be placed to the rear or side of Buildings.
- C. Screening and additional requirements are addressed in Section 8.7 and Section 14.4 of The Farm Ordinance.
- D. Stacking requirements for drive-thru service units shall comply with the standards contained in Article 3, Section 3.13. Urban Requirements for Drive-Through Off-Street Stacking Spaces, of the Zoning Ordinance.

**Section 11.3 Bicycle Parking and Building Amenities.**

- A. Bicycle parking shall be provided throughout the site in order to encourage alternative means of transportation to the site.
- B. Residential Buildings with a Gross Floor Area containing more than 25,000 square feet shall provide covered, long term bicycle parking at a rate of one (1) space per 7,000 square feet of Building area with a maximum cap of fifteen (15) covered spaces. Long term bicycle parking may include an indoor storage area and/or exterior bicycle lockers, as approved as part of a development plan.

**Section 12. Pedestrian Circulation.** Specific provisions for incorporating pedestrian and bicycle access, circulation and amenities shall be included in the development of the Real Estate.

Section 12.1 Sidewalks and paths within public street right-of-way shall meet the requirements of the Bike and Pathway Plan for the Town of Zionsville.

Section 12.2 Sidewalks and paths and walkways shall be provided on a minimum of one side of all interior streets and shall allow for pedestrian mobility within The Farm District.

Section 12.3 Walkways shall be designed to allow pedestrians to access Buildings and Amenity Areas, and shall connect to sidewalks and paths within the public rights-of-way along Michigan Road and Sycamore Street.

Section 12.4 Walkways shall be provided on at least one side of all non-residential Buildings and shall provide access between rear parking areas and principal Building entrances. The minimum width for such walkways shall be five (5) feet.

Section 12.5 Crosswalks shall be installed at strategic locations to facilitate safety where pedestrian and vehicular conflicts exist.

Section 12.6 Pedestrian access shall be coordinated with and provided to adjoining properties.

Section 12.7 Construction of walkways and paths within natural areas shall be permitted to be comprised of crushed limestone aggregate or a similar material and shall not have a minimum width requirement in order to minimize the impact of the improvements on the natural environment.

Section 12.8 A multi-purpose path, a minimum of eight (8) feet in width and comprised of either asphalt, concrete, masonry pavers or any combination of those or other equivalent materials, will be provided within The Farm District with the intention of creating an internal pedestrian connection between Sycamore Street and Michigan Road by way of a multi-purpose path through The Farm District. Such path may be constructed in phases as parcels are developed within The Farm District.

Section 12.9 The proposed conceptual pedestrian circulation is depicted on Exhibit 12 (Pedestrian Circulation Plan). As final development plans are brought forth all proposed walkways and paths will be depicted within those plans to ensure compliance with the requirements of this Section 12.

### **Section 13. Environmental Systems, Drainage and Streets and Streetscapes.**

Section 13.1 Low Impact Development (LID) techniques shall be permitted as an environmental system to help attain water quality standards in conjunction with development of the storm water conveyance plan for The Farm District. Examples of permitted systems include the use of bioswales, bioretention, rain gardens, infiltration trenches and permeable pavers/pavement.

Section 13.2 With respect to floodplain areas (mapped Zone AE) of The Farm District, filling shall be allowed, provided that mitigated floodplain storage volume is provided at a ratio of one (1) to one (1).

Section 13.3 Stormwater detained, conveyed and/or stored within flood plain areas (mapped Zone AE) in The Farm District, other than those described in Section 13.2 above, shall be exempted from discharge limits outlined in the Town's Drainage and Stormwater Control Ordinance, provided that the net amount of existing floodplain storage in this area is increased by an amount equal to or greater than the difference between the

increase in post-development total runoff volume and the pre-development total runoff volume.

Section 13.4 The drainage design for the The Farm District shall accommodate detention volume for the fully developed site and for 50% of the fully developed thoroughfare plan right-of-way for perimeter road frontages.

Section 13.5 The street layout (including rights-of-way, pavement widths, and design) within The Farm District shall be approximately as conceptually indicated on the Exhibit 13 (Streets), adapted as appropriate to the topography, unique natural features, and environmental constraints of The Farm District; provided, however, that new curb and any median cuts to Michigan Road, allowing the described layout, will require approval from the State Department of Transportation, and may cause the described layout to change.

Section 13.6 Alleys shall be permitted based on the following standards:

- A. An Alley shall be a perpetual easement or private way and shall not be dedicated to the public.
- B. Curbing is not required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the corner radius ending at the intersection point of the radius and the path or sidewalk paralleling the intersecting street. A concrete apron may serve as point of termination for the curb.
- C. Permeable Pavers may be used for the pavement section of Alleys.
- D. Utilities may be located within Alleys.

Section 13.7 All streets (excluding Alleys) within The Farm District which are to be dedicated for public use and accepted for maintenance by the Town shall be constructed to the standards of the Town as applicable at the time of the enactment of this The Farm Ordinance, for depth, materials, dimensions, and radii, unless specified otherwise in Exhibit 13 or other parts of this The Farm Ordinance.

Section 13.8 Streets within the The Farm District may be private.

Section 13.9 Any parcel or User within The Farm District, served by a private drive or private street shall not be required to maintain a minimum frontage on a public right of way.

Section 13.10 Exhibit 13 also contains illustrations of streets to be constructed within The Farm District.

Section 13.11 Site Access.

- A. The number and configuration of vehicular access drives into the Real Estate from Michigan Road/SR 421 and Sycamore Street shall be provided

as generally illustrated on the Concept Plan.

- B. One (1) full access drive cuts / street intersections shall be permitted along Sycamore Street. Right-in / right-out access to Sycamore Street shall be restricted as generally illustrated on the Concept Plan.
- C. One (1) full access drive cuts / street intersections shall be permitted along Michigan Road. Right-in / right-out access to Michigan Road shall be as generally illustrated on the Concept Plan provided however, that new curb cuts to Michigan Road, allowing the described access, will require approval from the State Department of Transportation, and may cause the described layout to change.

#### **Section 14. Additional Requirements and Standards.**

Section 14.1 Permitted Retail Intensity. Without the approval of the Plan Commission, there shall be no more than 150,000 square feet of Retail & Service Uses within The Farm District.

Section 14.2 Permitted Office Intensity. Without the approval of the Plan Commission, there shall be no more than 150,000 square feet of Office Uses within The Farm District.

Section 14.3 Maximum Combined Retail and Office Intensity. Without the approval of the Plan Commission there shall be no more than 225,000 square feet of Retail & Service Uses and Office Uses within The Farm District.

Section 14.4 Maximum Attached Dwellings. Without the approval of the Plan Commission, there shall be no more than four hundred (400) Attached Dwellings within The Farm District.

Section 14.5 Minimum Open Space Requirements. Without the approval of the Plan Commission, there shall be no less than twenty (20) percent of the total area comprised of the Michigan Road Frontage Use Block, the Professional Office Use Block and the Village Core Use Block allocated to Open Space within The Farm District.

Section 14.6 Public Art. Public Art shall be permitted and may be included as part of a DP. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under by this The Farm Ordinance.

Section 14.7 Refuse Storage. Any Accessory Building for storage or disposal of refuse shall meet the following requirements:

- A. Waste and recyclable materials, and, if applicable, grease or other cooking refuse containers shall be fully enclosed on all four sides except for doors or gates, which shall be kept closed unless loading or unloading.
- B. The minimum height of an enclosure shall be the greater of (i) six (6) feet or (ii) the height of the dumpster and/or container plus two (2) feet.

C. The enclosure shall be architecturally compatible with the principal Building and integrated into the overall site layout.

D. In order to minimize the number of refuse containers and service trips the use of trash compactors is permitted.

Section 14.8 Premises Identification. Premises identification shall meet the requirements of the postal numbering system provided by the Plan Director for the Town of Zionsville, the U.S. Postal Service and Article 6.5D, Section 6.5D, Urban On-Premise Sign (Building Identification Sign).

Section 14.9 Home Occupations. Home Occupations shall meet the requirements of Article 11.2 Definitions of the Zoning Ordinance.

Section 14.10 Outdoor Storage. Outdoor Storage shall not be permitted on the Real Estate.

Section 14.11 Outdoor Display. As an Accessory Use to the primary Use, a Business shall be permitted to display goods or merchandise in conformance with the requirements of Article 6, Section 6.4 of the Zoning Ordinance.

Section 14.12 Temporary Uses. Temporary Uses, including Construction Facilities, Model Homes, Outdoor Sales, Outdoor Special Events, Seasonal Outdoor Sales, shall be permitted as set forth in Exhibit 4 (Use Table) and the applicable requirements of Article 6, Urban Exempt Signs of the Zoning Ordinance.

Section 14.13 Service Connection Screening. Mechanical equipment, gas meters, and electric meters shall be screened in a manner consistent with Section 8.7 of The Farm Ordinance and shall be visually screened. Recesses in Buildings incorporating gates and other screening methods incorporated into the building design shall meet all applicable building code requirements. Essential mechanical or utilitarian rooftop appurtenances shall be screened, and upon the approval by the appropriate authority, such items and their screening may be erected to the minimum height appropriate unless prohibited by other laws or ordinances. Such appurtenances shall be defined as, but not limited to cooling towers, elevator bulkheads, conveyors, heating ventilation air conditioning equipment (HVAC), and rooftop stairway access structures.

Section 14.14 Utilities. Any building constructed within the Michigan Road Frontage Use Block, the Village Core Use Block or the Professional Office Use Block, requiring water and sanitary sewer service shall be required to connect to the water utility and sanitary sewer utility for such service. Private systems will not be permitted in these areas.

**Section 15. Declaration(s) of Covenants and Owners Association(s).** Declarations of Covenant(s) may be prepared by the Controlling Developer and recorded with the Recorder of Boone County, Indiana. There may be multiple Declaration(s) of Covenants applicable to different portions of the Real Estate, and multiple corresponding Owners' Association(s). The Declaration(s) of Covenants may establish an Architectural Review

Board, which shall establish guidelines regarding the design and appearance of all Office Buildings, Commercial Buildings and Dwelling Buildings.

## **Section 16. Procedural Provisions.**

### **Section 16.1 Approval or Denial of Plats.**

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

### **Section 16.2 Approval or Denial of Development Plans.**

- A. No Development Plan (DP) approval by the Plan Commission shall be required with respect to Detached Dwellings and their associated Accessory Structures, landscaping, lighting and signage, but all other buildings and associated parking, landscaping, lighting and signage shall require Development Plan (DP) approval by the Plan Commission.
- B. Development Plan (DP) approval by the Plan Commission, as prescribed in Article 4 of the Zoning Ordinance, shall be necessary prior to the issuance of a building permit.
- D. The Plan Commission shall review a Development Plan (DP) application to determine if the Development Plan (DP) satisfies the Development Requirements specified within The Farm Ordinance.
- E. If there is a Substantial Alteration in an approved DP, review and approval of the amended plans shall be made by the Plan Commission, or a committee thereof, pursuant to the Plan Commission's Rules of Procedure. Minor

Alterations and Material Alterations may be approved by the Director.

**Section 16.3 Modification of Development Requirements.** The Plan Commission may, upon petition of the Controlling Developer, modify any requirements specified in this The Farm Ordinance. However, any approval of such waiver is subject to all of the following criteria:

- A. The proposal must be in harmony with the purposes and the land-use standards contained in The Farm Ordinance.
- B. The proposal must enhance the overall development plan, the adjoining streetscapes, and the overall Farm District.
- C. The proposal must not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the development plan or The Farm District, and must not adversely affect emergency access or deprive adjoining noncommercial properties of adequate light and air.
- D. In granting a waiver, the Commission may impose such conditions that will, in its judgment, secure the purposes of The Farm Ordinance.
- E. This Section does not affect the right of an applicant to petition the BZA for a variance from development standards.

**Section 16.4 Variance of Development Requirements:** The BZA may authorize Variances from the terms of The Farm Ordinance, subject to the procedure prescribed in Article 8, Section 8.3 of the Zoning Ordinance.

**Section 17. Controlling Developer's Consent.** Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement location permits for any improvements within the Real Estate;
- B. Sign permits for any Signs within the Real Estate;
- C. Building permits for any Buildings within the Real Estate;
- D. DP, or primary or secondary plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of this The Farm Ordinance.

**Section 18. Violations and Enforcement.** All violations and enforcement of The Farm Ordinance shall be subject to Article 10 of the Zoning Ordinance.



**Section 19. Definitions.** The definitions (i) of the uses set forth in Exhibit 4 (Use Table), unless otherwise defined below in this Section 19, shall be the same as set forth in the Zoning Ordinance, (ii) of the capitalized terms set forth below in this Section 19, as they appear throughout The Farm Ordinance, shall have the meanings set forth below in this Section 19 and (iii) of all other capitalized terms included in The Farm Ordinance and not defined below in this Section 19, shall be the same as set forth in the Zoning Ordinance.

**Accessory Structure:** A structure which is subordinate to a Building or primary use located on the Real Estate and which is not used for permanent human occupancy.

**Accessory Use:** A use subordinate to the primary use, located on the real estate or in the same Building as the primary use, and incidental to the primary use.

**Amenity Area:** An area containing recreational facilities including, without limitation, any one or a combination of the following: (i) a swimming pool, (ii) a bath house with changing rooms and storage, (iii) recreational equipment, (iv) tennis court, (v) basketball court, (vi) bocce ball court, (vii) indoor and/or outdoor workout areas, and (viii) any other recreational facilities approved by the Director.

**Architectural Review Board.** A board, established by the Declaration(s) of Covenants, responsible for reviewing all improvements after the initial, original construction of Buildings, Dwellings, and other improvements. In the case of improvements in the Residential Estate Use Block such review will occur prior to the initial original construction as well as after as outlined above.

**Architectural Standards:** The Architectural Standards attached hereto and incorporated herein by reference as Exhibit 6 (Architectural Standards). In the case of the Residential Estate Use Block, such standards will be created and administered by Architectural Review Board.

**Attached Dwelling.** Dwellings which are attached vertically or horizontally. Attached Dwellings may be rented, sold as condominiums or as individually deeded lots. CCRC's shall not be within the definition of Attached Dwellings and, as such, all references in this ordinance to Attached Dwellings shall exclude CCRC's.

**Block(s):** Any one or any combination of (i) the Michigan Road Frontage Use Block, (ii) Professional Office Use Block, (iii) the Village Core Use Block and (iv) the Residential Estate Use Block as depicted on Exhibit 3 (Use Block Plan) or as context requires.

**Building:** A structure having a roof supported by columns and walls, for the shelter, support, enclosure or protection of persons, animals, chattel, or property. When separated by party walls, each portion of such a building may be considered a separate Building.

**Building Height:** The vertical distance from the first finished floor elevation to the highest point of the roof, excluding parapet walls, and entry elements for a flat roof, to the deck line of a mansard roof and to the mean height between the eaves and the ridge for gable, hip and gambrel roofs.

**Building, Multi-tenant, Ground Floor:** An Office or Commercial Building, occupied by

two (2) or more businesses.

BZA: The Town's Board of Zoning Appeals

Commercial Building(s): Any Building, occupied primarily by any Retail and Service or Cultural/Entertainment Use. Office buildings and Dwellings are not within this definition of Commercial Buildings.

Concept Plan: The Concept Plan attached hereto and incorporated herein by reference as Exhibit 2 (Concept Plan). The Concept Plan conceptually illustrates one of the many possible layouts of the internal drives, Building areas, Buildings, and parking areas permitted by this The Farm Ordinance. Subject to the definition of Block(s) and Section 13.10 above, the Concept Plan is conceptual and preliminary, only, and the final site plan(s) shall comply with the Development Requirements but may vary from the Concept Plan in all respects and, as such, by way of example only and not by way of limitation, use areas may vary and the size, location, and configuration of walkways, drives, building pads, landscape areas and parking areas may change.

Conceptual Character Imagery: These comprise photographs, elevations and renderings and are intended to generally and conceptually illustrate an application of the Development Requirements and elements of the anticipated character of The Farm District. Conceptual Character Imagery are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. For instance, final Buildings designs will comply with the Architectural Standards but will likely vary from the Conceptual Character Imagery of Buildings. The Conceptual Character Imagery establishes a benchmark for the architecture and design of the Buildings.

Continuing Care: The provision of lodging, nursing, medical or other health related services to an individual pursuant to an agreement effective for the life of the individual or for a period greater than one year.

Continuing Care Retirement Community ("CCRC"): A place where Continuing Care is provided to senior citizens and which may include support services and facilities, including without limitation, (i) indoor recreation (including swimming pool, solarium and lounges), (ii) physical therapy, (iii) entertainment rooms, (iv) exercise rooms, (v) libraries, (vi) computer rooms, (vii) kitchen, food service, and dining rooms, (viii) automatic teller machines, (ix) administrative offices, (x) storage spaces, (xi) chapels, (xii) gift shops, (xiii) hair stylist/barber shops, and (xiv) assisted living and/or nursing beds. As a use a CCRC is permitted and regulated as and under the category of a Nursing/Retirement/Convalescent Facility set forth in the Exhibit 4 (Use Table).

Controlling Developer: The Controlling Developer shall mean Pittman Investors, LLC, until the earlier of (i) Pittman Investors, LLC no longer owns any portion of the Real Estate; or, (ii) Pittman Investors, LLC transfers or assigns, in writing, its rights as Controlling Developer. Such Rights may be transferred by the Controlling Developer, in its sole discretion, in whole or in part, but only by a written instrument, signed by the Controlling Developer.

County: Boone County, Indiana.

Cultural / Entertainment Uses: The Uses identified on Exhibit 4 (the Use Table) under the heading of Cultural / Entertainment Uses.

Declaration(s) of Covenants: Declaration(s) of Covenants, Conditions and Restrictions applicable to the Real Estate, or any portion thereof, which may be prepared and recorded by the Controlling Developer in the office of the Recorder of Hamilton County, Indiana, and which may, from time to time, be amended.

Department: The Town of Zionsville Planning Department.

Detached Dwelling: A Dwelling that is not attached to another Dwelling and is developed with no party-walls and with open yards on at least three sides. The term Detached Dwelling does not include mobile homes, recreational or motor vehicles.

Development Plan ("DP"): A specific plan for the development of the Real Estate, or any portion thereof, that contains the plan documentation and supporting information required, including but not limited to the site plan, overall plan, building elevations, sign plan, landscape plan and lighting plan, which is submitted for approval, showing proposed locations of site improvements, facilities, buildings, structures, and elevations.

Development Requirements: Written development standards and any written requirements specified in The Farm Ordinance, which must be satisfied in connection with the approval of a Development Plan.

Development Standards Matrix: Exhibit 5 (Development Standards Matrix) identifying the bulk requirements applicable to each Block.

Director and/or Director, Plan: The director of Planning & Economic Development for the Town of Zionsville, Indiana.

Dwelling: A portion of a building intended for occupancy by a residential user. A Dwelling includes an Attached Dwelling. Dwelling does not include a living unit within a CCRC.

Dwelling Building: A Building comprised primarily of Dwellings.

Gross Floor Area or GFA: The sum of the total horizontal areas of the several floors of a building(s), measured from the interior faces of exterior walls. The term Gross Floor Area shall include basement, elevator shafts, stairwells of each story and garages. Floor space used for mechanical equipment, attic space, interior balconies, and mezzanines shall be excluded.

Home Occupation: An Accessory Use conducted in an Attached Dwelling or Detached Dwelling that is clearly incidental and secondary to the Use of the Dwelling for dwelling purposes.

Loft: One or more rooms which are connected together and located above the first floor of any building in the Village Core Use Block occupied by a non-residential use and which (i) are arranged, designed, used, and intended for use by one or more human beings for owner occupancy, rental or lease on a monthly or longer basis, and (ii) include lawful cooking,

eating, sleeping space and sanitary facilities reserved solely for the occupants thereof.

Material Alteration: Any change to any plan approved as part of a Development Plan that involves the substitution of one material, species, element, etc. for another of equivalent quality.

Minor Alteration: Any change to any plan approved as part of a Development Plan and/or the Use Block Plan that involves the revision of less than fifteen percent (15%) of the plan's total area or approved materials and cannot include an increase in the amount of approved units, an increase in the amount of approved retail square footage, an increase in the amount of approved office square footage, a decrease in the amount of required open space, or the elimination of required plantings.

Michigan Road Frontage Use Block: What is identified on Exhibit 3 (the Use Block Plan) as the "Michigan Road Frontage Use Block".

Office Building: Any Building, occupied primarily by any Office Uses, other than a sales/rental office for the sales and/or rental of Dwellings located temporarily in Dwellings.

Office Uses: The Uses identified on the Use Table under the heading of Office Uses.

Open Space: An area of land not covered by Buildings, parking structures, parking lots, or Accessory Structures except for recreational structures. Open Space may include nature areas, streams, creeks, ponds and floodplains, meadows or open fields containing baseball, football and soccer fields, swimming pools, bicycle paths, green belt buffers, plazas etc. Open Space does not include street right-of-way, platted residential lot area, private yards.

Owners Association(s): Owners Association(s) established by the Declaration(s) of Covenants.

Parking Space: An area, unenclosed or enclosed in a Building or in an Accessory Building, permanently reserved for the temporary storage of one automobile and connected with a street or alley.

Plan Commission: The Zionsville Plan Commission.

Professional Office Use Block: What is identified on Exhibit 3 (the Use Block Plan) as the "Professional Office Use Block".

Real Estate: The Real Estate legally described in Exhibit 1 (Legal Description).

Residential Building: Any Building, occupied primarily by any residential uses.

Residential Estate Use Block: What is identified on Exhibit 3 (the Use Block Plan) as the "Residential Estate Use Block".

Retail & Service Uses: The Uses identified on the Exhibit 4 (Use Table) under the heading of Retail & Service Uses.

Sign: Any type of sign as further defined and regulated by this The Farm Ordinance and Article 6 of the Zoning Ordinance. Any structure, fixture, placard, announcement, declaration, device demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.

Sign Area: The area of a sign shall be computed to include the area within a combination of the smallest regular geometric forms together containing the copy and the logo of the sign. Maximum sign area as defined in Exhibit 15 shall be the maximum sign area for each side of a multi-sided sign. Frames and structures, including decorative, colored and lit backgrounds, not containing advertising matter shall not be included in the computation of sign area.

Sign, Directory: A sign identifying the names and locations of the occupants of a building. A directory sign may utilize Changeable Copy. For the purpose of this Ordinance a directory sign is not counted as a Ground Sign even if it is supported from the ground.

Sign, Height of Ground: The vertical distance measured from the ground level upon which the sign is established to the height of the upper limit of the Sign Area.

Sign, Identification: A sign that is limited to the name and/or address of a building, institution or person; to the activity carried on in the building or institution; the occupation of the person; and/or the logo.

Sign, Porch: A sign attached to a porch or overhang.

Sign, Projecting: A sign attached to and support by a Building and which extends out at any angle there from.

Substantial Alteration: Any change to any plan approved as part of a Development Plan and/or the Use Block Plan that involves the revision of fifteen percent (15%) or more of the plan's total area or approved materials.

Town: The Town of Zionsville, Indiana.

Use Block Plan: The Use Block Plan attached hereto and incorporated herein by reference as Exhibit 3 (Use Block Plan) illustrating the Michigan Road Frontage Use Block, the Professional Office Use Block, the Village Core Use Block, and the Residential Estate Use Block.

Use Table: The Use Table attached hereto and incorporated herein by reference as Exhibit 4 (Use Table) identifying the Blocks and the Uses permitted within each Block.

User: An owner or tenant of a particular area within The Farm District.

Village Core Use Block: What is identified on Exhibit 3 (the Use Block Plan) as the "Village Core Use Block".

Zone Map: The Town's official Zone Map corresponding to the Zoning Ordinance.

Zoning Ordinance: Town of Zionsville Zoning Ordinance, as amended.


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Introduced and filed on the 5<sup>th</sup> day of AUGUST, 2013.

**DULY PASSED AND ADOPTED** this 5<sup>th</sup> day of AUGUST, 2013, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of 6 in favor and 0 opposed.

TOWN OF ZIONSVILLE, INDIANA

BY ITS TOWN COUNCIL

  
\_\_\_\_\_

Jeff Papa, President

\_\_\_\_\_

For

Opposed

\_\_\_\_\_  
Timothy R. Haak

\_\_\_\_\_

For

Opposed

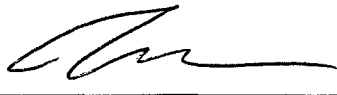
  
\_\_\_\_\_

Elizabeth Hopper

\_\_\_\_\_

For

Opposed

  
\_\_\_\_\_

Thomas A. Schuler

\_\_\_\_\_

For

Opposed

Steven W. Mundy

Steven W. Mundy

For

Opposed

Susana Suarez

Susana Suarez

For

Opposed

Candace L. Ulmer

Candace L. Ulmer

For

Opposed

ATTEST:

John J. Yeo

John J. Yeo, Clerk-Treasurer



# EXHIBIT 1

## *LEGAL DESCRIPTION*

A part of the northeast quarter and a part of the east half of the northwest quarter of Section 1, Township 17 North, Range 2 East of the Second Principal Meridian, more particularly described as follows: Beginning at the southwest corner of the northeast quarter of said Section 1; thence assuming the bearing of the west line of said quarter section to be north; run thence north along and with said west line 1315.20 feet to a point which is 25.60 feet south of the northwest corner of the southwest quarter of said northeast quarter section; thence south 86 degrees 00 minutes west 190.30 feet; thence north 47 degrees 00 minutes west a measured distance of 407.17 feet to a point in the center line of State Highway No. 334 as the same is now established; thence north 43 degrees 00 minutes east along and with said center line 30.00 feet; thence south 47 degrees 00 minutes east a measured distance of 398.54 feet, more or less to a point which is south 85 degrees 42 minutes west 185.80 feet from a point which is 10 feet north of the northwest corner of the southwest quarter of the northeast quarter of said Section 1; thence north 85 degrees 42 minutes east 185.80 feet to a point on the east line of aforesaid northwest quarter, said point being 10.00 feet north of the northwest corner of the southwest quarter of the northeast quarter of said section; thence north 87 degrees 32 minutes east 166.30 feet; thence north 84 degrees 46 minutes east 410.50 feet; thence north 0 degrees 33 minutes west 17.85 feet; thence north 39 degrees 31 minutes east 261.40 feet; thence north 8 degrees 51 minutes east 651.80 feet; thence north 47 degrees 19 minutes west 490.95 feet to a point in the center line of State Highway No. 334 as the same is now established; thence north 43 degrees 33 minutes east along and with said center line 48.31 feet; thence northeastwardly along and with said center line and on a 9 degree 00 minutes curve to the right a distance of 497.59 feet; thence north 88 degrees 20 minutes east tangent to the last described curve at the last above described point a measured distance of 965.60 feet to the point of intersection of the aforesaid center line of State Highway No. 334 and the center line of U. S. Highway No. 421 as the same is now established and improved; thence south 24 degrees 51 minutes east along and with the center line of said U. S. Highway No. 421 a distance of 1049.50 feet; thence south 23 degrees 30 minutes east along and with said center line 375.95 feet to the point where said center line crosses the south line of the north half of the northeast quarter of said Section 1; thence south 85 degrees 29 minutes west along and with said south line 1164.60 feet to the northeast corner of the southwest quarter of the northeast quarter aforesaid; thence south 0 degrees 38 minutes west along and with the east line of said quarter section 1346.30 feet to the southeast corner thereof; thence south 84 degrees 55 minutes west along and with the south line of the northeast quarter of aforesaid Section 1 a distance of 1335.45 feet to the place of beginning. Subject to legal highways, rights of way and easements.

EXCEPT the following described property, to-wit:

Beginning at a 1 1/2" iron pipe found marking the Southwest corner of said Northeast Quarter Section; thence North 01 degrees 27 minutes 27 seconds East (assumed bearing) by deed along the West line thereof 1313.60 feet (measured) 1315.20 feet (deed) to a 1" iron pipe (found) which is by deed 25.60 feet South 01 degrees 27 minutes 27 seconds West from the Northwest corner of the Southwest Quarter of said Northeast Quarter Section; thence South 87 degrees 27 minutes 27 seconds West 190.36 feet (measured) 190.30 feet (deed); thence North 45 degrees 10 minutes 39 seconds West 408.63 feet (measured) 407.17 feet (deed) to a point on the center line

of State Highway #334 as located May, 1984; thence along said center line North 44 degrees 59 minutes 10 seconds East 30.00 feet; thence South 45 degrees 10 minutes 39 seconds East 387.44 feet (measured to a 1" iron pipe (found)); thence 398.54 feet (deed) which is South 87 degrees 33 minutes 44 seconds West 185.11 feet (measured ) 185.80 feet (deed) from a H" iron pipe (found) which is by deed North 01 degrees 41 minutes 36 seconds East 10,00 feet from the Northwest corner of the Southwest Quarter of said Northeast Quarter; thence North 87 degrees 33 minutes 44 seconds East 185.11 feet to said 1/2" iron pin (found); thence North 89 degrees 06 minutes 54 seconds East 164.56 feet to a 1 1/2" iron pipe (found); thence North 86 degrees 11 minutes 54 seconds East 219,85 feet to a point in the approximate center line of Long Branch creek (the next eighteen (18) courses are along the approximate center line of said Long Branch creek); (1) thence South 50 degrees 44 minutes 45 seconds East 85.00 feet; (2) thence South 33 degrees 24 minutes 20 seconds East 85.00 feet; (3) thence South 69 degrees 33 minutes 36 seconds East 150.00 feet; (4) thence South 08 degrees 58 minutes 15 seconds East 90.00 feet; (5) thence North 89 degrees 15 minutes 45 seconds East 100.00 feet; (6) thence North 46 degrees 30 minutes 00 seconds East 40.00 feet; (7) thence North 24 degrees 36 minutes 00 seconds East 40.00 feet; (8) thence North 69 degrees 15 minutes 00 seconds East 65.00 feet; (9) thence North 87 degrees 12 minutes 45 seconds East 60.00 feet; (10) thence South 34 degrees 34 minutes 15 seconds East 30.00 feet; (11) thence South 06 degrees 41 minutes 30 seconds East 45.00 feet; (12) thence South 09 degrees 12 minutes 00 seconds West 25.00 feet; (13) thence South 65 degrees 50 minutes 30 seconds East 45.00 feet; (14) thence North 84 degrees 50 minutes 00 seconds East 25.00 feet; (15) thence North 69 degrees 20 minutes 00 seconds East 50.00 feet; (16) thence North 65 degrees 36 minutes 00 seconds East 185.00 feet; (17) thence North 79 degrees 36 minutes 00 seconds East 95.00 feet; (18) thence North 56 degrees 57 minutes 52 seconds East 47.34 feet to a point which lies South 01 degrees 49 minutes 39 seconds West 198,46 feet from a stone found at the Northeast corner of the Southwest Quarter of said Northeast Quarter Section (by deed, on the East line of the Southwest Quarter of said Northeast Quarter Section); thence South 01 degrees 43 minutes 39 seconds West (by deed along said East Quarter Quarter line) 1148.38 feet to a point (by deed, Southwest corner of said Quarter Quarter Section); thence South 86 degrees 21 minutes 02 seconds West (by deed, along the South line of said Quarter Quarter Section) 1335.45 feet to the Point of Beginning.

Containing in all 52.159 acres, more or less.

ALSO EXCEPT, that portion of the above-described property acquired by the State of Indiana under Cause No. 06D01- 0011-CP-398, recorded June 5, 2003 as Instrument No. 0302306, described as follows:

A part of the Northeast Quarter of Section 1, Township 17 North, Range 2 East of the Second Principal Meridian, Boone County, Indiana, described as follows:

Commencing at the northeast corner of the Southwest Quarter of said quarter section; thence North 85 degrees 13 minutes 57 seconds East 1164.60 feet (distance taken from Deed Record 221, page 889) along the southern line of the North Half of said quarter section to the centerline of U.S. 421 and the southeast corner of the owners' land; thence South 85 degrees 13 minutes 57 seconds West 15.934 meters (52.28 feet) along said southern line of said half-quarter section to the southwestern boundary of said U.S. 421 and the POINT OF BEGINNING of this description: thence South 85 degrees 13 minutes 57 seconds West 30.705 meters (100.74 feet) along the

southern line of said half-quarter section; thence North 41 degrees 49 minutes 16 seconds East 8.423 meters (27.63 feet); thence North 2 degrees 56 minutes 56 seconds East 16.293 meters (53.45 feet); thence North 22 degrees 53 minutes 47 seconds West 63.394 meters (207.99 feet); thence North 16 degrees 39 minutes 31 seconds West 56.094 meters (184.04 feet); thence North 24 degrees 51 minutes 29 seconds West 80.000 meters (262.47 feet); thence North 23 degrees 31 minutes 33 seconds West 43.012 meters (141.12 feet); thence North 13 degrees 34 minutes 07 seconds East 7.659 meters (25.13 feet) to the southwestern boundary of said U.S. 421; thence South 24 degrees 51 minutes 29 seconds East 184.521 meters (605.38 feet) along said southwestern boundary of U.S. 421; thence continuing along said boundary Southeasterly 91.693 meters (300.83 feet) along an arc to the right and having a radius of 1730.653 meters (5678.00 feet) and subtended by a long chord having a bearing of South 23 degrees 20 minutes 25 seconds East and a length of 91.682 meters (300.79 feet) to the point of beginning and containing 0.266 hectares (0.658 acres), more or less.

and

A part of the Northeast Quarter of Section 1, Township 17 North, Range 2 East of the Second Principal Meridian, Boone County, Indiana, described as follows: Commencing at the northeast corner of the Southwest Quarter of said quarter section; thence North 85 degrees 13 minutes 57 seconds East 1164.60 feet (distance taken from Deed Record 221, page 889) along the southern line of the North Half of said quarter section to the centerline of U.S. 421 and the southeast corner of the owners' land; thence South 85 degrees 13 minutes 57 seconds West 15.934 meters (52.28 feet) along said southern line of said half-quarter section to the southwestern boundary of said U.S. 421; thence along said southwestern boundary of U.S. 421 Northwesterly 91.693 meters (300.83 feet) along an arc to the left and having a radius of 1730.653 meters (5678.00 feet) and subtended by a long chord having a bearing of North 23 degrees 20 minutes 25 seconds West and a length of 91.682 meters (300.79 feet); thence continuing along said boundary North 24 degrees 51 minutes 29 seconds West 255.521 meters (838.32 feet) to the POINT OF BEGINNING of this description; thence North 33 degrees 03 minutes 08 seconds West 40.413 meters (132.59 feet); thence North 33 degrees 56 minutes 54 seconds West 25.318 meters (83.06 feet); thence North 68 degrees 10 minutes 17 seconds West 20.225 meters (66.35 feet); thence South 88 degrees 35 minutes 31 seconds West 105.000 meters (344.49 feet); thence North 88 degrees 32 minutes 44 seconds West 40.050 meters (131.40 feet); thence South 88 degrees 45 minutes 37 seconds West 118.865 meters (389.98 feet); thence South 83 degrees 06 minutes 52 seconds West 28.194 meters (92.50 feet); thence Southwesterly 56.560 meters (185.56 feet) along an arc to the left and having a radius of 205.500 meters (674.21 feet) and subtended by a long chord having a bearing of South 68 degrees 14 minutes 41 seconds West and a length of 56.381 meters (184.98 feet); thence South 51 degrees 20 minutes 35 seconds West 28.196 meters (92.51 feet); thence South 44 degrees 22 minutes 56 seconds West 37.481 meters (122.97 feet) to the southwest line of the owners land; thence North 47 degrees 22 minutes 51 seconds West 5.334 meters (17.50 feet) along said southwest line to the southeastern boundary of State Road 334; thence North 43 degrees 35 minutes 29 seconds East 15.960 meters (52.36 feet) along said southeastern boundary of State Road 334; thence continuing along said boundary Northeasterly 142.696 meters (468.16 feet) along an arc to the right and having a radius of 182.098 meters (597.43 feet) and subtended by a long chord having a bearing of North 66 degrees 02 minutes 26 seconds East and a length of 139.073 meters (456.28 feet); thence continuing along said boundary North 88 degrees 31 minutes 29 seconds East 281.586 meters (923.84 feet) to the southwestern boundary of U.S. 421; thence South 24 degrees 51 minutes 29 seconds East 75.472

meters (247.61 feet) along said southwestern boundary of U.S. 421 to the point of beginning and containing 0.222 hectares (0.550 acres), more or less.

Exhibit A Description of Schedule A of Meridian Title Corporation File No. 12-8483, dated February 27, 2012:

Parcel I: Part of the Northeast Quarter of Section 1, Township 17 North, Range 2 East in Boone County, Indiana, more particularly described as follows: Commencing at the common Northwesterly corner of Block "B" and Block "C" in Long Brook, the plat of which was recorded November 6, 1984 in Plat Book 6, pages 61 and 62 in the Office of the Recorder of Boone County, Indiana; thence North 89°06'54" East (assumed bearing) along the Northerly line of said Block "B", 118.69 feet to a 1 1/2" iron pipe found, which is the point of beginning; thence North 01°51'46" East parallel with the West line of said Northeast Quarter Section 621.04 feet to a 5/8 inch diameter rebar with a yellow plastic cap stamped "P.I. Cripe, Inc." (hereinafter referred to as a "rebar"); thence North 80°00'00" East, 193.51 feet to a "rebar"; thence South 73°30'07" East, 70.82 feet to a "rebar"; thence South 23°14'02" East, 86.90 feet to a "rebar"; thence North 90°00'00" East, 40.00 feet to a "rebar"; thence South 00°00'00" East, 234.12 feet to a "rebar"; thence South 11°39'01" East, 281.05 feet to a 1" iron pipe found at an existing fence corner; thence South 01°08'47" West along an existing fence line 17.78 feet to a 1" iron pipe found; thence South 86°11'54" West along said fence line 410.24 feet to the point of beginning, containing 5.02 acres, more or less.

Parcel II: An ingress-egress easement 25.0 feet wide by parallel lines being a part of the Northeast Quarter of Section 1, Township 17 North, Range 2 East in Boone County, Indiana, the center line of which is more particularly described as follows: Commencing at the common Northwesterly corner of Block "B" and Block "C" in Long Brook, the plat of which was recorded November 6, 1984 in Plat Book 6, pages 61 and 62 in the Office of the Recorder of Boone County, Indiana; thence North 89°06'54" East (assumed bearing) along the Northerly line of said Block "B", 118.69 feet to a 1 1/2" iron pipe found; thence North 01°41'46" East parallel with the West line of said Northeast Quarter Section 917.61 feet to a point on the center line of State Road 334 as located May 1984 and February 1988; thence North 44°59'10" East along said center line 146.05 feet to the point of beginning; thence South 43°09'16" East, 146.05 feet to a curve having a radius of 175.00 feet, the radius point of which bears South 46°50'44" West; thence Southerly along said curve 174.01 feet to a point which bears South 76°10'59" East from said radius point; thence South 13°49'01" West, 112.47 feet to a point on the Northerly line of the above described 5.02 acre tract of land and there terminating.

Parcel III: Part of the Northeast Quarter of Section 1, Township 17 North, Range 2 East in Boone County, Indiana, more particularly described as follows: Commencing at the common Northwesterly corner of Block "B" and Block "C" in Long Brook, the plat of which was recorded November 6, 1984 in Plat Book 6, pages 61 and 62 in the Office of the Recorder of Boone County, Indiana; thence North 89°06'54" East (assumed bearing) along the Northerly line of said Block "B", 118.69 feet to a 1 1/2 inch iron pipe found, which is the Southwest corner of a 5.02 acre tract of land described in a Quitclaim Deed recorded as Instrument No. 200010100173 in the said Recorder's Office; thence North 01°51'46" East along the West line of said tract and parallel with the West line of the said Northeast Quarter Section, 621.04 feet to a 5/8 inch diameter rebar with a yellow plastic cap stamped "P.I. Cripe, Inc." (hereinafter referred to as a

"rebar") at the Northwest corner of said tract, which is the point of beginning of this description; thence continuing North 01°51'46" East parallel with the West line of the said Northeast Quarter Section, 296.57 feet to a point on the center line of State Road 334 as located May, 1984 and February, 1988; thence North 44°59'10" East along said center line, 196.07 feet; thence South 43°09'16" East, 198.28 feet; thence South 11°09'53" East, 112.98 feet; thence South 06°16'00" East, 247.44 feet to a "rebar" marking the Northeast corner of the aforesaid 5.02 acre tract (the next four courses are along the North line of said tract); 1) thence South 90°00'00" West, 40.00 feet to a "rebar"; 2) thence North 23°14'02" West, 86.90 feet to a "rebar"; 3) thence North 73°30'07" West, 70.82 feet to a "rebar"; 4) thence South 80°00'00" West, 193.51 feet to the point of beginning, containing 2.451 acres, more or less.

Parcel IV: Part of the Northeast Quarter of Section 1, Township 17 North, Range 2 East in Boone County, Indiana, more particularly described as follows: Commencing at the common Northwesterly corner of Block "B" and "C" in Long Brook, the plat of which was recorded November 6, 1984 in Plat Book 6, pages 61 and 62 in the Office of the Recorder of Boone County, Indiana; thence North 89°06'54" East (assumed bearing) along the Northerly line of said Block "B", 118.69 feet to a 1 1/2 inch iron pipe found, which is the Southwest corner of a 5.02 acre tract of land described in Quitclaim Deed recorded as Instrument No. 20010100173 in the said Recorder's Office; thence North 01°51'46" East, along the West line of said tract and parallel with the West line of the said Northeast Quarter Section, 621.04 feet to a 5/8 inch diameter rebar with a yellow plastic cap stamped "P.I. Cripe, Inc." (hereinafter referred to as a "rebar") at the Northwest corner of said tract, which is also the Southwest corner of a 2.451 acre tract of land described in Quitclaim Deed recorded as Instrument No. 201000009879 in the said Recorder's Office (the next two courses are along the boundary line of said 2.451 acre tract of land); 1) thence continuing North 01°51'46" East parallel with the West line of the said Northeast Quarter Section, 296.57 feet to a point on the center line of State Road 334 as located May, 1984 and February, 1988; 2) thence North 44°59'10" East along said center line, 196.07 feet to the point of beginning of this description; thence continuing North 44°59'10" East along said center line, 239.61 feet to the intersection with the extension Northerly of an existing fence line; thence along said extension and said fence line, South 45°50'39" East, 489.97 feet; thence along said fence line, South 09°38'31" West, 650.63 feet to a 1 inch iron pipe found; thence along said fence line, South 40°49'42" West, 261.07 feet to a 1 inch iron pipe found at an angle point in the East line of the aforesaid 5.02 acre tract of land (the next two courses are along East line of the said 5.02 acre tract of land); 1) thence North 11°39'01" West, 281.05 feet to a "rebar"; 2) thence North 00°00'00" West, 234.12 feet to a "rebar" at the Northeast corner of said tract, which is also the Southeast corner of the aforesaid 2.451 acre tract of land (the next three courses are along the East line of said 2.451 acre tract of land); 1) thence North 06°16'00" West, 247.44 feet; 2) thence North 11°09'53" West, 112.98 feet; 3) thence North 43°09'16" West, 198.28 feet to the point of beginning, containing 6.824 acres, more or less. EXCEPT: A part of the Northeast Quarter of Section 1, Township 17 North, Range 2 East of the Second Principal Meridian, Boone County, Indiana, described as follows: Commencing at the common Northwesterly corner of Block "B" and Block "C" in Long Brook, the plat of which was recorded November 7, 1984 in Plat Book 6, pages 61 and 62 in the Office of the Recorder of Boone County, Indiana; thence along the Northerly line of said Block "B" North 89°06'54" East (assumed bearing), 118.69 feet to a 1 1/2 inch iron pipe found; thence parallel with the West line of said Northeast Quarter Section, North 01°51'46" East, 917.61 feet to a point on the center line of State Road 334 as located May, 1984

and February, 1988; thence along said center line, North 44°59'10" East, 435.68 feet to the intersection with the extension Northerly of an existing fence line (the foregoing portion of this description, beginning with the words "Commencing at", is taken from Instrument # 9710162) and the North corner of the owner's land; thence South 47°22'51" East, 12.194 meters (40.01 feet) along the Northeastern line of the owners' land to the Southeastern boundary of said State Road 334 and the point of beginning of this description; thence South 47°22'51" East, 5.334 meters (17.50 feet) along said Northeastern line; thence South 44°22'55" West, 0.263 meters (0.86 feet); thence thence South 49°57'09" West, 20.100 meters (65.94 feet); thence South 52°17'19" West, 20.199 meters (66.27 feet) to the Southeasterly boundary of said State Road 334; thence North 43°31'30" East, 40.116 meters (131.16 feet) along the boundary of said State Road 334 to the point of beginning and containing 0.012 hectares (0.028 acres), more or less. All bearings in this description which are not taken from pervious instruments are based on the bearing system for State Highway Project STP-135-2(008).

Parcel V: An ingress-egress easement 25.0 feet wide by parallel lines being a part of the Northeast Quarter Section 1, Township 17 North, Range 2 East in Boone County, Indiana, the center line of which is more particularly described as follows: Commencing at the common Northwesternly corner of Block "B" and Block "C" in Long Brook, the plat of which was recorded November 6, 1984 in Plat Book 6, pages 61 and 62 in the Office of the Recorder of Boone County, Indiana; thence North 89°06'54" East (assumed bearing) along the Northerly line of said Block "B", 118.69 feet to a 1 1/2 inch iron pipe found; thence North 01°51'46" East parallel with the West line of the said Northeast Quarter Section, 917.61 feet to a point on the center line of State Road 334 as located May, 1984 and February, 1988; thence North 44°59'10" East, along said center line 146.05 feet to the point of beginning; thence South 43°09'16" East, 146.05 feet to a curve having a radius of 175.00 feet the radius point of which bears South 46°50'44" West; thence Southeasterly along said curve 87.71 feet to a point which bears North 75°33'50" East from said radius point; thence South 62°40'00" East, 54.85 feet to the East line of the aforesaid 2.451 acre tract and there terminating. The side lines of the above described ingress-egress easement are to be lengthened or shortened to terminate on the East line of the aforesaid 2.451 acre tract.



EXHIBIT 2  
CONCEPT PLAN

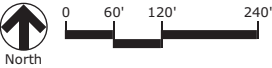




EXHIBIT 3  
USE BLOCK PLAN



- Residential Estate Use Block
- Village Core Use Block
- Michigan Road Frontage Use
- Professional Office Use





## EXHIBIT 4 – USE TABLE

### USE BLOCK LEGEND

VC = The Village Core Use Block  
 MR = The Michigan Road Frontage Use Block  
 PO = The Professional Office Use Block  
 RE = The Residential Estate Use Block

### LEGEND

P = Permitted  
 SU = Special Use  
 A = Accessory Use  
 Blank = Not Permitted

	USE BLOCKS			
Residential Uses	VC	MR	PO	RE
Larger Detached Dwellings				P
Smaller Detached Dwellings	P			P
Attached Dwellings – For Sale	P	P	P	
Attached Dwellings – For Rent	P	P	P	
Home Occupation	P	P	P	P
Bed & Breakfast Inn	P	P	P	
Model Home	P	P	P	P
Guest House				P
Boarding or Lodging House	P	P		
Nursing/Retirement/Convalescent Facility/ CCRC	P	P	P	
Private Swimming Pool, etc	A	A	A	A
Loft	P			
Amenity Area	P	P	P	P

Office Uses	VC	MR	PO	RE
Clinical or Medical Health Center	P	P	P	
Research Laboratory or Facility	P	P	P	
General Offices	P	P	P	
Professional Offices	P	P	P	
Training Facility	P	P	P	

Institutional Uses	VC	MR	PO	RE
Church/Temple/Places of Worship	P	P	P	
Hospital	P	P	P	
Surgery Center	P	P	P	
Urgent Care Facility	P	P	P	
Rehabilitation Facility	P	P	P	
Physical/Occupational Care	P	P	P	
Library	P	P	P	
Post Office	P	P		
Public Service/Government Facility	P	P	P	

<b>Educational Uses</b>	<b>VC</b>	<b>MR</b>	<b>PO</b>	<b>RE</b>
School, Trade or Business	P	P	P	
College or University	P	P	P	
Day Nursery/Day Care	P	P	P	
Kindergarten/Preschool	P	P	P	
Elementary or Secondary Education School	P	P	P	

<b>Retail &amp; Service Uses</b>	<b>VC</b>	<b>MR</b>	<b>PO</b>	<b>RE</b>
General Retail Sales	P	P	P	
General Service	P	P	P	
Adult Entertainment Business				
Automated Teller Machine (ATM)	P	P	P	
Automobile Service Station/Gas Station				
Automobile/Truck Repair (indoor)				
Café	P	P	P	
Car Wash		P		
Coffee Shop	P	P	P	
Commercial Kennel				
Delicatessen	P	P	P	
Drug Store	P	P	SU	
Dry Cleaning Establishment (w/out on-site plant)	P	P	SU	
Equipment Sales/Repair (indoor)	P	P		
Financial Institution (with drive-thru)	P	P	SU	
Financial Institution (without drive-thru)	P	P	P	
Food Stand	P	P	SU	
Funeral Home/Mortuary/Crematory	P	P	SU	
Grocery Store	P	P	SU	
Roadside Sales Stand	P	P		
Veterinary Hospital with commercial kennel				
Veterinary Hospital without commercial kennel	P	P	P	
Wholesale Sales	P	P	P	

<b>Cultural/Entertainment Uses</b>	<b>VC</b>	<b>MR</b>	<b>PO</b>	<b>RE</b>
Art Gallery	P	P	P	
Art & Music Center	P	P	P	
Hotel	P	P		
Indoor Theater	P	P		
Outdoor Theater	P	P		
Catering Establishment	P	P	P	
Restaurant, without drive-thru sales	P	P	P	
Restaurant, with walk-up/drive-thru food sales		P		
Meeting or Party Hall	P	P	P	
Museum	P	P	P	
Tavern/Brewpub/Microbrewery	P	P	SU	

<b>Recreational</b>	<b>VC</b>	<b>MR</b>	<b>PO</b>	<b>RE</b>
Commercial Recreational Facility, Indoor	P	P	P	
Commercial Recreational Facility, Outdoor	P			
Community Center	P	P	P	P
Country Club	P	P	P	
Golf Course				
Health/Fitness Facility	P	P	P	
Open Space	P	P	P	P
Private Club or Lodge	P	P	P	
Private Recreational Facility	P	P	P	
Park, Public	P	P	P	
Riding Stable				A

<b>Miscellaneous</b>	<b>VC</b>	<b>MR</b>	<b>PO</b>	<b>RE</b>
Artificial Lake or Pond (non-platted)	P	P	P	P

<b>Temporary Uses</b>	<b>VC</b>	<b>MR</b>	<b>PO</b>	<b>RE</b>
Construction Facility	P	P	P	P
Display, Outdoor	P	P	P	P
Model Homes	P	P	P	P
Sales, Outdoor	P	P	P	
Sales, Seasonal Outdoor	P	P	P	
Special Event, Outdoor	P	P	P	P

<b>Transportation &amp; Communication Uses</b>	<b>VC</b>	<b>MR</b>	<b>PO</b>	<b>RE</b>
Antenna <sup>2</sup>	A	A	A	
Collocated Antenna <sup>2</sup>	A	A	A	
Radio and/or Television Studio	A	A	A	
Radio/Television Transmission Antenna <sup>2</sup>	A	A		
Wireless Telecommunications Antenna or Tower <sup>2</sup>	P	P		
Commercial Parking Lot	P	P	P	
Commercial Parking Structure	P	P		
Private Parking Structure	P	P		
Private Parking Area	A	A	A	A
Private Helicopter Landing/Service Facility				

<sup>2</sup> If visually integrated with or camouflaged on or within another structure (including but not limited to a chimney stack, church spire, light standard, monument, penthouse, power line support device, or clock tower)

Special Use (SU) – designates uses within the Professional Office Use Block that are only permitted east of or adjacent to the full access entrance to The Farm District on Sycamore Street.

NOTE: The uses specified in this table which are not defined in this The Farm Ordinance shall have the meaning, if any, ascribed to them in the Zoning Ordinance.

## EXHIBIT 5 – Development Standards Matrix

Standard	Village Core Use Block	Michigan Road Use Block	Professional Office Use Block	Residential Estate Use Block
Minimum Building Setback from Michigan Road	NA	15'	NA	NA
Minimum Building Setback from Sycamore Street	NA	20'	20'	50'
Minimum Front Yard Setback	0'	0'	0'	25'
Minimum Side/Rear Yard Setback	0'	10'	10'	15'
Minimum Distance Between Buildings	0'	20'	20'	30'
Maximum Building Height when Building is NOT adjacent to Sycamore Street	50'	40'	35'	35'
Maximum Building Height when Building is adjacent to Sycamore Street	NA	35'	35'	35'
Maximum Retail Building Gross Floor Area (Square Feet)	65,000	65,000	25,000	NA

NOTE: All standard measurements are provided in feet unless otherwise noted.

## **Exhibit 6**

### **Architectural Standards**

#### **Part 1. Guidelines and Objectives:**

- A. The purpose of these architectural guidelines is to establish design parameters for the development of The Farm District.
- B. These guidelines describe an architectural style with a flexible design framework where diverse and creative solutions can coexist in a pleasant and harmonic environment.

#### **Part 2. Design Philosophy:**

- A. The design philosophy is intended to create a unique, inviting and visually stimulating environment that provides an opportunity to live, work and shop in a highly esteemed mid-western community. Bike and pedestrian paths, outdoor dining, shopping, and an amenity area offer social, physical and educational activities for the neighborhood. Ultimately the objective in design is to create an environment that is safe, friendly, dynamic, inter-generational and is perceived as a center of activity for the community.
- B. The contemporary Midwestern architecture style will be used as a pattern language to guide the commercial architecture and to support a casual lifestyle. The residential architectural styles will emphasize variation and will include Midwest main street, New England and other complementary styles.
- C. Symbolic architectural elements at the entries will create gateways that invite the community and define the unique character from which this development derives its name.
- D. Buildings located within the Professional Office Use Block and the Michigan Road Frontage Use Block shall be oriented so that a rear façade is not parallel to and facing Sycamore Street or Michigan Road.

#### **Part 3. Architectural Style:**

- A. General:
  - 1. The overall architectural treatment of the Commercial Buildings shall be inspired by the contemporary Midwestern style derived from the mainstreet architecture found throughout the Midwest. The horizontal lines of this style evoke and relate to the natural landscape.

2. To avoid visual fatigue and to increase the sense of authenticity, the design offers a range of variation on the theme. Facades shall be formed in various proportions by material changes along the length of Buildings, combining rhythmic and harmonious elements in a holistic composition. The variations support the concept of an environment built over time, like any healthy town.
3. To enrich the composition, but in keeping with the quality of design, the Building design shall allow for the individual character of the various businesses to be expressed through elements such as signage, awnings, knee-wall and store front treatments.

B. Building Massing:

1. Flat or sloping roofs with overhangs or articulated cornices will be utilized in many instances in order to create a framework which will be enhanced with horizontal or vertical features to pronounce the focal points of the Buildings.
2. The dimensions and size of the Buildings are “human-scales” to properly relate to the user and to provide a sense of familiarity and comfort.
3. Building facades may be complemented with trellises, canopies and colonnades to create a diversity of experiences to be enjoyed by the user and to provide shelter from the elements.
4. All of these elements, strategically located, serve as visual landmarks to define public spaces and to enhance the sense of order.

C. Materials and Exterior Building Finishes:

1. All buildings shall be designed and constructed with building materials and colors to follow a consistent architectural theme. All exterior sides of the Building shall be finished in approved materials and colors. The selection of materials for The Farm shall be evaluated based on their permanence, ability to withstand weather conditions and visual appearance. Materials located in close contact with the public shall be more authentic in character, whereas materials placed above eight (8) feet may be more synthetic in nature.
2. Any number of materials may be used for the design of The Farm. The following is a list of acceptable materials:
  - a. Face brick
  - b. C.M.U. (concrete masonry units)
  - c. Concrete brick

- d. Glass block
- e. Cast Stone
- f. Poured concrete
- g. Precast concrete
- h. Colored/decorative concrete
- i. Limestone
- j. Simulated stone
- k. Terracotta
- l. Fiber Cement Siding
- m. Stained wood- only in locations minimally exposed to weather
- n. Stucco
- o. EIFS (limited to areas 8' above grade)
- p. Glass (clear, color, sand blast, etched, etc)
- q. Storefront (aluminum, wood, steel)
- r. Curtain wall
- s. Exposed structure
- t. Concrete, brick, or asphalt pavers
- u. Porcelain and/or ceramic tile
- v. Textured paint
- w. Clay or colored concrete roof tiles
- x. Dimensional asphalt shingle roof
- y. Standing seam metal roof
- z. Slate roof
- aa. Synthetic slate roof

D. Primary Facades: All primary facades of a Building, which for purposes of this Exhibit 6 is the Building façade of which the primary Building entrance exists, shall be designed with consistent style, detail and trim features. No Building façade shall extend for a distance greater than two (2) times its average height without a vertical offset, material change or color and texture change. No Building façade shall extend for a distance greater than five (5) times its height without a change in elevation. Articulation may also be achieved by a variety of roof planes and/or slopes. Primary facades shall incorporate Building elements such as lighting fixtures and changes in wall surfaces such as awnings, canopies, arcades, colonnades, alcoves, accents, windows, a variety of entry configurations, cornices, pilasters, columns or other Building elements that contribute to the human scale of the Building.

E. Secondary Facades: Side and rear facades shall be finished in colors similar to the colors of the primary facades. Secondary facades immediately adjacent to a primary façade shall wrap around the Building by incorporating Building materials and detailing of the primary façade for a minimum of 30 percent of the overall wall length, measured from the primary façade. At pass-throughs to parking lots, primary facades shall wrap around sides by 50 percent or more. No Building façade shall extend for a distance greater than three (3) times its average height without a vertical offset, material change, color

change or texture change. Secondary facades shall incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.

- F. Service Courts: Service courts shall include painted or integral colored masonry. A minimum of two (2) colors will be utilized. Colors shall be consistent with the base colors of the primary and/or secondary facades. Where portions of the service court wall(s) are exposed, additional enhancements will be incorporated that are consistent with the requirements for secondary facades.
- G. All rooftop HVAC equipment shall be screened from view from within the property when standing at ground level.
- H. Any visible roof penetrations for venting or other purposes shall be painted to match the surrounding color palette or be painted flat black.
- I. Fixed Awnings: Fixed awnings of fabric are encouraged, as they add complementary color and human scale to the street. Scalloped or straight edged valances must be free and attached at the top for authenticity.
- J. Fences and Screening: Fence construction along the front façade shall be decorative, such as wrought iron style, decorative wood, or a courtyard wall. Ground level mechanical/telecommunication equipment visible from a public street shall be screened with suitable landscaping, walls, or fencing in general architectural compatibility with the Building(s) with which it is associated.
- K. Colors:
  - 1. The overall color palette of The Farm is “warm and earthy” and inspired by the colors of the natural landscape.
  - 2. The colors have a strong bias toward beiges and ambers of the natural stone, and warm oranges and reds of the brick. To create visual vibrancy and interest, these colors may be complemented by colors of higher intensity.
  - 3. In specific situations, color variations may depart from the earth tones to allow for individual expression of users or to create desired “tension” effects. The color variations in these cases is limited to elements such as awnings, signage, banners and architectural details.



#### **Part 4. Design Categories:**

- A. In order to better identify the specific design intent for possible uses, these guidelines are divided into design categories associated with the different type of uses. These design categories encompass possible but not required uses in The Farm. The following is a list of such categories:

- |                                     |         |
|-------------------------------------|---------|
| 1. Retail                           |         |
| a. Grocery/Pharmacy                 | Part 5  |
| b. Secondary and Service Retail     | Part 6  |
| c. Retail Miscellaneous             | Part 7  |
| 2. Restaurants/Entertainment        | Part 8  |
| 3. Offices                          | Part 9  |
| 4. Residential                      | Part 10 |
| 5. Hospitality                      | Part 11 |
| 6. Amenities / Pedestrian Furniture | Part 12 |

#### **Part 5. Retail – Grocery / Pharmacy:**

- A. The design criteria outlined is intended to provide a design standard whereby larger footprint Buildings can be assimilated within the context of The Farm and facilitate the development's scale, connectivity, traffic patterns, walkability and image. The following is a list of design considerations to be followed:

1. Facades shall be articulated to reduce any massive scale or impersonal appearance. Facades shall be articulated through the use of (i) changes in the wall plane both horizontally and vertically, (ii) varying materials on the facades, (iii) changes in color of materials, (iv) variation in the fenestration and (v) patterning of the framing for the glazing.
  2. Buildings shall have architectural features and patterns that provide visual interest.
  3. Variation in rooflines is required in order to add interest.
  4. Entryway design elements and variations shall provide orientation and an aesthetically pleasing character to the Building.
  5. Weather protection elements are encouraged but not required in order to reduce Building scale and to provide shelter.
- B. Entrances for these retailers shall have a strong identification, by utilizing a change in massing, signage and/or color, yet shall be compatible with the remainder of The Farm.

## **Part 6. Secondary and Service Retail:**

- A. Smaller Retail and service-oriented shops shall enhance The Farm identity and provide useful amenities to inhabitants and visitors alike. The presence of small retail stores gives a friendly appearance by creating variety and expanding the range of site activities. Windows and window displays of such stores shall be used to contribute to the visual interest of exterior facades.
- B. The design of secondary and service retail shops shall give careful attention to detail at the storefront level, and shall include the following:
  - 1. Appropriately scaled entryway features including windows, doors, portals, arcades, recesses and overhanging projections.
  - 2. Attention to appropriate signage and lighting.
  - 3. Environmental and decorative graphics, which will be instrumental in establishing the character and identity of the storefront designs.
  - 4. Users shall be encouraged to have large quantities of transparency of storefronts and glazing, between piers, at a height varying from 10 feet to 14 feet from grade. Large expanses of blank walls shall be minimized along the storefront of individual businesses. The side and rear of buildings (non-storefront side of businesses) may include similar storefront treatment.
  - 5. Display windows shall be carefully designed and maintained and shall include frames and base elements.
  - 6. Façade materials shall be aesthetically pleasing and compatible with materials and colors used throughout The Farm.
- C. Awnings or canopies above storefronts are encouraged to protect shoppers from natural elements.
- D. All roof equipment must be screened from the pedestrian view. Sight line studies must be completed at all grade changes to ensure equipment concealment.
- E. The parapet height for a one-story Building shall be a minimum of twenty (20) feet at the Primary Facades and a minimum of eighteen (18) feet at the Secondary Facades.
- F. Only durable materials shall be placed from finish grade to eight (8) feet above. Durable materials shall not include EIFS products.

**Part 7. Retail – Miscellaneous:**

- A. A minimum of eight (8) feet clear width shall be maintained from storefront line to inside façade of any canopy column.
- B. A minimum of two feet from face of curb to outside face of any canopy column shall be maintained.

**Part 8. Restaurants / Entertainment:**

- A. Restaurants
  - 1. Restaurants are an important component of the fabric of The Farm. They provide indoor as well as outdoor activity and generate a sense of place.
  - 2. Prototype identity for established restaurants shall be compatible with the rest of the development. Service areas and rear facades shall be properly designed to maintain visual quality.
  - 3. Outdoor seating areas and patios are permitted and shall be encouraged.
  - 4. Service areas shall be properly screened.
  - 5. Exhaust and mechanical apparatus shall be carefully incorporated into the architecture of the Buildings.
  - 6. Criteria established for restaurants shall be used as a guideline for other entertainment uses.

**Part 9. Offices:**

- A. The offices component of The Farm shall enhance the vibrancy and appeal of the development by adding human activity at different hours of the day. The architectural style of the offices shall be in keeping with the design philosophy of The Farm.
- B. Freestanding Buildings shall be oriented to encourage visual and physical connectivity with major circulation patterns.
- C. Each Building shall have a minimum of one main entry. Main entrances shall meet the following criteria:
  - 1. Level of design shall be articulated.

2. Use of quality materials is required.
  3. Additional height for visual significance will be appropriate.
  4. Porte-cochere or entry canopies are recommended but not required.
- D. Service and delivery space shall be designed to minimize its visibility.
- E. Safe means of accessibility from parking areas shall be provided to meet ADA guidelines.

**Part 10. Residential:**

- A. Residential uses will add a sense of community and neighborhood to The Farm.
- B. Architectural Style:
1. The architectural style of the residential uses shall be compatible with the balance of The Farm.
  2. The massing and entry features of the Building shall be respectful of the human scale and provide an enhanced living experience.
  3. The selections of materials shall be complementary and in keeping with The Farm.
  4. Windows shall be required on all facades.
- C. Residential building mass will be varied by integrating individual porches when appropriate. Individual porches will also provide privacy for residents.
- D. Safe means of accessibility from parking areas shall be provided to meet ADA guidelines.

**Part 11. Hospitality:**

- A. Hotels and similar accommodations will enhance the vibrancy of The Farm at the same time complement other uses such as restaurants and retail.
- B. Facades shall be articulated to reduce any massive scale or impersonal appearance. Facades shall be articulated through (i) the use of changes in the wall plane both horizontally and vertically, (ii) varying materials on the facades, (iii) changes in color of materials, (iv) variation in the fenestration and (v) patterning of the framing for the glazing.

- C. Service areas and rear facades shall be properly designed to maintain visual quality.
- D. Facilities which are either freestanding, or integrated with retail areas, shall be permitted.
- E. Service areas shall be properly screened or incorporated into enclosed docks.

**Part 12. Amenities / Pedestrian Furniture:**

- A. The selection of architectural amenities shall be complementary to the architectural character of The Farm. The amenities shall convey a sense of warmth and comfort and be visually appealing and properly integrated into the fabric of The Farm. The materials used for the selected amenities shall be durable and functional.
- B. Amenities are permitted (subject to applicable standards in this Farm Ordinance) and may include, without limitation, the following:
  - 1. Benches
  - 2. Ash receptacles
  - 3. Trash and recycling receptacles
  - 4. Decorative poles with fabric banners
  - 5. Bike racks
  - 6. Fountains
  - 7. Gazebo
  - 8. Tower structures
  - 9. Pedestrian walkway / trail-way
  - 10. Bike trail-way
  - 11. Music systems
  - 12. Flag poles
  - 13. Placques
  - 14. Phone enclosures
  - 15. Tables / umbrellas
  - 16. Valet parking booths
  - 17. Clocks
  - 18. Murals
  - 19. Carts and kiosks
  - 20. Customer service booths
  - 21. Vending areas
  - 22. ATM enclosures
- C. Any signs, if included on any of the items noted above, shall be 3 square feet or smaller to be considered incidental signage.

## Exhibit 7 Conceptual Character Imagery – Building Architecture Page 1 of 10





Exhibit 7 Conceptual Character Imagery – Building Architecture Page 2 of 10



## Exhibit 7 Conceptual Character Imagery – Building Architecture Page 3 of 10





Exhibit 7 Conceptual Character Imagery – Building Architecture Page 4 of 10

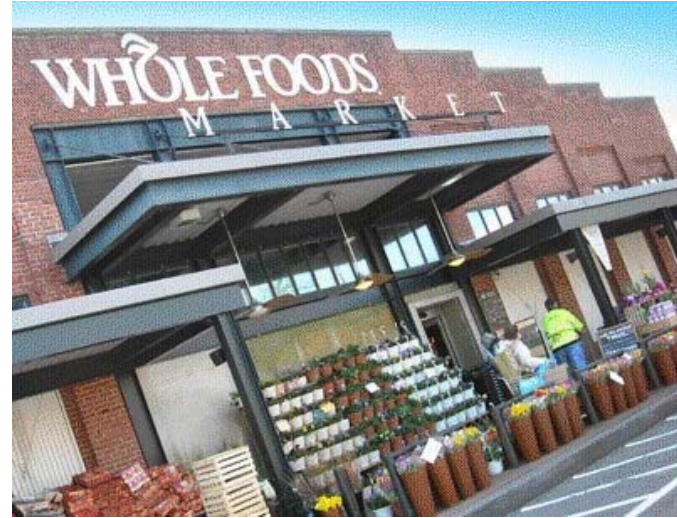


Exhibit 7 Conceptual Character Imagery – Building Architecture Page 5 of 10





Exhibit 7 Conceptual Character Imagery – Building Architecture Page 6 of 10





## Exhibit 7 Conceptual Character Imagery – Building Architecture Page 7 of 10





Exhibit 7 Conceptual Character Imagery – Building Architecture Page 8 of 10





## Exhibit 7 Conceptual Character Imagery – Building Architecture Page 9 of 10





## Exhibit 7 Conceptual Character Imagery – Building Architecture Page 10 of 10







1 - Retail at Michigan & Sycamore





1 - Retail at Michigan & Sycamore





2 - Main Street Office





3 - Specialty Grocery 1





4 - Specialty Grocery 2





5 - Main Street Residential





6 - Manor Residential Building



## Exhibit 11 Conceptual Character Imagery – Residential Estate Use Block Page 1 of 3





## Exhibit 11 Conceptual Character Imagery – Residential Estate Use Block Page 2 of 3





## Exhibit 11 Conceptual Character Imagery – Residential Estate Use Block Page 3 of 3





# EXHIBIT 12 PEDESTRIAN CIRCULATION

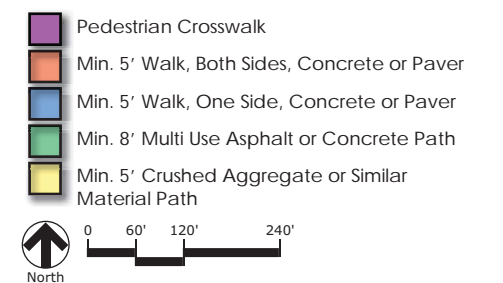
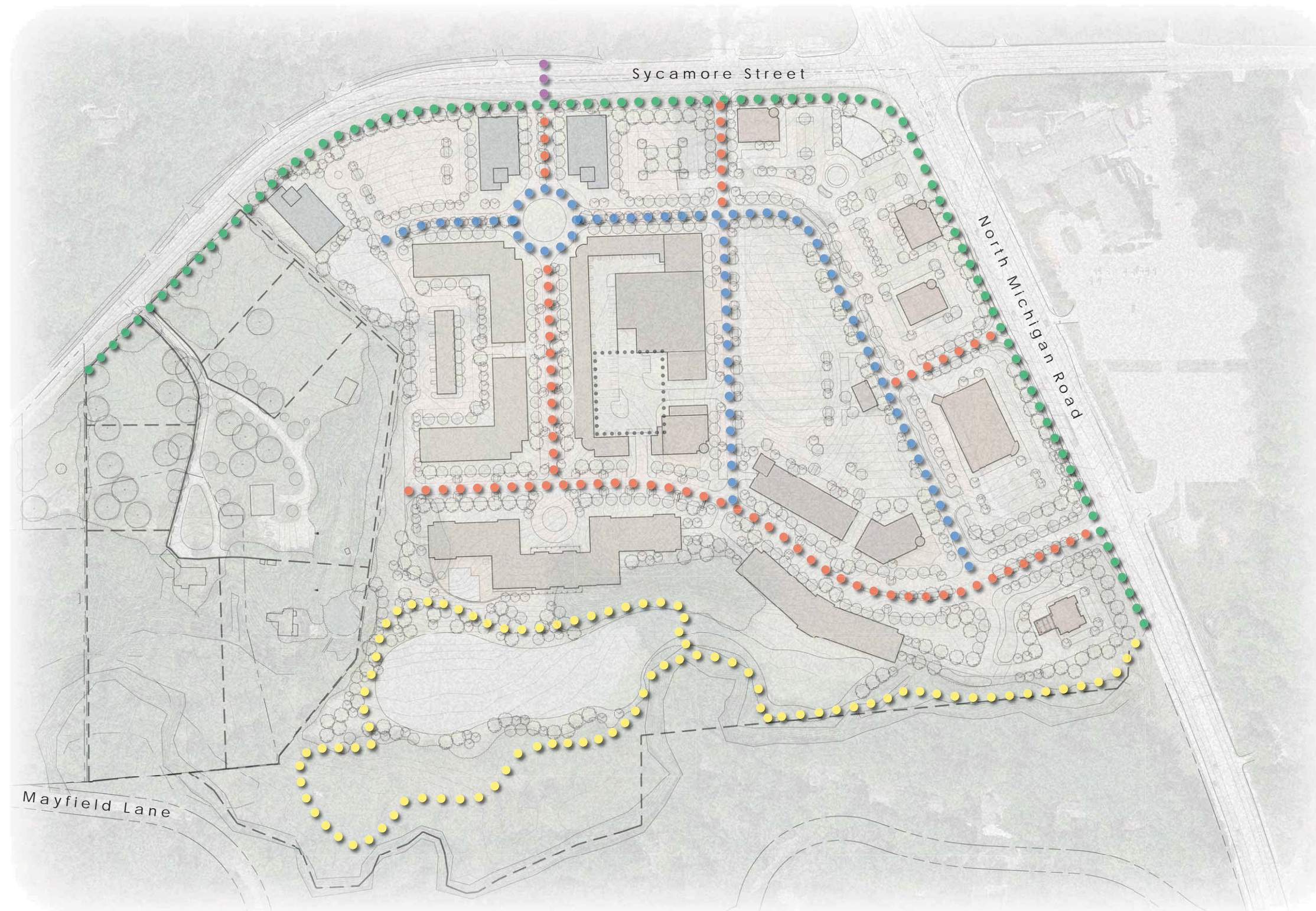
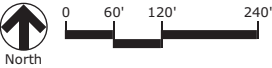




EXHIBIT 13  
STREET TYPOLOGY PLAN



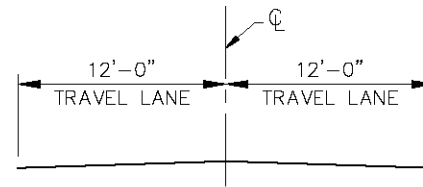
- Street Type A
- Street Type B
- Street Type C
- Street Type D
- Street Type E



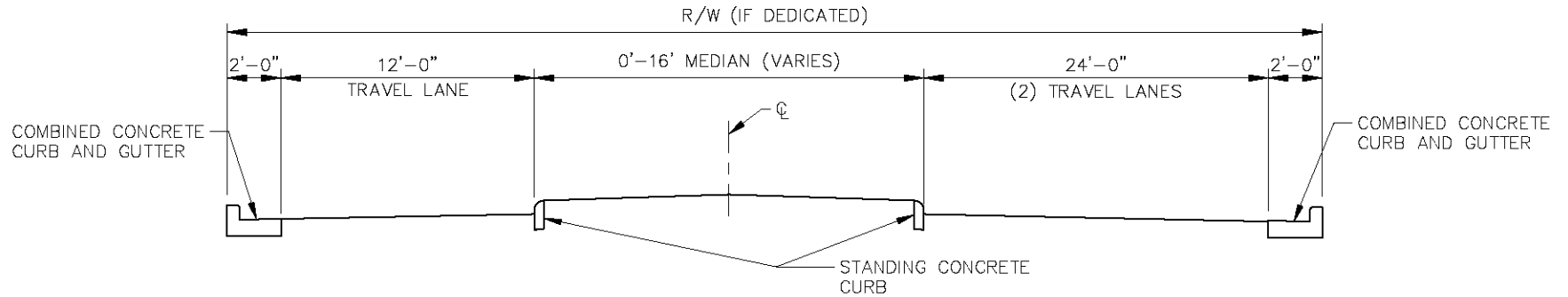
# TYPICAL STREET CROSS-SECTIONS

## Exhibit 13 - Street Cross-Sections

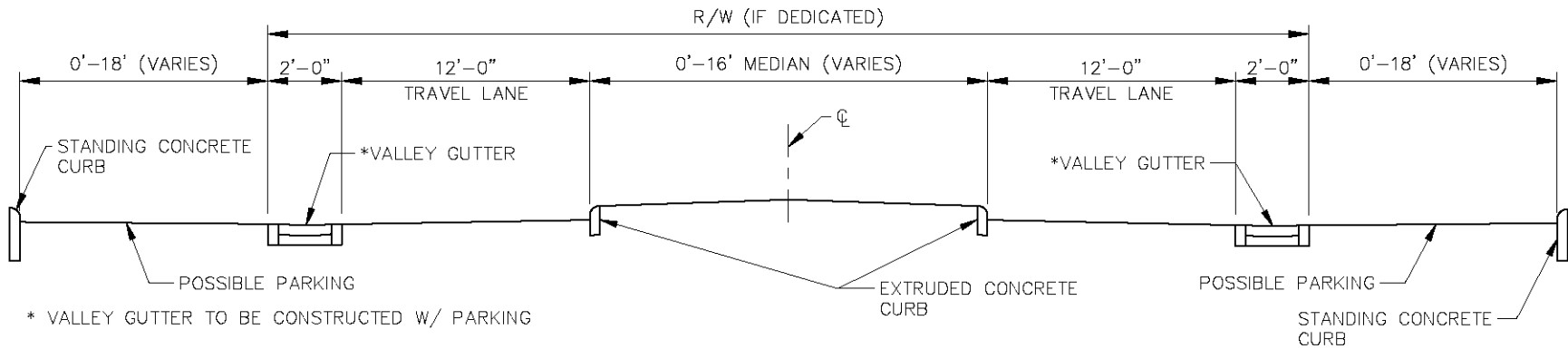
### INTERNAL ACCESS DRIVE TYPE A



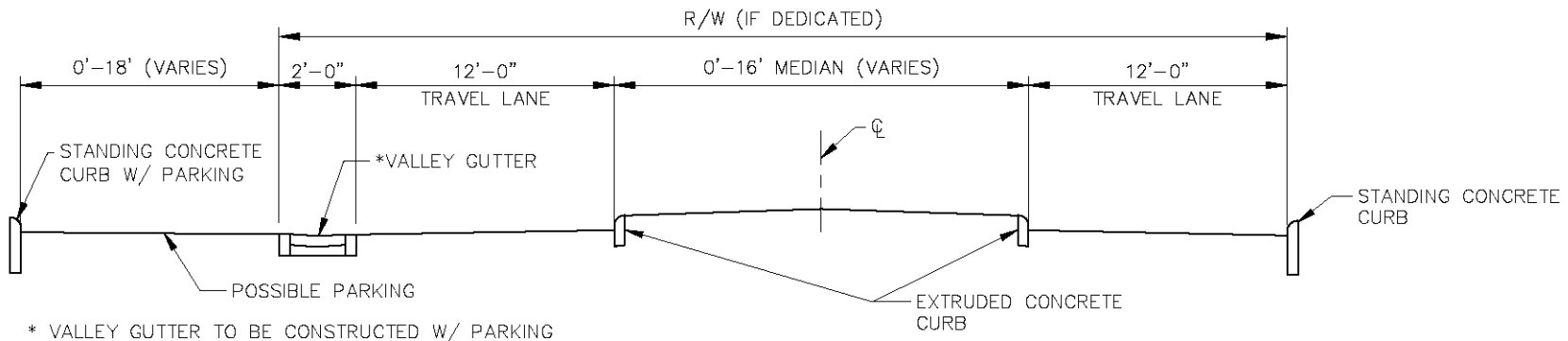
### INTERNAL ACCESS DRIVE TYPE B



### INTERNAL ACCESS DRIVE TYPE C & D



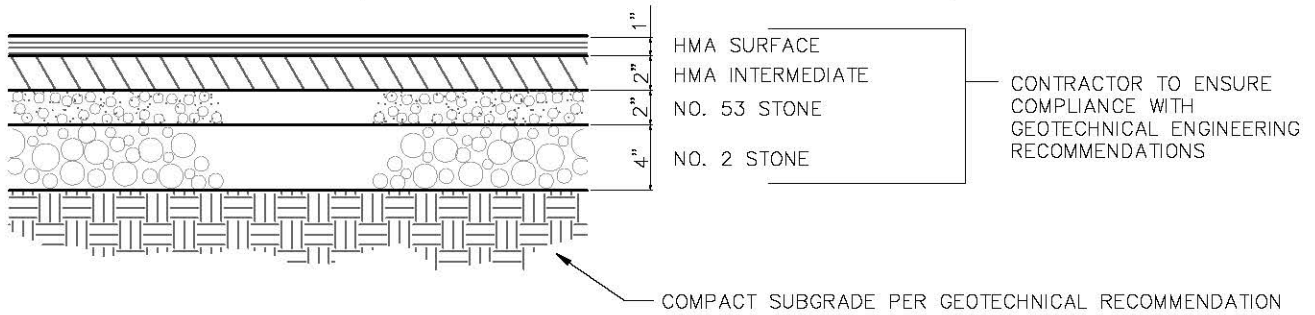
### INTERNAL ACCESS DRIVE TYPE E



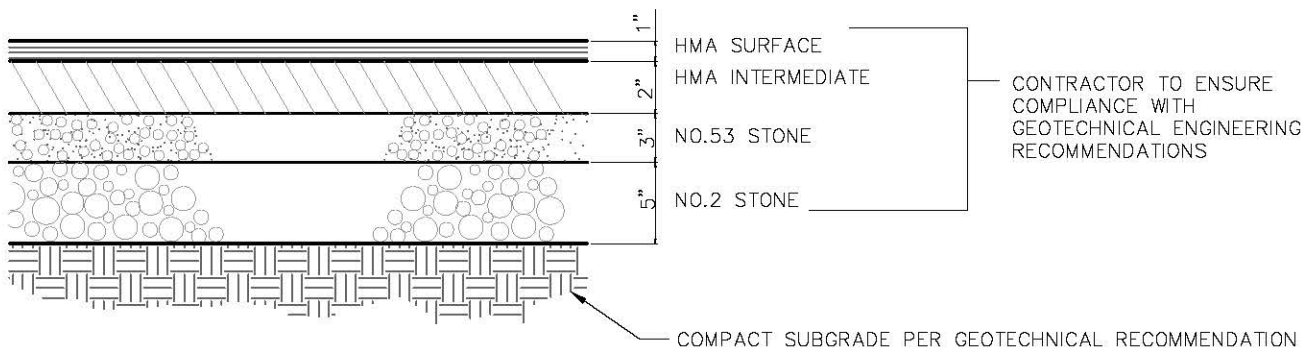


## PAVEMENT SECTIONS

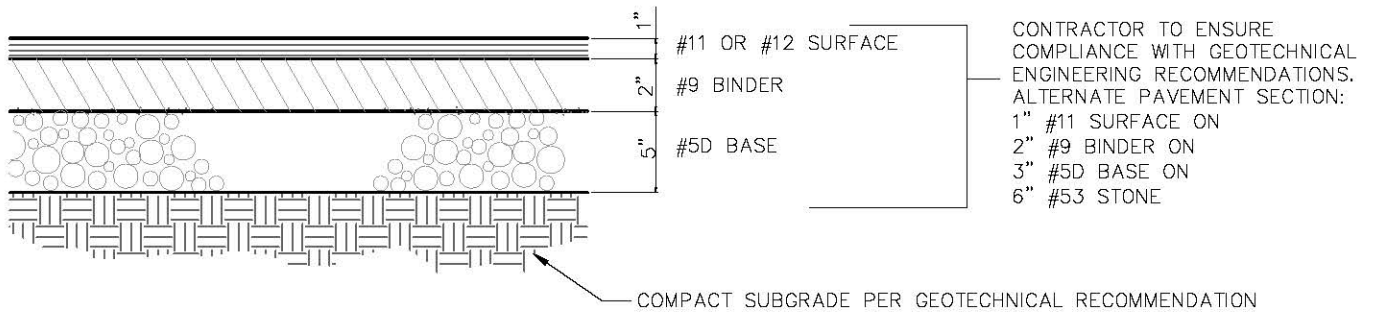
### INTERNAL ACCESS DRIVE TYPE A & PARKING LOTS



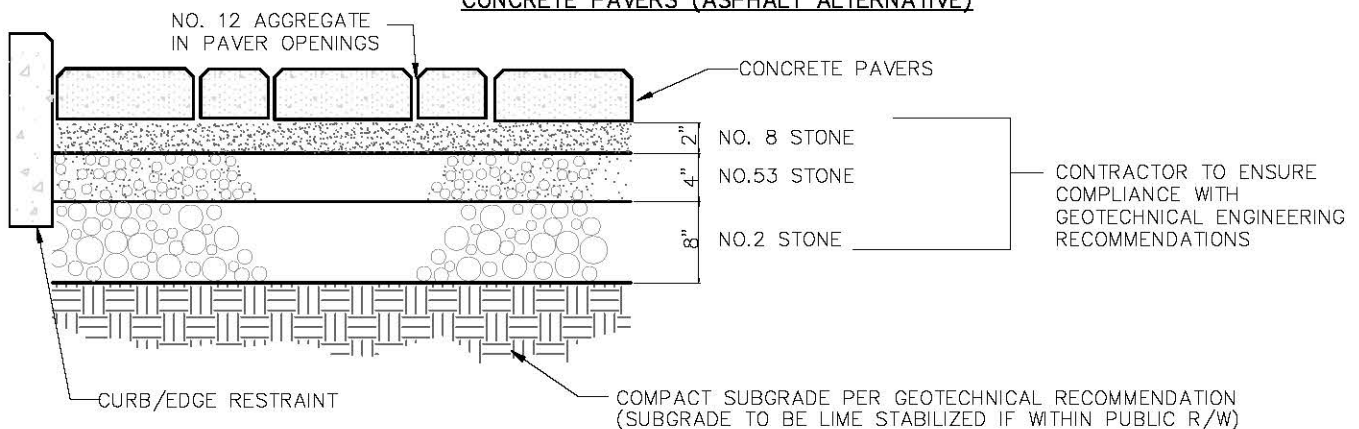
### INTERNAL ACCESS DRIVE TYPE B, C, D, E



### PUBLIC STREETS



### CONCRETE PAVERS (ASPHALT ALTERNATIVE)



## **The Farm Street Standards**

The following standards shall apply to The Farm:

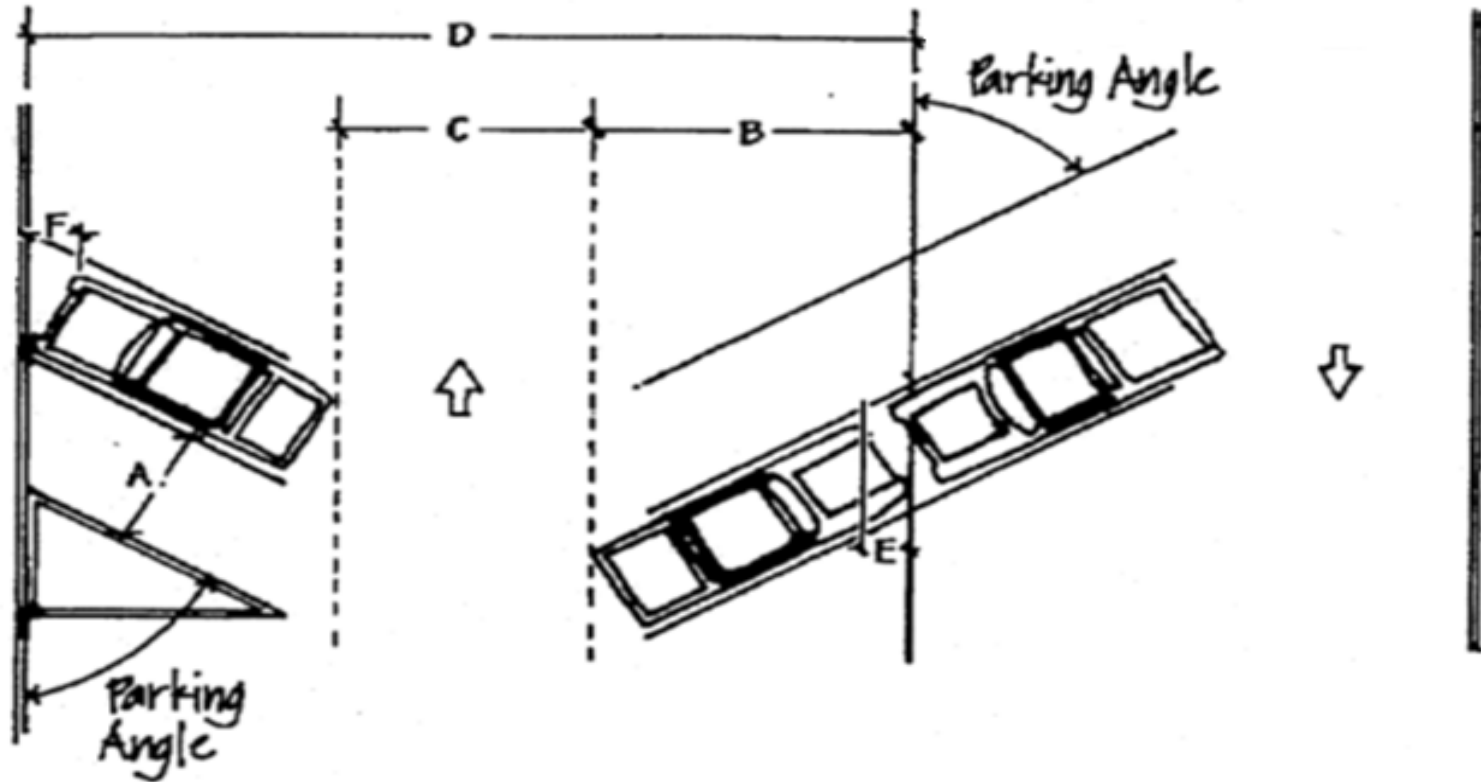
1. Pavement sections shall be as shown on the Exhibit 13 sheet titled “Pavement Sections”.
2. Roadways and pedestrian walks & paths, both public and private, are permitted within the “Open Spaces” at the Controlling Developer’s discretion.
3. Utilities, irrigation systems, signage, lighting and similar infrastructure may be located within the public rights-of-way at Developer’s discretion and will require a Consent to Encroach Agreement with the Town of Zionsville.
4. The minimum horizontal centerline radius for all public streets shall be 100 feet provided that safe stopping sight distance is provided within the right-of-way.
5. The minimum tangent between reverse curves for all public streets shall be zero (0) feet.
6. The minimum curb radius at an intersection for public streets shall be 20 feet with a right-of-way radius of 10 feet with the exception of public streets within the Village Core, Michigan Road Frontage and Professional Office Use Blocks where the minimum right-of-way radius is zero (0) feet.
7. The minimum curb radius at an intersection with a public street for alleys, private streets, frontage places and/or curb cuts shall be 20 feet.
8. All culdesacs shall terminate in a circular right-of-way with a minimum diameter of one hundred (100) feet and a minimum pavement diameter of seventy six (76) feet, or other approved arrangement for the turning of all vehicles conveniently within the right-of-way.
9. The maximum length of a cul-de-sac street shall not exceed 750 feet.
10. Concrete sidewalks shall be a minimum of five (5) feet wide, 4 inches thick, placed on grade.
11. Asphalt walking, bike and multi-purpose paths shall have a pavement section consisting of 110 lbs/sy of #11 bituminous surface placed over 200 lbs/sy of #8 bituminous binder placed over 5” of compacted #53 aggregate base.
12. The use of “Permeable Pavers” may be used in alleys, parking lanes, parking lots, crosswalks and/or gutters at the Controlling Developer’s

- discretion. “Permeable Pavers” and/or other alternative Low Impact Development (LID) pavement sections may also be used in travel lanes.
13. Placement of asphalt pavement and concrete curb infrastructure within public right-of-way shall be in accordance with the Town of Zionsville Right-of-Way Paving Policy and Concrete Curb Policy respectively.
  14. If the Town is petitioned to take over private streets and/or alleys within The Farm District, said street or alley must be improved to the current governing Town standards as determined by the Town’s Engineer prior to acceptance at the sole expense of the petitioner unless otherwise waived by majority passage of the Zionsville Town Council.
  15. There shall be no intersections of more than two (2) cross streets within The Farm District unless a roundabout is installed and adequate sight distance is provided on the roundabout.
  16. In conjunction with other Low Impact Development (LID) practices (i.e. bioswales in common area median, rain gardens adjacent to right-of-way or permeable pavers) the minimum street grade shall be 0%. If no LID practices are used, the minimum street grade shall be 0.5% ( $\frac{1}{2}\%$ ).
  17. Lots within the Residential Estate Use Block shall be permitted to be served by a private drive and will not require minimum frontage on a public right-of-way.

## EXHIBIT 13

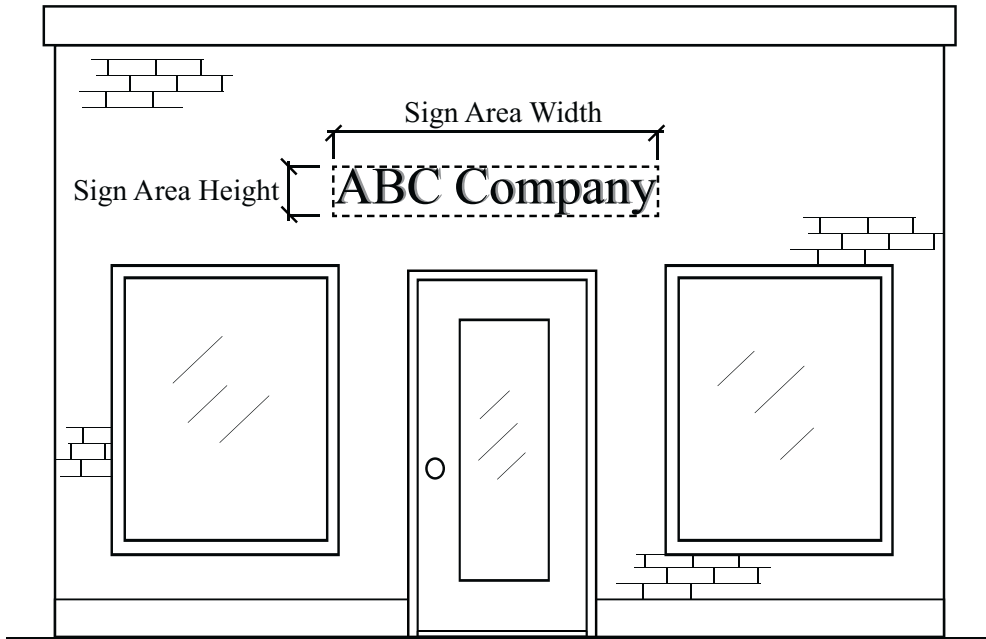
Surface Lot, Off-Street and Non-Structured Parking Space Minimum Standards							
Angle of Parking Space	Width of Parking Space (A)	Depth of Parking Space (B)	Width of Aisle* (C)		Typical Module (D)	Interlock Reduction (E)	Overhang (F)
0° - Parallel	21'	9'	12'	One-way	30'	0'	0'
45 °	8.5'	16.5'	13'	One-way	48'	2.3'	2.1'
46 °- 60 °	9'	18.5'	15'	One-way	52'	2'	2.5'
61 °- 89 °	9'	19'	18'	One-way	56'	1'	2.75'
90 °	9'	18'	24'	Two-way	60'	0'	3'

NOTES: \*No two-way aisle shall be less than 24 feet in width.





# WALL SIGNS



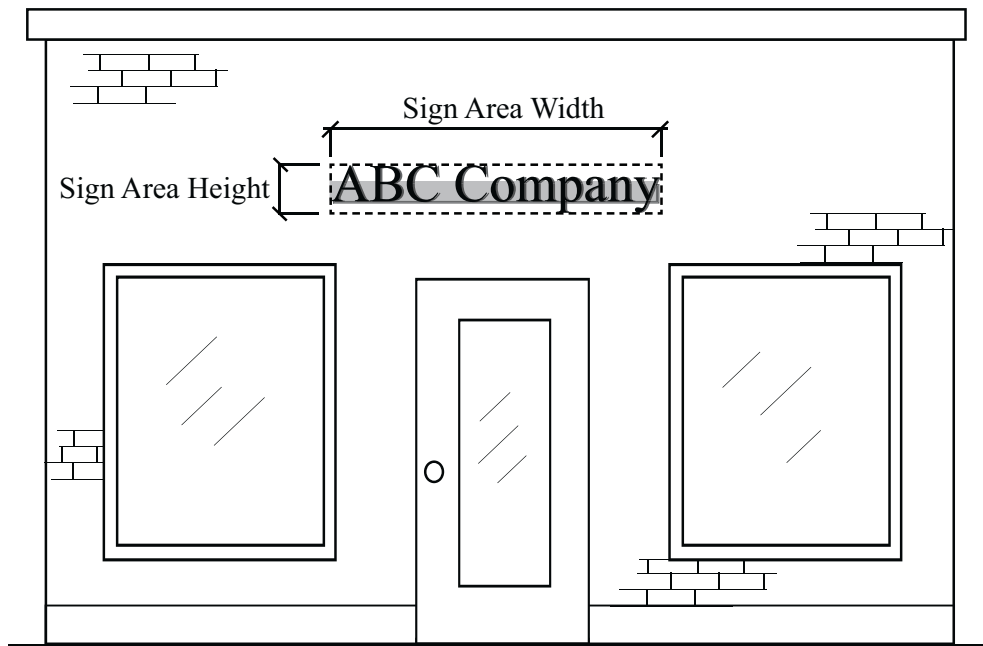
## CHANNEL LETTER

A channel letter sign is composed of individually installed letters that may be illuminated or non-illuminated. Types of illumination include external, internal, or back-lit/reverse (halo effect).

Each letter of a channel letter sign is installed directly to the fascia of a building. This type of sign is the most common and preferred type of sign.



# WALL SIGNS



## RACEWAY

A raceway sign consists of individual letters mounted to a “raceway” instead of directly to the fascia of a building. The raceway acts as a support structure for the letters and electrical equipment. Raceways are beneficial when the fascia material is difficult to repair.

Raceways vary in length and depth, but should never exceed the height of the smallest letter or the length of the letters in the sign. A raceway should be painted to match the color of the building it is installed on, so that it blends into the fascia.



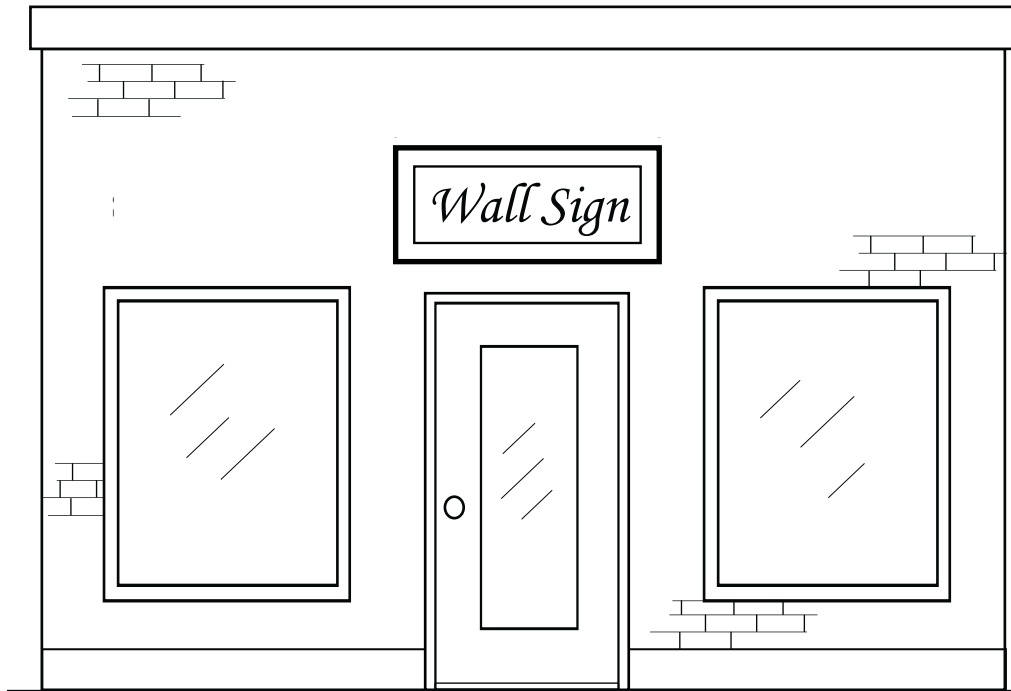
# WALL SIGNS



## CABINET SIGN

A cabinet sign has a metal box “frame” that is installed directly to the fascia of a building and is internally illuminated. The face of the sign can be a flexible plastic or aluminum with applied vinyl graphics.

A way of making a cabinet sign look more like a Channel Letter sign is to have the background of the sign opaque. This means no light shines through the background, only through the copy of the sign.



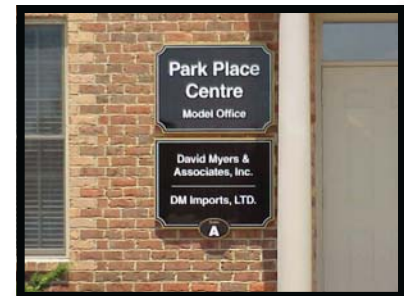
# WALL SIGNS



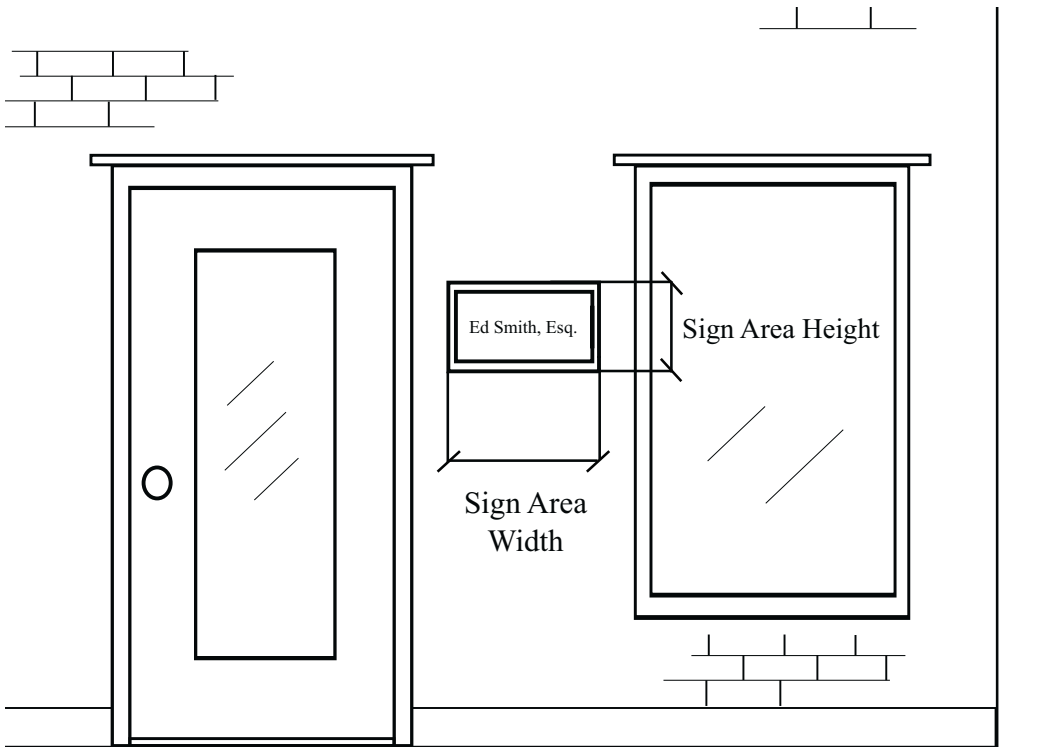
## DIRECTORY WALL SIGN

A Directory wall sign is a small sign, typically placed on the wall by the main entrances to a multi-tenant building. It identifies tenants in the building, usually on the upper floors.

The design of this sign should be a close match to the coloring and materials of the other main identification signs for a building. It may be internally, externally, or non-illuminated.



# WALL SIGNS



## NAMEPLATE

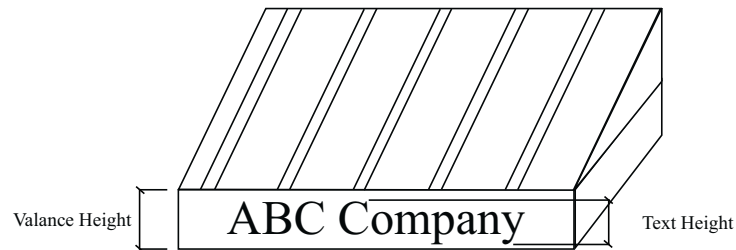
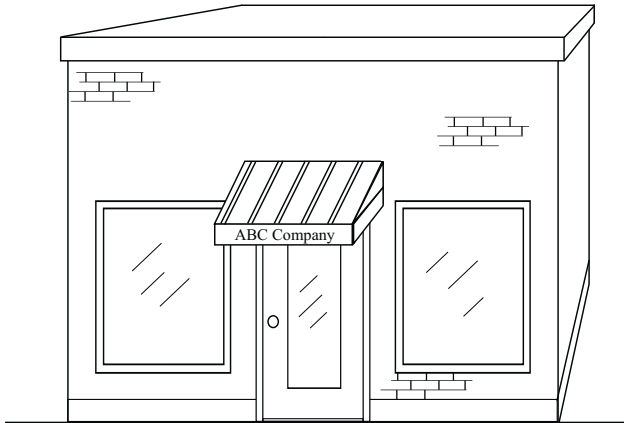
A Nameplate is a small Wall sign, typically placed on the wall by the main entrance to a Home Occupation or Boarding House. It identifies the name and occupation or profession of the occupant of the premises on which the sign is located.

The design of this sign should be architecturally compatible with the building on which it is placed. It shall not be illuminated.

The area of a Nameplate wall sign is based off of the height and width of the entire sign. Please refer to the drawing to the left for an example.



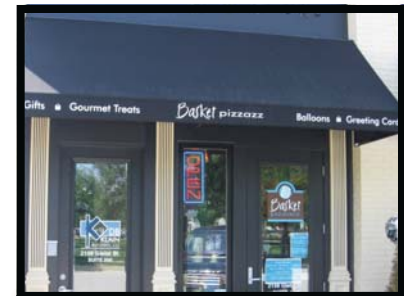
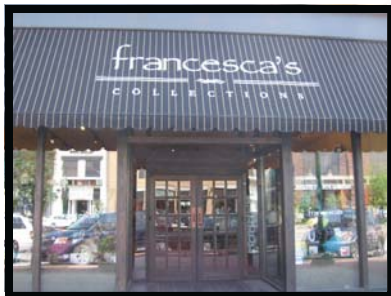
# WALL SIGNS



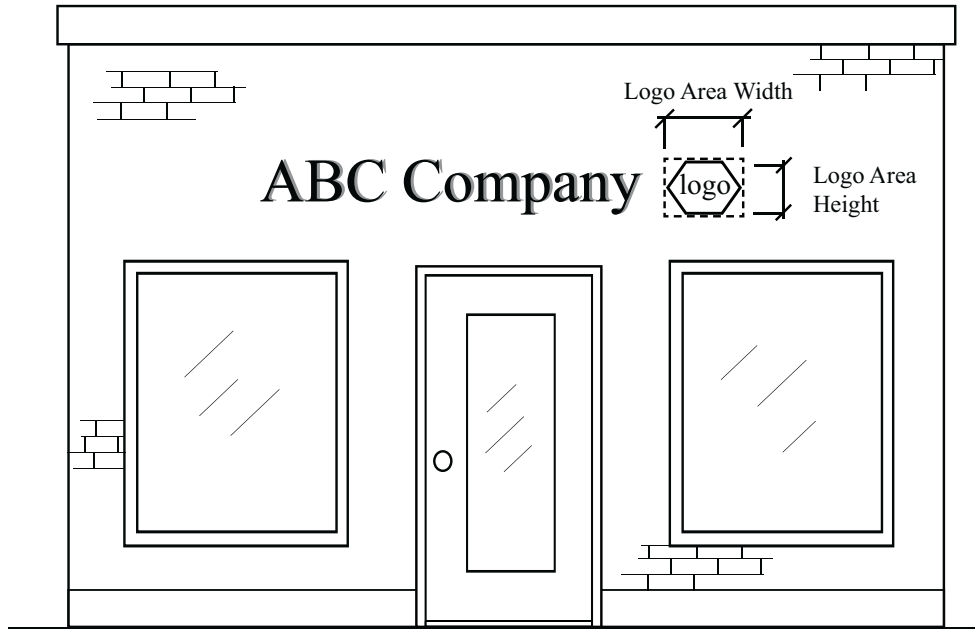
## AWNING SIGN

An Awning sign is considered a secondary Wall sign or Identification sign. A business may have an Awning sign in addition to a Wall sign if the total area of both signs does not exceed the total allotted square footage. An Awning sign may also serve as the primary Identification sign.

Awning signs are useful when a tenant wants to display some of their products. This is typically done on the “skirt” of an awning. Signs placed on the main or top part of the awning are typically graphic logos. Awning signs may be externally illuminated or indirectly illuminated by building accent lights.



# WALL SIGNS



## LOGOS

A logo is a graphic image that is associated with a company name. We do not consider the entire company name a “logo,” only the graphic image. The logo is usually placed in line with the company name; either before, after, or in the middle of the name. This is done to avoid creating “dead space,” or blank square footage for the sign.



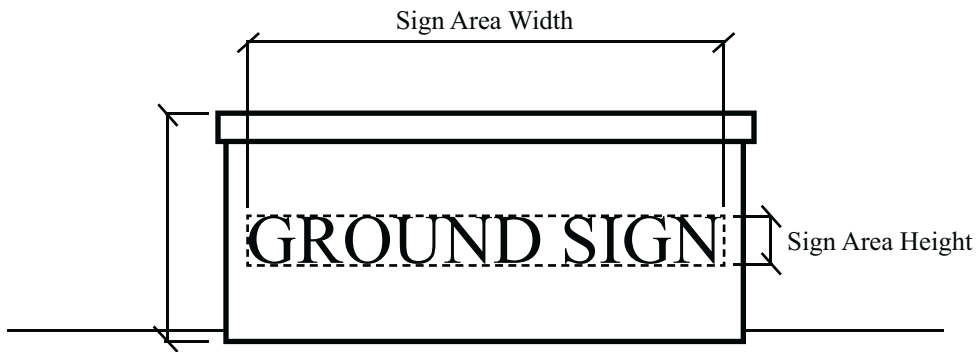


# GROUND SIGNS



## GROUND SIGN

A Ground sign is used to identify a business when a Wall sign may not be practical. It is generally placed perpendicular to the road near the entry driveway so that it is visible to both directions of traffic. Ground signs should be constructed of durable materials of a permanent nature, such as brick, stone, aluminum or wood.





# GROUND SIGNS



## DIRECTORY GROUND SIGN

A Directory Ground sign is used to identify multiple businesses in the same building or complex. It helps direct people to the correct business or building and generally displays the address or suite associated with each business.

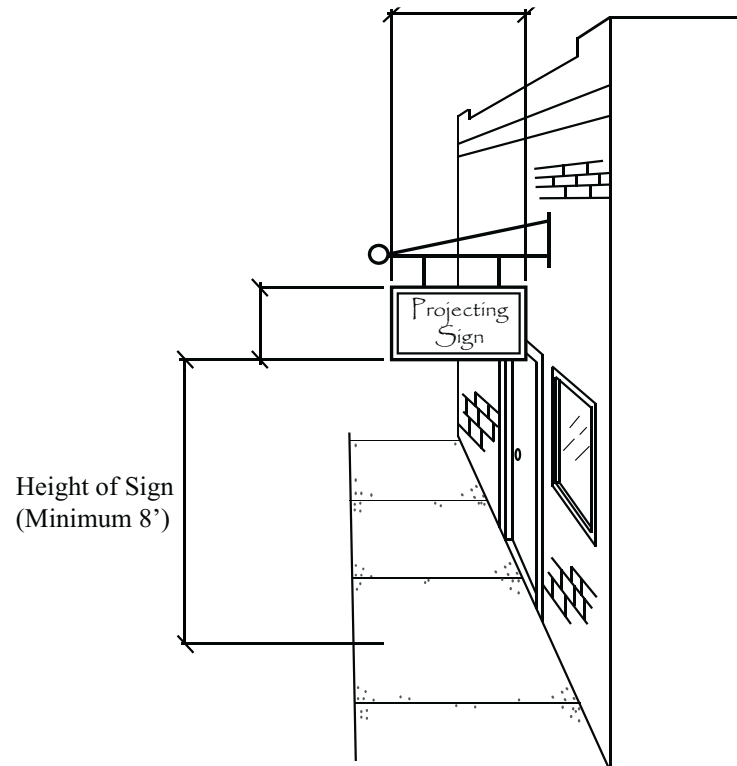


# PROJECTING SIGNS

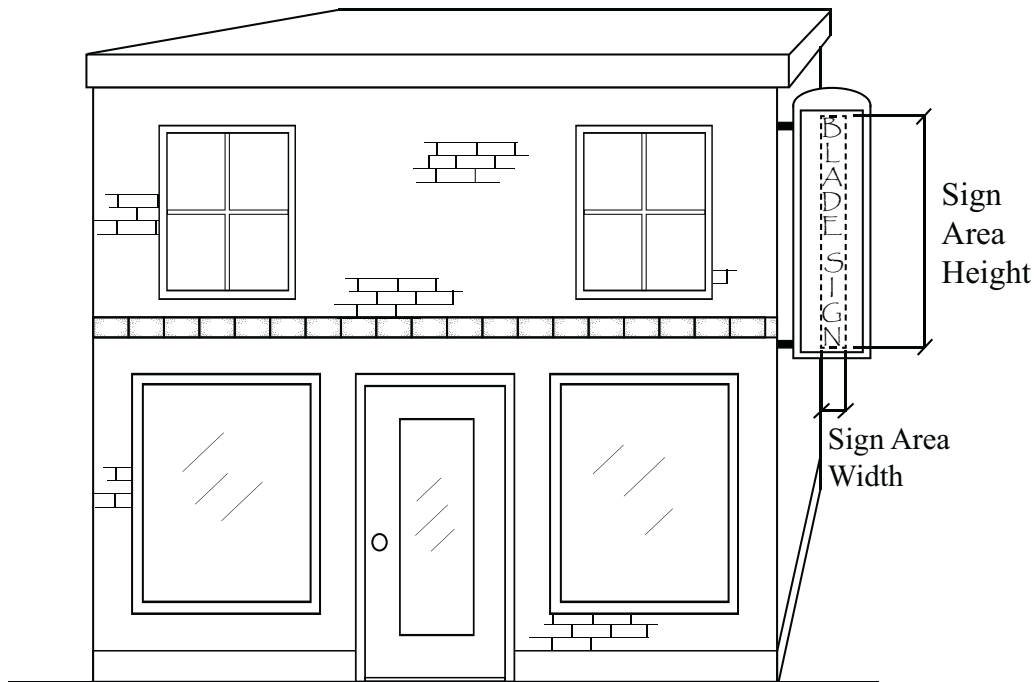


## PROJECTING SIGN

A Projecting sign is typically used in pedestrian friendly areas and should project outward from the building at a 90 degree angle. Copy is typically placed on both sides of the sign. It usually has a decorative support structure or arm. Creativity is encouraged when designing this support structure.



# PROJECTING SIGNS



## BLADE SIGN

A blade sign is a vertically oriented sign and is best used for a building that is placed close to the street. It aids in direct visibility for car travelers from two directions. It is also commonly referred to as a Projecting sign.

This type of sign is typically used on buildings two stories or taller, for identification of the main building tenant or the building name. It may be internally, externally, or non-illuminated.



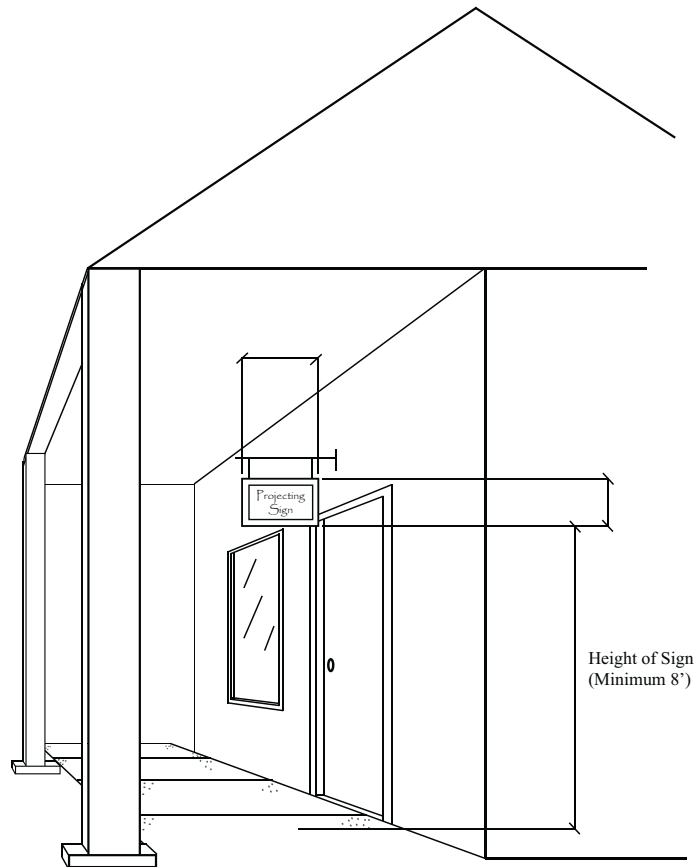
# PROJECTING SIGNS



## SECONDARY PROJECTING SIGN

A Secondary Projecting sign is used in pedestrian friendly areas for identification of a tenant space where the main Wall sign is not visible to the pedestrian.

This sign would typically be placed underneath an awning or overhang. It could also be hung from a ceiling if there is not an overhang, so long as it aids pedestrian way finding. It may be internally, externally, or non-illuminated.



## Exhibit 15 – Sign Area Chart

### Primary Building Signs

	Users occupying more than 10,000 Square feet	Main Streets Buildings Users	Building Outlots Users	Buildings Off Main Streets Users
Maximum Number of Signs	One (1) sign for each elevation on which a customer entrance exists and for each elevation facing a parking area; provided, however, that where a side or rear elevation faces Michigan Road and does not have a customer entrance, then one (1) additional sign shall also be permitted for such side or rear elevation.	Two (2) signs on each User's elevation facing a Main Street, two (2) signs on each User's elevation facing a Main Street intersection, two (2) signs on each User's elevation facing pedestrian walkways between Main Street Buildings, and one (1) sign on each User's elevation facing a parking area directly or at an angle.	Three (3) signs per building – one (1) on a side elevation, one (1) sign on either the other side elevation or the rear elevation, and one (1) on the front elevation	Two (2) signs per building – one (1) on a side elevation, and one (1) on the front elevation; provided, however, that where a building has a canopy on the front elevation, a third (3 <sup>rd</sup> ) sign, mounted on the canopy, shall be permitted.
Maximum Sign Area	The maximum sign area shall be 1.5 square feet multiplied by the number of lineal feet of the length of the User's elevation on which side sign is located. The maximum letter's height is (i) 84 inches for Users occupying more than 45,000 square feet, (ii) 60 inches for Users occupying more than 20,000 square feet, but less than 45,000 square feet and (iii) 48 inches for users occupying more than 10,000 square feet but less than 20,000 square feet	The maximum sign area shall be 2.25 sq. ft. multiplied by the number of lineal feet of the length of the User's elevation on which the sign is located. One (1) sign may be up to 24 inches in height and 75% of the User's store front in length, and the other signs may be up to 18 inches in height and 33% of the User's storefront in length.	The maximum sign area shall be 2.25 sq. ft. multiplied by the number of lineal feet of the length of the User's elevation on which the sign is located. One (1) sign can be up to 24 inches in height and 50% of the User's store front in length, and the other two (2) signs can be up to 18 inches in height and 33% of the user's storefront in length.	The maximum sign area shall be 2.25 sq. ft. multiplied by the number of lineal feet of the length of the User's elevation on which the sign is located. One (1) sign can be up to 30 inches in height and 75% of the User's store front in length, and the other sign can be up to 18 inches in height and 33% of the User's storefront in length.