

Article 2. Definitions

Car Share – The offering of an automobile for rent for a short period of time such as by the hour. Use allows occasional access to and automobile often through an app or online.

Common Spaces (Multi-Family) – Areas within multi-family developments that are generally open to all residents and may be open to the public. These spaces generally can include, but not be limited to, lobbies, fitness facilities, leasing offices, laundry, storage, mail/package room, gathering areas, light food prep, pools, and entertainment rooms.

Common, Creative, and Collaborative Spaces – A facility that offers open access to resources that is characterized by a culture of openness and collaboration concerning knowledge-sharing, skills and tools. Shared resources may range from physical resources like office materials, machines and prototyping tools, to more intangible resources such as new knowledge, professional networking, training, or mentorship.

Garages, Community – multi-bay structures used for storage or vehicle parking offered for rent within a multi-family development.

Headquarters – A facility that is the center of operations for a organization or company. Also may be called the chief administrative office.

Innovation – a facility that enables problem-solving and provides creative insight that allows things to be looked at from a different perspective. Includes assembly facilities, research and design labs, and technology related production uses.

Flex or Flexible Uses – Spaces designed to easily transition from one use to another with little or no alteration to the physical space.

Article 8. Part I

Innovation Mile District

Section 1. Purpose and Review Procedures

A. Purpose:

The purpose of the Innovation Mile District (IMD) is to create a dynamic business and technology hub that will serve as an anchor for revolutionary thinking and a gateway for innovation, leverage long-term growth opportunities, and catalyze reinvestment in the City of Noblesville. This district is intended to provide for a broad range of uses supportive of this vision, thus expanding employment opportunities in Noblesville and enhancing its tax base. Within this district are several subdistricts that represent various physical character areas.

Although the IMD zoning district shall be developed in a unified and coordinated fashion, each of the subdistricts has a tailored purpose, use, bulk, and site development standards reflective of its location, function, and desired appearance within the Innovation Mile area. It is the intent of this district to augment the other bulk Articles of this Unified Development Ordinance. When not specifically addressed by this district, the bulk standards of the Unified Development Ordinance determined by the Director of Planning and Development shall apply.

B. Review Procedures:

All development within the IMD District shall be subject to site plan review, Unified Development Ordinance subdivision regulations, and site development standards, in addition to the use, bulk, and site development standards of this part. The following types of development proposals shall be required to have a development plan reviewed by the Innovation Mile Review Committee (IMRC) subject to the submission of a preliminary development plan application:

1. All proposed new construction.
2. All renovations that affect more than 10% of the façade.
3. All additions to existing buildings that increase the building square footage by 15% or more.
4. All proposed subdivisions.
5. All development proposals that include requests for any exceptions, waivers, or variances from the standards listed for this district and/or subdistricts.
6. All proposed uses listed as Special Considerations in Appendix D. These uses are not assumed permitted by-right and thus, there shall be no presumption of their approval.
7. All development within the Public Space Subdistricts.

C. Innovation Mile Review Committee (IMRC)

1. The IMRC shall be a seven person committee with the following members:
 - a. Two members of the Noblesville Plan Commission
 - b. Two members of the Noblesville Common Council
 - c. The Noblesville Economic Development Director or designee
 - d. The Noblesville Community Development Director or designee
 - e. The Noblesville City Engineer or designee
2. The development committee shall be responsible for reviewing waivers to the requirements of the Innovation Mile of the following type:
 1. Bulk Standards
 2. Parking requirements
 3. Transportation and Circulation
 4. Architectural Design Standards
 5. Landscaping
 6. Lighting
 7. Signage
3. The development committee shall also be responsible for reviewing special considerations and requests to allow prohibited uses.
4. Development of property within the IMD zoning district shall be guided by the general development principles outlined in the Innovation Mile Master Plan.
5. Development shall be consistent with the development principles set out in the Innovation Mile Master Plan and comply with the intent of the standards of this zoning district.

6. If a request is denied, the IMRC shall provide written findings supporting the denial and provide them to the applicant.
7. Any appeal of a decision of the Innovation Mile Review Committee shall be conducted by the Noblesville Plan Commission with a recommendation sent to the Noblesville Common Council for a final decision.

D. Land Use and Transportation Components:

The land use strategy and transportation strategy for the area are intentionally integrated and an overview of these components are as follows:

- a. **Future Land Use Plan:**
Assigns the land uses within the study area by parcel; and identifies the applicable street hierarchy applicable to each parcel.
- b. **Street Hierarchy:**
Establishes future network of streets to frame growth; and provides a reference point for assigning more detailed requirements.
- c. **Land use Character:**
Establishes intention and unique character within the area; and provides requirements for land uses such as heights, setbacks, and uses.
- d. **Building Typologies:**
Establishes a range of allowable building typologies by character district; and provides requirements for buildings such as floorplates, facades, projections, transparency, and materials.

FUTURE LAND USE PLAN	STREET HIERARCHY	LAND USE CHARACTER	BUILDING TYPOLOGIES
<ul style="list-style-type: none"> ▪ Assigns the land uses within the study area by parcel. ▪ Identifies the applicable street hierarchy applicable to each parcel. 	<ul style="list-style-type: none"> ▪ Establishes future network of streets to frame growth. ▪ Provides a reference point for assigning more detailed requirements. 	<ul style="list-style-type: none"> ▪ Establishes intention and unique character within the area. ▪ Provide requirements for land uses such as heights, setbacks, and uses. 	<ul style="list-style-type: none"> ▪ Establishes a range of allowable building typologies by character district. ▪ Provides requirements for buildings such as floorplates, facades, projections, transparency, and materials.

Figure 1: Land Use and Transportation Components

Section 2. Establishment of Subdistricts

The intention of this future land use strategy is to create a new hub for innovation on the city-owned parcels located immediately adjacent to 141st Street that will foster the growth of Innovation Mile from Olio Road to Cyntheanne Road over time. The land use strategy was designed to provide the City with a flexible approach to land uses that will require specific uses in some areas and allow for market responsibility in others. Based on the principles of form-based coding best practices, the land use system is constructed using four fundamental components: a future land use plan, a street hierarchy, character districts, and building typologies. Each component provides an increasing level of detail regarding the location, character, and detailed requirements for development within the area.

A. Land Use Character Districts:

The City of Noblesville hereby creates a set of land use character districts that represent physical character areas within the IMD District. The land use character districts are as follows:

a. **Campus Type 1 (C1) Uses – Innovation Core**

1. **Purpose and applicability.** The Campus Type 1 (C1) – Innovation Core land use is principally intended to provide mixed-use, corporate headquarters and office area in the heart of the district along 141st Street and adjacent to the new public square.
2. **Use Requirements.** This district requires active ground floor uses such as retail, restaurants, bars, entertainment venues, event lawns and other activated uses with offices and headquarters type uses on upper floors on all streets within the Street Hierarchy. See Appendix C-2. Official Schedule of Uses – Innovation Mile District for a full list of permitted uses.
 - A. **Allowable Ground Floor Uses.** Active commercial such as such as retail shops, restaurants, bars, cafes, and other commercial uses with regular customer turnover.
 - B. **Allowable Upper Floor Uses.** Offices and corporate headquarters, structured parking

b. **Campus Type 2 (C2) Uses – Innovation Gateway**

1. **Purpose and applicability.** The Campus Type 2 (C2) – Innovation Gateway land use is principally intended to provide a more flexible district which will allow for a range of innovation district uses such as headquarters, offices, collaboration, innovation, and light industrial uses with common or creative spaces on the ground floor.
2. **Use Requirements.** Active ground floor uses are only required within the district in areas where a Primary Street or Secondary Street intersect directly with a Non-Motorized Street in the Street Hierarchy. See Appendix C-2. Official Schedule of Uses – Innovation Mile District for a full list of permitted uses.
 - A. **Allowable Ground Floor Uses.** Common Spaces, creative/maker spaces, lobbies allowed on all ground floors, and all uses allowed in Campus Type 1. Active commercial uses are required for the first 80' from the intersection of a primary or secondary street with a non-motorized street.
 - B. **Allowable Upper Floor Uses.** Innovation uses, flexible uses, residential uses, and all uses allowed in Campus Type 1.

c. **Campus Type 3 (C3) Uses – Innovation I-69**

1. **Purpose and applicability.** The Campus Type 3 (C3) – Innovation I-69 Corridor land use is principally intended to provide the flexibility within the district and along the I-69 corridor and allow for an increasing range of innovation district uses such as headquarters, offices, collaboration, innovation, light industrial, and manufacturing uses.
2. **Use Requirements.** Active ground floor uses are only required within very limited areas where a Primary Streets intersect, or a Secondary Street intersect directly with a Non-Motorized Street in the Street Hierarchy. See Appendix C-2. Official Schedule of Uses – Innovation Mile District for a full list of permitted uses.
 - A. **Allowable Ground Floor Uses.** Industrial and manufacturing uses. Active commercial uses are required for the first 80' from the intersection of a primary or secondary street with a non-motorized street.

- B. **Allowable Upper Floor Uses.** Industrial or manufacturing uses, and all use allowed in Campus Type 2.

d. **Residential Type 1 (R1) Uses – Mixed-Use Residential**

1. **Purpose and applicability.** The Residential Type 1 (R1) – Mixed-use Residential land use is principally intended to provide for an area of the district that will add vibrancy and 24/7 activation immediately adjacent to the core innovation area.
2. **Use Requirements.** This area will be the main residential area within Innovation Mile and consist primarily of ground floor commercial spaces with residential above. See Appendix C-2. Official Schedule of Uses – Innovation Mile District for a full list of permitted uses.
 - A. **Allowable Ground Floor Uses.** Active commercial such as such as retail shops, restaurants, bars, cafes, and other commercial uses with regular customer turnover and multi-family common spaces.
 - B. **Allowable Upper Floor Uses.** Multi-family residential.

e. **Residential Type 2 (R2) Uses – Multi-Family Residential**

1. **Purpose and applicability.** The Residential Type 2 (R2) – Multi-family Residential land use is principally intended to provide for a more intensive living district adjacent to the core of the Innovation Mile.
3. **Use Requirements.** This will provide a few different types of living options ranging from apartments to townhomes and offering rental and ownership options. See Appendix C-2. Official Schedule of Uses – Innovation Mile District for a full list of permitted uses.
 - A. **Allowable Ground Floor Uses.** Multi-family common spaces and multi-family residential.
 - B. **Allowable Upper Floor Uses.** Multi-family residential.

f. **Light Industrial / Manufacturing Uses (LIM)**

1. **Purpose and applicability.** The Light Industrial/Manufacturing (LIM) land use is principally intended to provide a range of flexible uses for the long-term that will allow the eastern portion of Innovation Mile to build out.
4. **Use Requirements.** This area will provide a range of flexible uses for the long-term that will allow more supportive uses such as manufacturing, production, distribution, and other innovation uses. See Appendix C-2. Official Schedule of Uses – Innovation Mile District for a full list of permitted uses.
 - A. **Allowable Ground Floor Uses.** Industrial, Manufacturing, Warehousing, and Distribution.
 - B. **Allowable Upper Floor Uses.** Same as ground floor.

g. **Community / Institutional Uses (CI)**

1. **Purpose and applicability.** The Community/Institutional (CI) land use is principally intended to provide a very flexible set of uses for the “soul” of the district along 141st Street and adjacent to the Mud Creek area.
5. **Use Requirements.** This area prioritizes conserving the natural environment while allowing light recreational uses and community/ institutional uses. See Appendix C-2. Official Schedule of Uses – Innovation Mile District for a full list of permitted uses.

- A. **Allowable Ground Floor Uses.** Community centric uses such as nature center, arboretum, community center, outdoor recreation, library, and other uses beneficial to the new district and existing residential areas.
- B. **Allowable Upper Floor Uses.** Same as ground floor.

h. **Public Space Type 1 Uses (P1) – Formal Public Spaces and Parks**

- 1. **Purpose and applicability.** The Public Space Type 1 Uses (P1) should be highly integrated into development projects and contain a wide range of amenities from formal hardscaped areas and plazas that support the core of the district and activation of ground floor uses to landscaping, park spaces, and stormwater detention facilities that help capture and treat runoff. Specific areas include spaces adjacent to the improved 141st Street and non-motorized pathways.
- 2. **Use Requirements.** Specific uses will be coordinated, reviewed, and recommended by the City of Noblesville Parks and Recreation Department. Specific uses allowed in this district will be approved by the IMRC.

i. **Public Space Type 2 Uses (P2) – Unprogrammed Open Spaces**

- 1. **Purpose and applicability.** The Public Space Type 2 Uses (P2) are less programmed than Public Space Type 1 uses, and may include elements such as trails, trailheads, natural landscaping, water features, boardwalks, and other features that support passive recreation activities and connectivity throughout the district. Specific areas include land on the north retained for future development, land along I-69, the utility easement, and the south Mud Creek area.
- 2. **Use Requirements.** Specific uses will be coordinated, reviewed, and recommended by the City of Noblesville Parks and Recreation Department. Specific uses allowed in this district will be approved by the IMRC.

j. **Public Space Type 3 Uses (P3) – Conservation Areas**

- 1. **Purpose and applicability.** The Public Space Type 3 Uses (P3) are very sensitive areas that should be treated sensitively with only low-impact development strategies for pathways and passive recreation activities. This may include uses like soft surface nature trails, tree canopy boardwalks, picnic areas, play areas along the creek, and other very low impact uses.
- 2. **Use Requirements.** Specific uses will be coordinated, reviewed, and recommended by the City of Noblesville Parks and Recreation Department. Specific uses allowed in this district will be approved by the IMRC.

Section 3. Land Use and Street Hierarchy Plan

A. **Land Use Plan:**

The main organizing principle behind the land use strategy is the proposed street network. The street network, which is further detailed in the mobility strategy section of district, will provide a framework for the growth for the area and character is defined based on a parcels relationship to that network. The role of the future land use plan is to identify each (future) parcel of development within the area and the associated character district that will help achieve the vision for the area. The future land use

plan also identifies the street types that are associated with each parcel that will guide more specific requirements for the character districts and building typologies.

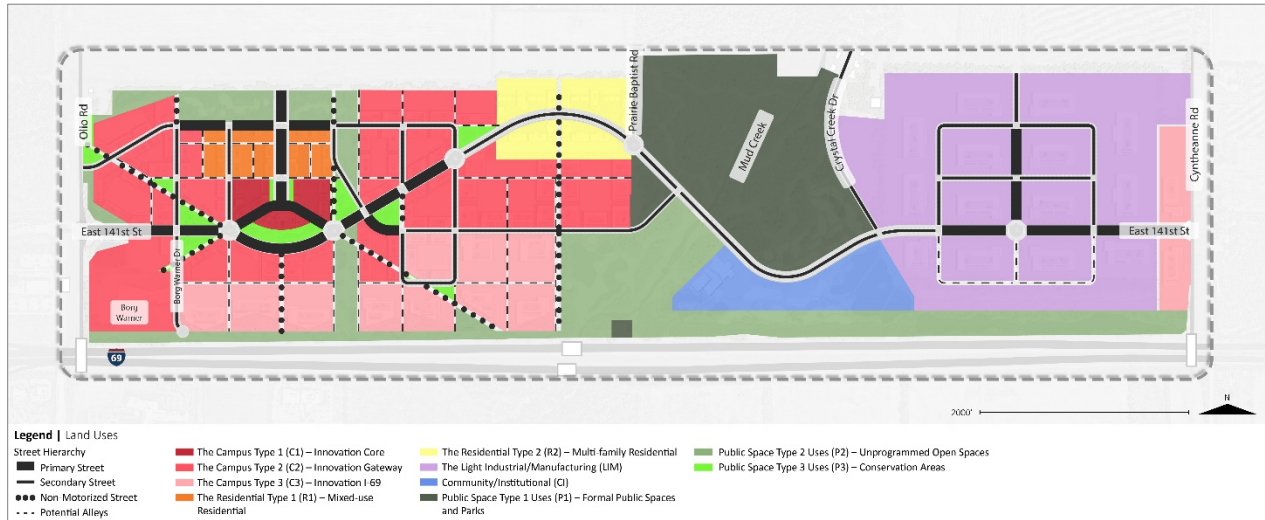
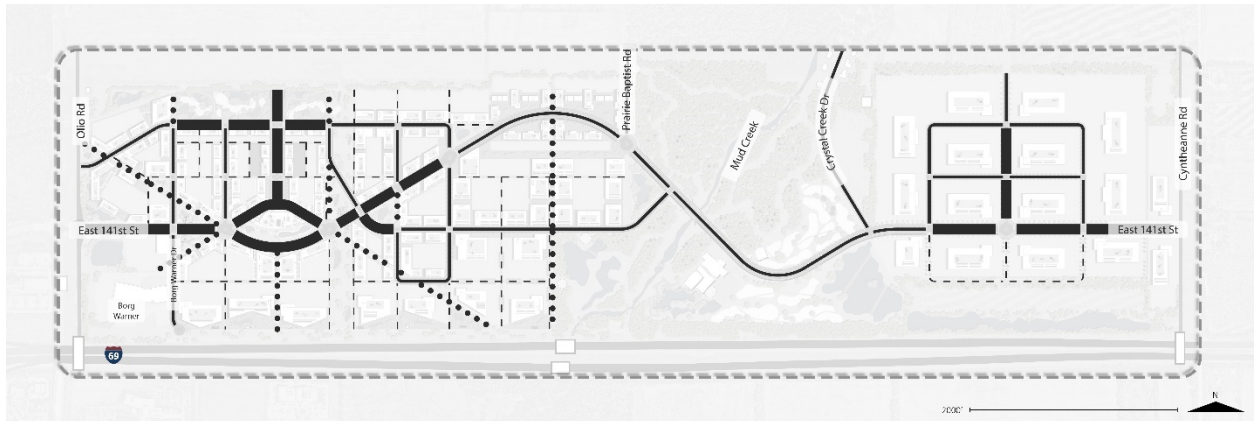


Figure 2: Land Use Plan Map

B. Street Hierarchy Plan:

The proposed street network throughout the district uses four street types to organize the land uses and assign more detailed requirements. This street hierarchy is intended to inform the land use and development related to the street and open space network by organizing the streets into an order based on function, connectivity, capacity, and character. At the highest level, primary streets are a major determinant for character and activity within Innovation Mile. Primary streets are generally located on major public spaces and shape the core brand and identity for the area, including streets such as East 141st Street and the new signature boulevard connecting north into future development. Efforts should be made to face building facades to the primary streets.

Other streets seek to provide additional modes of transportation, allow for service, and access, and increase flexibility for the development moving forward. For example, potential alleys are provided as a tool to allow individual decisions regarding land subdivision to increase access, hide parking internal to the blocks, and allow for flexibility in the overall footprint of development. Depending upon the type of street and the types of intersecting streets, the regulations for land use and building type requirements are adjusted to ensure that a minimum level of urban design and architectural sensitivity is provided throughout Innovation Mile. Additional information relating to the Street Hierarchy Plan and the types of streets may be found in the adopted Innovation Mile Master Plan document. This includes cross-sections for all the street types and block layout information.



Legend | Street Hierarchy
 ■ Primary Street
 — Secondary Street
 ●●● Non-Motorized Street
 - - - Potential Alleys

Figure 3: Street Hierarchy Plan

Table 8.1.3.C Summary Table of Street Type Requirements:

The following is a summary of Street Type requirements for typical details.

Requirement	Street Type A – East 141 St Street Core Area	Street Type B – East 141 St Street Non- Core Area	Street Type C – East 141 St Street Old Alignment	Street Type D – Typical Commercial Street	Street Type E – Typical Service Street	Street Type F – Special Boulevard	Street Type G – Special Shared Street	Street Type H – Potential Alley
Typical Classification	Principal Arterial	Minor Arterial	Collector	Local	TBD	TBD	TBD	Alley
Typical Right-of-Way (ROW)	110' (from property line to property line)	110' (from property line to property line)	60' (from property line to property line)	70' (from property line to property line)	70' (from property line to property line)	156' (from property line to property line)	40' (from property line to property line)	22' (from property line to property line)
Median (Landscaping and Vegetation)	18' wide, 1' high above finished road surface, 2% slope from center line towards gutter	12' wide, 1' high above finished road surface, 2% slope from center line towards gutter	N/A	N/A	N/A	48' including multi-use and pedestrian only lanes, landscaping, and vegetation	N/A	N/A
Travel Lane (Two-Way Street)	1 lane in each direction, 11'-12' wide, 2% slope towards gutter	1 lane in each direction, 11'-12' wide, 2% slope towards gutter	1 lane in each direction, 11'- 12' wide, 2% slope towards gutter	1 lane in each direction, 11'- 12' wide, 2% slope towards gutter	1 lane in each direction, 11'- 15' wide, 2% slope towards gutter	1 lane in each direction, 11'-15' wide, 2% slope towards gutter	N/A	1 lane, 1.5 % slope from center line towards gutters on both sides of the street
Parking Lane (On Street)	1 lane in each direction, 8' wide, 3% slope towards gutter	1 lane in each direction, 8' wide, 3% slope towards gutter	N/A	1 lane in each direction, 8' wide, 3% slope towards gutter	N/A	1 lane in each direction, 8' wide, 3% slope towards gutter	N/A	N/A
Bike Facilities (Location Varies)	1 lane in each direction, 5' wide, 3' wide raised buffer from parking lane, 2% slope towards gutter	1 lane in each direction, 5' wide, 3' wide raised buffer from parking lane, 2% slope towards gutter	5' wide within multi-use trail	N/A	N/A	Shared bike lanes within 10' wide multi use lane in the median and within 15' wide public space on both sides of the street	Shared bike lanes and pedestrian 12' wide multi-use trail, 1.5% slope towards both side of the trail, varied width landscape and vegetation buffer between train and property line	Shared bike and vehicular

Sidewalk Facilities (Location Varies)	16' wide, 8' tree zone buffer from bike lane, 1.5% slope towards gutter	6' wide, 8' tree zone buffer from bike lane, 1.5% slope towards gutter	5' wide, 8' tree zone buffer from road, 1.5% slope towards gutter, 5' buffer from property line	10' wide, 8' tree zone buffer from road, 1.5% slope towards gutter	6' wide, 14' tree zone buffer from road, 1.5% slope towards gutter	5' wide, 8' tree zone buffer from road, 8' tree and landscaping buffer from public space, 1.5% slope towards gutter	N/A	N/A
Lighting	Two directional street lighting; towards sidewalk and road, zero cutoff, no sodium halide lighting	Two directional street lighting; towards sidewalk and road, zero cutoff, no sodium halide lighting	Two directional street lighting; towards sidewalk and road, zero cutoff, no sodium halide lighting	Two directional street lighting; towards sidewalk and road, zero cutoff, no sodium halide lighting	Two directional street lighting; towards sidewalk and road, zero cutoff, no sodium halide lighting	Two directional street lighting; towards sidewalk and road, zero cutoff, no sodium halide lighting	Pedestrian-scaled lighting utilized on edges to provide lighting to common areas, zero cutoff, and no sodium halide lighting.	N/A
Pedestrian Amenities	Landscaping, two directional street lighting towards sidewalk and road street light posts within tree lawn, street trees	Landscaping, two directional street lighting; towards sidewalk and road, light posts within 6' wide tree lawn, street trees, 12' multi-use trail on the south side	Two directional street lighting; towards sidewalk and road, light posts within 5' wide tree lawn, street trees, 12' mixed use trail on the south side, 5' buffer from property line	Light posts within 6' wide tree lawn, street trees	Single direction street lighting towards road, light posts within 14' wide tree lawn, street trees	Two directional street lighting; towards sidewalk and road, light posts within 5' wide tree lawn, street trees, 15' public space	Shared bike lanes and pedestrian 12' wide multi-use trail, 1.5% slope towards both side of the trail, varied width landscape and vegetation buffer between train and property line	N/A
Loading and Service	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Allowed

Section 4. General Regulations

A. Land Use Character Districts:

The City of Noblesville hereby creates a set of land use character districts that represent physical character areas within the IMD zoning district.

Table 8.1.4.B Summary Table of Land Use Character Districts

Requirements:

The following is a summary of Land Use Character district requirements based upon the established subdistrict.

Requirement	Campus Type 1 Uses (C1) – Innovation Core	Campus Type 2 Uses (C2) – Innovation Gateway	Campus Type 3 Uses (C3) – Innovation I-69	Residential Type 1 Uses (R1) – Mixed-Use Residential	Residential Type 2 Uses (R2) – Multi-Family Residential	Light Industrial / Manufacturing Uses (LIM)	Community / Institutional Uses (C1)
Height (Stories/Feet)	Minimum of 3 stories and 44'; and maximum of 5 stories and 68'.	Minimum of 2 stories and 32'; and maximum of 5 stories and 68'.	Minimum of 1 story and 24'; and maximum of 3 stories and 44'.	Minimum of 3 stories and 44'; and maximum of 5 stories and 68'.	Minimum of 2 stories and 32'; and maximum of 4 stories and 56'.	No minimum; and maximum of 4 stories and 56'.	No minimum; and maximum of 5 stories and 68'.
Primary Street Build-to-Line (Feet from the Property Lines)	Zero Lot Line / 0' for building facades; and minimum of 30' for surface parking lots/ structured parking garages on both ground and upper floors.	0' to 10' for building facades; and minimum of 30' for surface parking lots / structured parking garages on both ground and upper floors.	20' to 200' for building facades; and minimum of 20' for surface parking lots; and 20' for the first 80' of building facades on primary streets.	Zero Lot Line / 0' for building facades; and minimum of 30' for surface parking lots on ground floors and structured parking garages on upper floors.	30' to 130' for building facades; and minimum of 30' for surface parking lots.	30' to 200' for building facades; and minimum of 30' for surface parking lots; and 30' for the first 80' of building facades on primary streets.	Not applicable.
Secondary Street Build-to-Line (Feet from the Property Lines)	0' to 10' for building facades; and minimum of 30' for surface parking lots/structured parking garages.	10' to 20' for building facades; and minimum of 30' for surface parking lots / structured parking garages on both ground and upper floor.	20' to 200' for building facades; and minimum of 20' for surface parking lots; and 20' for the first 80' of primary street building facades.	0' to 10' for building facades; and minimum of 30' for surface parking lots on ground floors and structured parking garages on upper floors.	Maximum of 30' for building facades.	30' to 200' for building facades; and minimum of 30' for surface parking lots; and 30' for the first 80' of building facades on primary street.	Maximum of 50' for building facades; and minimum of 50' for surface parking lots on ground floors.
Upper Floor Setbacks (Feet)	Maximum of 30' from the ground floor building façade.	Maximum of 30' from the ground floor building façade.	Maximum of 50' from the ground floor building façade, if provided.	Maximum of 30' from the ground floor building façade.	Maximum of 30' from the ground floor building façade.	Maximum of 50' from the ground floor building façade, if provided.	Not applicable.
Finished Ground Floor Level	Maximum of 6" above the adjacent grade.	Maximum of 6" above the adjacent grade.	Maximum of 6" above the adjacent grade for	Maximum of 6" above the adjacent grade.	Maximum of 3' above the adjacent grade.	Maximum of 6" above the adjacent grade.	Not applicable.

			active commercial uses; and maximum of 6' above the adjacent grade for other uses.				
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Section 5. Building Type Standards

A. Building Types:

The City of Noblesville hereby creates a set of building typologies. The term building typology is referred to as the categorization of a development project according to similar building form, use, and functional characteristics. Typically, building typologies become established within a community over time and based on the fabric of urban development that is established in a particular context. The building typologies identified here share some of those similarities; however, unique building topologies have been provided based on the aspirations of the City and the necessity to provide more unique typologies that will build the character of Innovation Mile.

Additionally, the building typologies will provide the City with a set of more detailed criteria for each development project that will ensure that each new building within the area aspires to a higher-level and quality of architectural character and design that will meet the goals of district. These design criteria will define more nuanced details of the buildings including typical floor plate widths, floor-to-floor heights, façade articulation, projections, transparencies, materiality, and landscaping and lighting. Furthermore, the building typologies will provide the developers with a visual example of character and typical massing that will be considered during planning review.

Building Types applicable to Innovation Mile include:

- Innovation / Headquarters Building (IH)
- Mixed-Use Office Building (MO)
- Shared Innovation / Flexible Building (IF)
- Office Building (OF)
- Mixed-Use Residential Building (MR)
- Residential Apartment Building (RA)
- Residential Townhome Building (RT)
- Flexible / Manufacturing Building (FM)
- Warehouse / Distribution Building (WD)

Table 8.I.5.B Summary of Building Type Requirements:

The following is a summary of Street Type requirements for typical details.

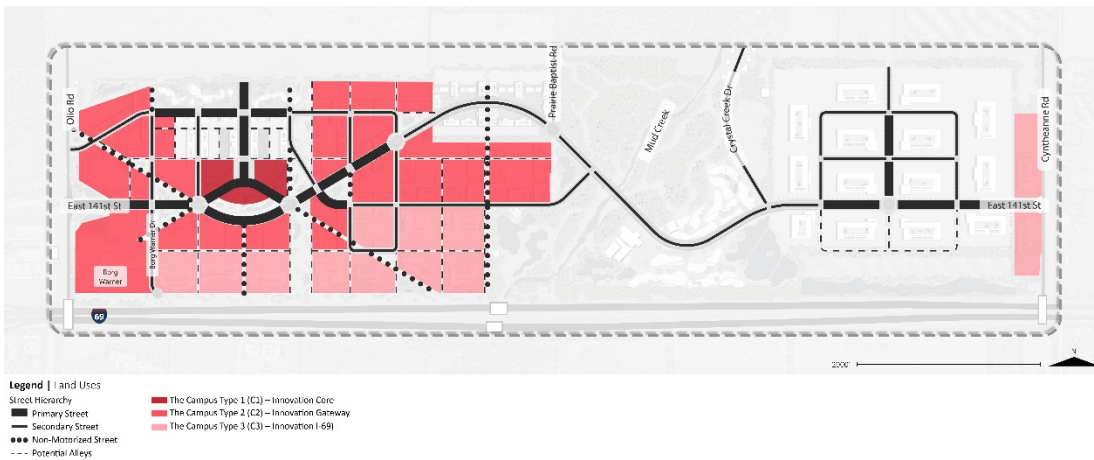
Requirement	Innovation/ Headquarters (IH) Building	Mixed-Use Office (MO) Building	Shared Innovation/ Flexible Building (IF)	Standard Office Building (OF)	Mixed-Use Residential Building (MR)	Residential Apartment Building (RA)	Residential Townhome Building (RT)	Flexible Manufacturing Building (FM)	Warehouse /Distribution (WD) Building
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Typical Floorplate Dimension	180' to 200' typical width	80' to 100' typical width	140' to 180' typical width	80' to 100' typical width	70' to 80' typical width	70' to 80' typical width.	40' to 50' typical width.	200' to 350' typical width.	200' to 400' typical width.
Floor Heights (Floor-to-Floor)	20' ground floor; and 10'-12' upper floor.	15' ground floor; and 10'-12' upper floor.	15-20' ground floor; and 10'-14' upper floor.	15' ground floor; and 12'-14' upper floor.	15' ground floor; and 10'-12' upper floor.	15' ground floor; and 10'-12' upper floor.	12'-15' ground floor; and 10'-12' upper floor.	20'-35' ground floor; and 12'-15' upper floors (if applicable)	20'-35' ground floor; and 12'-15' upper floors (if applicable)
Building Façade Articulation	Must include vertical plane breaks on all Primary Streets and Secondary Street building facades.	Must include vertical plane breaks on all Primary Streets and Secondary Street building facades.	Must include vertical plane breaks on all Primary Streets and Secondary Street building facades.	Must include vertical plane breaks on all Primary Streets and Secondary Street building facades.	Must include vertical plane breaks on all Primary Streets and Secondary Street building facades.	Must include vertical plane breaks on all Primary Streets and Secondary Street building facades.	Must include vertical plane breaks on all Secondary Street building facades.	Must include vertical plane breaks between individual units that include entrances.	Must include vertical plane breaks on Primary Street Building Facades and facades that are visible from I-69.
Building Façade Projections or Encroachments	Entrance canopies, light shelves, window louvers, and upper floor outdoor space coverings required.	Entrance canopies, light shelves, window louvers, and upper floor outdoor space coverings required.	Entrance canopies, light shelves, window louvers, and upper floor outdoor space coverings required.	Entrance canopies, light shelves, window louvers, and upper floor outdoor space coverings required.	Entrance canopies, light shelves, window louvers, balconies for units, and upper floor outdoor space coverings required.	Entrance canopies, light shelves, window louvers, balconies for units, and upper floor outdoor space coverings required.	Entrance canopies and coverings required; balconies for units allowed.	Entrance canopies, light shelves, and window louvers required.	Entrance canopies, light shelves, and window louvers required.
Building Façade Transparency	Minimum of 50% on Primary Street building facades; and minimum of 30% on Secondary Street building facades.	Minimum of 50% on Primary Street building facades; and minimum of 30% on Secondary Street building facades.	Minimum of 50% on Primary Street building facades; and minimum of 30% on Secondary Street building facades.	Minimum of 50% on Primary Street building facades; and minimum of 30% on Secondary Street building facades.	Minimum of 50% on Primary Street ground floor building facades; and minimum of 30% on Secondary Street ground floor building facades; no requirements on upper floors.	Minimum of 30% on Primary Street ground floor building facades; and minimum of 30% on Secondary Street ground floor building facades; no requirements on upper floors.	No requirements.	Minimum of 10% on Building Facades on Primary Streets, Secondary Streets, and Non-Motorized Paths.	Minimum of 10% on Building Facades on Primary Streets, Secondary Streets, and Non-Motorized Paths.
Building Façade Materiality	High-quality glass, metals, concrete, masonry, stone, and wood on all Primary Street and Secondary Street building facades.	High-quality glass, metals, concrete, masonry, stone, and wood on all Primary Streets; and flexibility on Secondary Streets.	High-quality glass, metals, concrete, masonry, stone, and wood on all Primary Streets; and flexibility on Secondary Streets.	High-quality glass, metals, concrete, masonry, stone, and wood on all Primary Streets; and flexibility on Secondary Streets.	High-quality glass, metals, concrete, masonry, stone, and wood on all Primary Streets; and flexibility on Secondary Streets.	High-quality glass, metals, concrete, masonry, stone, and wood on all Primary Streets; and flexibility on Secondary Streets.	High-quality glass, metals, concrete, masonry, stone, and wood on all Secondary Street building facades.	High-quality glass, metals, concrete, masonry, stone, and wood on all Primary Street Building Facades and facades that are visible from I-69.	High-quality glass, metals, concrete, masonry, stone, and wood on all Primary Street Building Facades. Low reflectivity materials are required.

	to any Public Space character districts.	to any Public Space character districts.	to any Public Space character districts.	to any Public Space character districts.	to any Public Space character districts.	to any Public Space character districts.			
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C. Building Type Requirements:

Requirements for building types are below. They are grouped based upon the subdistrict the building type is permitted within. A map of the areas is shown above the building type.



1. Innovation/Headquarters Buildings (IH) Building Type

a. **Intention.**

The Innovation/Headquarters (IH) Building Type is one of the critical building types for Innovation Mile. This building type typically includes a singular tenant located on upper floors with ground floor commercial, retail, and common, creative, or collaborative spaces.

b. **Allowable land use character districts.**

These building types are allowed within Campus Type 1, 2, and 3 Character Districts.

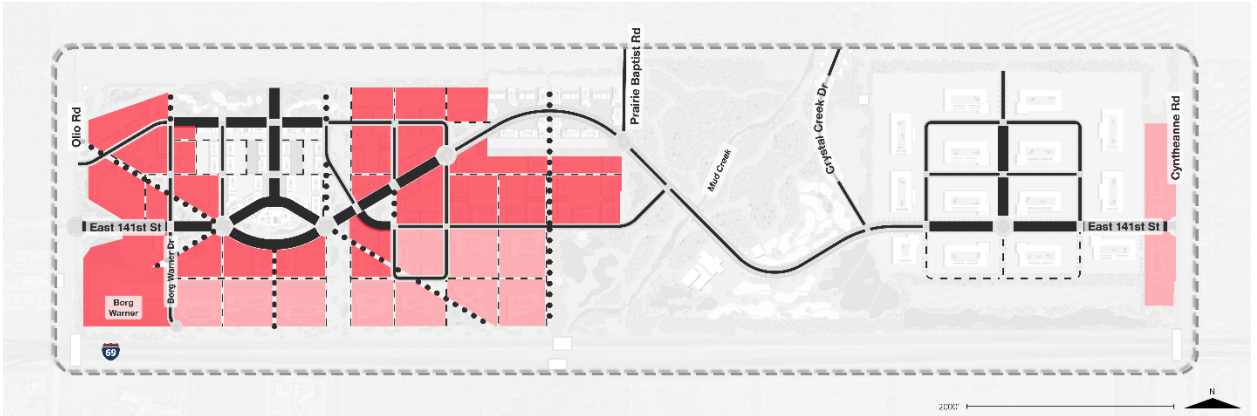
2. Mixed-Use Office (MO) Building Type

1. **Intention.**

The Mixed-Use Office (MO) Building Type is one of the critical building types for Innovation Mile. This building type typically includes multiple tenants located on upper floors with ground floor commercial, retail, and common spaces.

2. **Allowable land use character districts.**

These building types are allowed within Campus Type 1, 2, and 3 Character Districts.



3. Innovation/Flexible (IF) Building Type

1. Intention.

The Shared Innovation/Flexible (IF) Building Type is a supportive building type for Innovation Mile that provides greater flexibility on the ground floor. This building type typically includes multiple tenants located on upper floors with ground floor common spaces, creative, collaborative, or parking uses.

2. Allowable land use character districts.

These building types are allowed within Campus Type 2 and 3 Character Districts.

4. Standard Office Building (SO) Building Type

1. Intention.

The Standard Office (OF) Building Type is a supportive building type for Innovation Mile that provides greater flexibility on the ground floor. This building type typically includes multiple tenants located on upper floors with ground floor office, common spaces, or parking uses.

2. Allowable land use character districts.

These building types are allowed within Campus Type 2 and 3 Character Districts.



5. Mixed-Use Residential (MR) Building Type

1. Intention.

The Mixed-Use Residential (MR) Building Type is a supportive building type for Innovation Mile that provides increased living options and fosters more of a 24/7 life within the district. This building type typically includes residential located on upper floors with ground floor commercial and common spaces.

2. Allowable land use character districts.

These building types are allowed within Residential Type 1 Character Districts.



6. Residential Apartment (RA) Building Type

1. Intention.

The Residential Apartment (RA) Building Type is a supportive building type for Innovation Mile that provides increased living options and fosters more of a neighborhood feel along 141st Street. This building type typically includes multiple residential located on upper floors with ground floor common spaces.

2. Allowable land use character districts.

These building types are allowed within Residential Type 2 Character Districts.

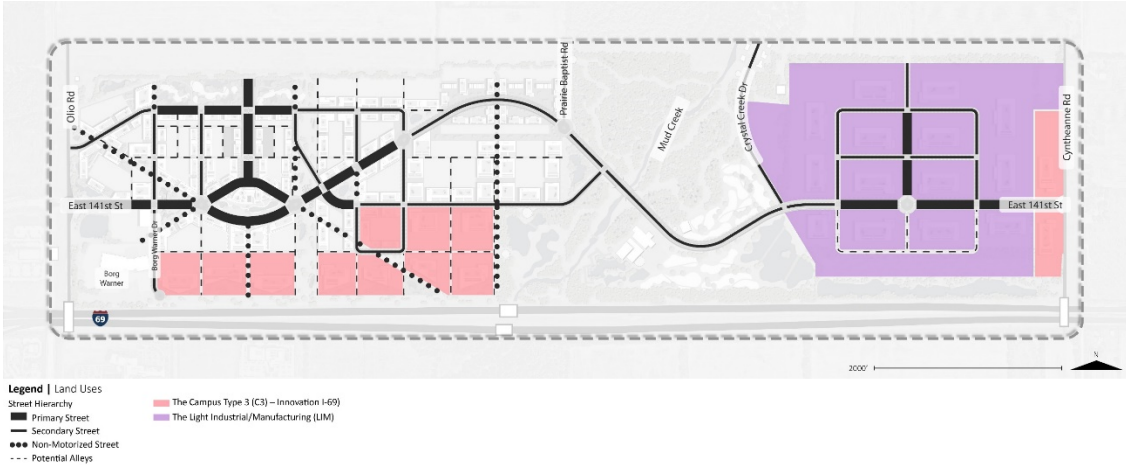
7. Residential Townhome (RT) Building Type

1. Intention.

The Residential Townhome (RT) Building Type is a supportive building type for Innovation Mile that provides increased living options and more diversity of neighborhood feel along 141st Street. This building type typically includes residential and rear parking located on ground and units on upper floors.

2. Allowable land use character districts.

These building types are allowed within Residential Type 2 Character Districts.



8. Flexible Manufacturing (FM) Building Type

1. Intention.

The Flexible Manufacturing (FM) Building Type is a supportive building type for Innovation Mile that provides increased flexibility in uses for areas along I-69 and east of the Mud Creek area. This building type typically includes single tenant buildings with a variety of uses on ground and upper floors (if applicable).

2. Allowable land use character districts.

These building types are allowed within Campus Type 3 and Light Industrial/Manufacturing Character Districts.



9. Warehouse/Distribution (WD) Building Type

1. Intention.

The Warehouse/Distribution (WD) Building Type is a supportive building type for Innovation Mile that provides increased flexibility in uses east of the Mud Creek area. This building type typically includes single tenant buildings with limited uses on ground and upper floors (if applicable).

2. Allowable land use character districts.

These building types are allowed within Light Industrial/Manufacturing Character Districts.

Section 6. Parking / Loading

The following parking and loading requirements shall apply within the IMD. All calculations shall be made using gross floor area (GFA). For those uses not listed in the Schedule of IMD-Street Parking and Loading Requirement, refer to Article 10 of the Unified Development Ordinance.

Table 8.1.6.A Parking/Loading Setback Requirements

Use Type (IMD)	Sub-Category	Required Parking Spaces	Required Loading Spaces
Residential Uses	Single Family Attached Dwellings	<2000 SF: 1/DU, 2,000 to 3,000 SF: 2/DU, >3,000 SF: 3/DU	N/A
	Multi-Family Dwellings - RENTAL	1/DU for efficiency units; 1.5/DU for the first bedroom in units with one of more bedrooms, plus 0.25 space for each additional bedroom	N/A
	Multi-Family Dwellings - OWNED	1/DU for efficiency units; 1.75/DU for the first bedroom in units with one of more bedrooms, plus 0.25 space for each additional bedroom	N/A
	Other Residential	To be determined by the City.	To be determined by the City.
Office and Institutional Uses	Office uses	3 per 1,000 SF	1 per BUILDING
	Other Institutional Uses	3 per 1,000 SF	To be determined by the City.
	Other Office Uses	To be determined by the City.	To be determined by the City.
Educational Uses	Education uses	3 per 1,000 SF	1 per BUILDING
	Other Educational Uses	To be determined by the City.	To be determined by the City.
Cultural / Entertainment Uses	-	To be determined by the City.	To be determined by the City.
Commercial Uses	Commercial Lodgings	1.25/sleeping room or unit plus 10/1,000 SF GFA restaurant lounge plus the following for meeting/banquet space: less than 20 SF / sleeping room, non; 20 SF / sleeping room: 30/1,000 SF GFA; 20 to 50 SF / sleeping room: scaled between 20 and 50 SF / sleeping room: over 50 SF / Sleeping room: 20/1,000 SF GF	1 per BUILDING when banquet/meeting space or restaurant are provided.
	Fine/Casual Dining (with bar)	20 per 1,000 SF	To be determined by the City.
	Family Restaurant	15 per 1,000 SF	To be determined by the City.
	Fast Food	15 per 1,000 SF	To be determined by the City.
	Commercial uses	4 per 1,000 SF	1 per USER
Industrial Uses	Manufacturing/assembly/ Production uses	2 per 1,000 SF ¹	1 per 15,000 SF ¹
	Distribution uses	1 per 1,000 SF ¹	1 per 15,000 SF ¹
	Storage uses	1 per 1,000 SF ¹	1 per 40,000 SF ¹
Other Uses	-	To be determined by the City.	To be determined by the City.
¹ In cases where buildings exceed 50,000-SF, the overall required parking spaces and loading spaces may, on a case-by-case basis, based on the merits of the circumstances be reduced with approval of the Planning Director.			

B. Parking/Loading Setback Requirements

1. Setbacks along streets are contained within Table 8.I.4.B – Summary of Land Use Character District Requirements
2. Side and Rear Setbacks. Parking, loading, and vehicular use areas shall be setback a minimum of 12 feet from any rear or side lot line.
3. Dedicated and conveniently located parking spaces shall be provided for the physically disabled per established City and other requirements.
4. In pedestrian-oriented commercial areas make off-street parking access points visible.
5. Large parking lots must be divided into “modules” linked by internal access drives and separated by landscaped islands. Modules should not exceed 240’ in width without a separating island of at least ten (10) feet.
6. Parking, driveways and curb cuts shall be shared between uses where feasible to minimize pavements and reduce interference with pedestrians.
7. Every parking space shall be within 200 feet of a sidewalk leading to a building entrance and separated from automobile traffic.
8. Sufficient stacking spaces must be provided at driveways.
9. Visual obstructions are prohibited within parking lots and at driveways.
10. Snow plowing and storage must be accommodated within parking lots and loading areas.
11. The use of parking lots as “short-cuts” to circumvent the public roadway system must be discouraged through design elements.

C. Parking Structures

1. Parking structures may be at least partially below grade to minimize their visual impact.
2. Where parking structures are visible from public rights-of-way, they may not have sloping floor plates visible from adjacent public rights-of-way.
3. Parking structures in commercial areas must accommodate retail space on the ground level, where permitted.
4. The design of parking structures must integrate the forms and materials used for principal building(s). Lighting should also be integrated with the overall architectural character of the site.
5. Landscaping must be used at the base of parking structures, and the use of landscaping should be considered at upper levels, to soften their appearance.

D. Parking Lot Landscaping

1. Parking lot screening shall per pursuant to the standards established in Article 12 of the Unified Development Ordinance. The plantings required in Article 12 may be clustered so long as the clustering maintains a minimum 75% screening of the lot perimeter where adjacent to a public right-of-way, or 50% otherwise. Where appropriate and permitted, screening shall be accomplished in a buffer zone of at least 10’ in width, using a combination of shade trees, evergreen trees, evergreen shrubs and dense deciduous shrubs, with earthen berms where appropriate. The exact mix of landscape types shall be determined on a case by case basis.

2. If earthen berms are used, they shall have a maximum height of 6 feet and a maximum slope of 3:1.

Section 7. Signage

A. General Requirements

1. Signage within the IMD shall be permitted subject to the general and design standards of Parts A and B of Article 11 of the Unified Development Ordinance unless otherwise stated below. In cases where Article 11 and the standards of the IMD are in conflict, the Innovation Mile standard shall apply.
2. All signs must be associated with the permitted use of the property on which they are located, unless specifically permitted otherwise.
3. Street number(s) shall be prominently placed on freestanding signage and shall not count toward the maximum number of items of information.
4. On multi-tenant buildings, all signage must be visually consistent.
5. Signs shall not obstruct views of authorized traffic signs or traffic control devices, create a visual obstruction at driveway entrances, be animated, cause glare, or be lit by any flashing or moving light.
6. Lots fronting on two or more streets are permitted one sign for each street frontage. When designation signs are used, the designation signs shall not count toward an individual user's permitted signage for that frontage.
7. Directional signs cannot exceed 4 square feet each in size and 3 feet in height. The square footage of all directional signs for a use shall not exceed 48 square feet total for all signs. Directional signs shall not contain any logos, business names, or other copy that denotes the business for which it serves.
8. A maximum of one color plus white or black may be used on any sign. The primary colors of the sign should be black or white with the other color being used as an accent color only. Consideration may be given to a sign with more than one color other than black and white and may be approved administratively only if the colors are a muted and dark earth tone. Full color elevations of the signs must be submitted to the Planning Department in order to be approved administratively. Garish colors must be avoided, and the color scheme must relate to the associated building. Deference will be given to trademarked brands that contain more than one color other than black and white.
9. Off-site and temporary signage shall comply with Unified Development Ordinance regulations contained in Article 11.
10. All signs shall be constructed with individual lettering flush mounted to either the wall of the building or the face of the sign. Panel or box-type signs are prohibited.
11. Properties more than 30 acres in size may be able to utilize a combination of designation signs and ground signs. Where designation signs and multiple ground signs are used in a development, a uniform design theme for the development shall be established and followed with each sign.
12. All signs noted in this section shall require approval of a sign permit unless specifically noted in the following text.

B. Sign Requirements – Event Center

The purpose of this section is to provide signs that adequately regulate circulation and allow signage for other necessary capabilities while minimizing the impact of such signs on adjacent land uses.

13. Interior Signs

For purposes of this section, interior signage refers to signs that are not visible when standing immediately off the premises of the Event Center.

a. Temporary Signage

1. Interior banners and incidental/directional signs shall be permitted without a sign permit.

b. Permanent Signage

1. Interior wall and ground signs shall not be regulated in number.
2. The maximum ground sign height shall be 8 feet.

14. Exterior Signs

Exterior signs are any signs that are visible when standing outside of the premises.

a. Wall Signs

1. Permitted one per street frontage per structure identifying the facility. Also permitted up to one additional sign on two street frontages that are electronic signs.
2. Individual channel letters are not required. May include a mural.
3. Limited to 20% of the signable wall area. Square footage of electronic signage is excluded from this maximum.
4. The electronic sign face may be up to 600 square feet in size.

b. Designation Signs

1. Permitted on any property boundary that is not adjacent to I-69.
2. Maximum height of 33feet permitted.
3. The maximum sign area shall be 140 square feet. This area shall not include the area of the sign base.
4. The sign face may be an electronic sign.

c. Electronic Sign – I-69

1. Permitted within 200 feet of the property boundary adjacent to I-69. One sign of this type is permitted.
2. Maximum height of 65 feet permitted.
3. The digital sign faces may be a maximum of 750 square feet per side. Up to 250 square feet may be permitted per side to identify the event center or Innovation Mile.
4. The electronic message sign shall be permitted to (a) identify users and user products, (b) businesses and establishments not located on the property including their products, services, and events, and (c) community and private events occurring inside or outside the property.
5. The supporting components of the electronic sign must have some aesthetic value and might include brick, masonry, stone, simulated brick, metal panels, or other similar materials. The sign support may not be a simple metal pole.
6. The sign may be Halo-lit, Externally Illuminated, Internally Illuminated, or illuminated in any manner acceptable to the property owner.
7. The sign message shall remain stationary for a minimum of ten (10) seconds.
8. The sign shall not flash, scroll, twirl, change color, fade in or out, have transitional elements between copy changes, or in any manner imitate movement at any time.

15. Sponsorship

The names and logos of sponsors of entertainment uses and events shall not be considered as an item of information on primary signs. A sponsorship sign(s) is permitted on each side of the

structure or freestanding signage and shall not be considered a separate sign from the primary sign.

B. Sign Requirements – Innovation/Headquarters

1. Designation Sign

- a. Designation signage shall be permitted for developments of at least 15 acres in size with a minimum building setback of thirty (30) feet from right-of-way.
- b. Each integrated, multi-parcel development shall be permitted one (1) designation sign on each public street frontage to which the development is adjacent.
- c. Designation signage shall be no closer than 750 feet from any other approved and/or existing designation sign.
- d. Designation signage shall be designed as part of the overall “gateway” treatment that includes landscaping and other improvements such as fencing or water features. The size of the landscape area around the sign shall be equal to five times the surface area of the sign.
- e. Designation signage shall be readily visible from the roadway, and shall consist of individual letters, up to a maximum of six (6) items of information and mounted to a solid wall. Letters shall either halo-lit or externally illuminated.
- f. The address may be posted on the sign and will not count towards the maximum number of items of information.
- g. All designation signage shall be set back a minimum of ten (10) feet from the public right-of-way.
- h. Designation signage shall not exceed six (6) feet in height.
- i. Designation signs on roads with a speed limit under 40 MPH shall be limited to 45 square feet in size. Designations signs on roads with a speed limit over 40 MPH shall be limited to 60 square feet in size.
- j. For properties with at least 300 feet of frontage on I-69, the property shall be permitted an additional designation sign of up to 200 feet in size with a maximum height of twenty (20) feet.

2. Ground Signs

- a. Ground signage shall be permitted for properties with at least 200 feet of frontage on a public street with a minimum building setback of thirty (30) feet from right-of-way.
- b. No individual ground signs shall be permitted along 141st Street or any other primary arterial.
- c. Where ground signs are permitted, such signs shall be placed at site entries.
- d. Individual ground signs may be used in combination with designation signage so long as individual ground signs are located at the site entrances on collector and local streets only.
- e. Ground signage and light standards shall be located in landscaped areas. The size of the landscape area around the ground signs shall be at least five times the surface area of the sign.
- f. In the case of multi-tenant buildings there shall be only one ground sign per building.

- g. All ground signs shall be setback a minimum of ten (10) feet from the public right-of-way.
 - h. All ground signs are limited to a maximum of six (6) feet in overall height.
 - i. All ground sign on roads with a speed limit 40 MPH and under shall be limited to 30 square feet in size. Ground signs on roads with a speed limit over 40 MPH shall be limited to 45 square feet in size.
3. **Wall Signs**
- a. All buildings shall be permitted to have one (1) wall sign per street frontage.
 - b. Building mounted signage shall consist of individual lettering. Panel or box-type signs are not permitted.
 - c. Building-mounted signage shall not exceed 60 square feet in size.

C. Sign Requirements – Mixed-Use Office

- 1. **Overall Building**
 - a. **Permit Required:** YES
 - b. **Types of signs permitted:** Projecting or Wall
 - c. **Number:** One (1) sign per street frontage and one for each vehicular entrance to structured parking (if applicable).
 - d. **Maximum Sign Area:**
 - A. Projecting – 45 square feet for overall building, 20 square feet for structured parking
 - B. Wall – 20% of signable wall area for overall building, 50 square feet for structured parking
 - e. **Permitted Materials:**
 - A. Projecting – Wood or metal (matching the architectural features of the building)
 - B. Wall – Individual channel letters
 - f. **Illumination:** Halo-lit, internal, or externally lit
- 2. **Ground Floor Active Commercial Use**
 - a. **Permit Required:** YES
 - b. **Types of signs permitted:** Awning, Canopy, Projecting, Wall, or Window
 - c. **Number:** One (1) sign per street frontage
 - d. **Maximum Sign Area:**
 - (1) Awning – 50% of entire awning area
 - (2) Canopy – 20% of canopy area
 - (3) Projecting – 15 square feet
 - (4) Wall – 20% of signable wall area
 - (5) Window – 15% of the total window area
 - e. **Permitted Materials:**
 - (1) Awning – Canvas or cloth, no reflective or glossy materials or illuminated plastic
 - (2) Canopy – Canvas or cloth, no reflective or glossy materials or illuminated plastic
 - (3) Projecting – Wood or metal (matching the architectural features of the building)
 - (4) Wall – Individual channel letters
 - (5) Window – Vinyl, gold leaf, or substantially similar materials
 - f. **Illumination:** Halo-lit or externally lit

- g. **Additional Restrictions:** Awning and projecting signs may extend into the public right-of-way to within two (2) feet of the back of curb. The sign must have a minimum clearance from the sidewalk of at least eight (8) feet.
- h. **Alternative Signage:**
 - (1) All buildings shall be permitted to display the address number for that specific building. No permit required.
 - (2) Each tenant may display one (1) blade sign – See Article 11 for size limitations – for pedestrian identification.
 - (3) Window signage can be used as a secondary identifier for a building in combination with another building sign type.
 - (4) Sandwich Board signs shall be permitted for first floor tenants subject to the following requirements:
 - (a) Signs shall be removed from outside the business location at the end of each business day.
 - (b) Maximum size of 24" x 36"
 - (c) Signs shall be located in a manner to not impede the flow of pedestrian or bicycle traffic on the sidewalk or trail. The sign shall also be placed so as to maintain a clear path of exit from the door of the business.
 - (d) A ballast a minimum of ten (10) pounds shall be installed at the base or hang internally from the A-frame of the sandwich board sign to ensure stability in windy conditions.
 - (e) Should be made of materials such as hardwood, chalkboard, or finished metal. Primarily plastic signs should be discouraged.

3. Upper Level Tenants

- a. **Permit Required:** YES
- b. **Types of signs permitted:** Wall
- c. **Number:** One (1) multi-tenant wall sign per ground level public access entrance, up to two (2) upper level wall signs per street frontage (maximum six signs per building)
- d. **Maximum Sign Area:**
 - (1) Ground Level Multi-Tenant Wall Sign – 20 square feet
 - (2) Wall – 60 square feet per sign
- e. **Permitted Materials:**
 - (1) Ground Level Multi-tenant Wall Sign - The sign shall be constructed of materials that blend with the character of the building such as but not limited to wood or metal.
 - (2) Wall – Individual letters
- f. **Illumination:** Halo-lit or externally lit

D. Sign Requirements – Innovation/Flexible, Standard Office, Flexible Manufacturing, and Warehouse/Distribution

1. Designation Sign

- a. Designation signage shall be permitted for integrated, multi-parcel developments of at least 15 acres in size with a minimum building setback of thirty (30) feet from right-of-way.

- b. Each integrated, multi-parcel development shall be permitted one (1) designation sign on each public street frontage to which the development is adjacent.
- c. Designation signage shall be no closer than 750 feet from any other approved and/or existing designation sign.
- d. Designation signage shall be designed as part of the overall “gateway” treatment that includes landscaping and other improvements such as fencing or water features. The size of the landscape area around the sign shall be equal to five times the surface area of the sign.
- e. Designation signage shall be readily visible from the roadway, and shall consist of individual letters, up to a maximum of six (6) items of information and mounted to a solid wall. Letters shall either halo-lit or externally illuminated.
- f. The address may be posted on the sign and will not count towards the maximum number of items of information.
- g. All designation signage shall be set back a minimum of ten (10) feet from the public right-of-way.
- h. Designation signage shall not exceed six (6) feet in height.
- i. Designation signs on roads with a speed limit under 40 MPH shall be limited to 45 square feet in size. Designation signs on roads with a speed limit over 40 MPH shall be limited to 60 square feet in size.
- j. For properties with at least 300 feet of frontage on I-69, the property shall be permitted an additional designation sign of up to 200 feet in size with a maximum height of twenty (20) feet.

2. **Ground Signs**

- a. No individual ground signs shall be permitted along 141st Street or any other primary street.
- b. Where ground signs are permitted, such signs shall be placed at site entries.
- c. Individual ground signs may be used in combination with designation signage so long as individual ground signs are located at the site entrances on collector and local streets only.
- d. Ground signage and light standards shall be located in landscaped areas. The size of the landscape area around the ground signs shall be at least five times the surface area of the sign.
- e. In the case of multi-tenant buildings there shall be only one ground sign per building.
- f. All ground signs shall be setback a minimum of ten (10) feet from the public right-of-way.
- g. All ground signs are limited to a maximum of six (6) feet in overall height.
- h. All ground sign on roads with a speed limit 40 MPH and under shall be limited to 30 square feet in size. Ground signs on roads with a speed limit over 40 MPH shall be limited to 45 square feet in size.

3. **Wall Signs**

- a. All buildings shall be permitted to have one (1) wall sign per street frontage.

- b. Building mounted signage shall consist of individual lettering. Panel or box-type signs are not permitted.
- c. Building-mounted signage shall not exceed 60 square feet in size.

E. Sign Requirements – Mixed-Use Residential

1. **Overall Building**
 - a. **Permit Required:** YES
 - b. **Types of signs permitted:** Projecting or Wall
 - c. **Number:** One (1) sign per street frontage and one for each vehicular entrance to structured parking (if applicable).
 - d. **Maximum Sign Area:**
 - A. Projecting – 45 square feet for overall building, 20 square feet for structured parking
 - B. Wall – 20% of signable wall area for overall building, 50 square feet for structured parking
 - e. **Permitted Materials:**
 - A. Projecting – Wood or metal (matching the architectural features of the building)
 - B. Wall – Individual letters
 - f. **Illumination:** Halo-lit or externally lit
2. **Ground Floor Active Commercial Use**
 - a. **Permit Required:** YES
 - b. **Types of signs permitted:** Awning, Canopy, Projecting, Wall, or Window
 - c. **Number:** One (1) sign per street frontage
 - d. **Maximum Sign Area:**
 - (1) Awning – 50% of entire awning area
 - (2) Canopy – 20% of canopy area
 - (3) Projecting – 15 square feet
 - (4) Wall – 20% of signable wall area
 - (5) Window – 15% of the total window area
 - e. **Permitted Materials:**
 - (1) Awning – Canvas or cloth, no reflective or glossy materials or illuminated plastic
 - (2) Canopy – Canvas or cloth, no reflective or glossy materials or illuminated plastic
 - (3) Projecting – Wood or metal (matching the architectural features of the building)
 - (4) Wall – Individual channel letters
 - (5) Window – Vinyl, gold leaf, or substantially similar materials
 - f. **Illumination:** Halo-lit or externally lit
 - g. **Additional Restrictions:** Awning and projecting signs may extend into the public right-of-way to within two (2) feet of the back of curb. The sign must have a minimum clearance from the sidewalk of at least eight (8) feet.
 - h. **Alternative Signage:**
 - (1) All buildings shall be permitted to display the address number for that specific building. No permit required.
 - (2) Each tenant may display one (1) blade sign – See Article 11 for size limitations – for pedestrian identification.
 - (3) Window signage can be used as a secondary identifier for a building in combination with another building sign type.

- (4) Sandwich Board signs shall be permitted for first floor tenants subject to the following requirements:
 - (a) Signs shall be removed from outside the business location at the end of each business day.
 - (b) Maximum size of 24" x 36"
 - (c) Signs shall be located in a manner to not impede the flow of pedestrian or bicycle traffic on the sidewalk or trail. The sign shall also be placed so as to maintain a clear path of exit from the door of the business.
 - (d) A ballast a minimum of ten (10) pounds shall be installed at the base or hang internally from the A-frame of the sandwich board sign to ensure stability in windy conditions.
 - (e) Should be made of materials such as hardwood, chalkboard, or finished metal. Primarily plastic signs should be discouraged.

F. Sign Requirements – Residential Apartment

1. **Permit Required:** YES
2. **Type of Sign Permitted:** Ground Sign.
3. **Number:** One (1) ground sign shall be permitted at each entrance.
4. **Maximum Sign Area:** Thirty Two (32) square feet.
5. **Maximum Ground Sign Height:** Six (6) feet.
6. **Location:** Shall be a minimum of ten (10) feet from the street right-of-way and a minimum of ten (10) feet from the leading edge of the driveway.
7. **Permitted Materials:** The sign materials shall be constructed of materials which blend with the residential character of the neighborhood including but not limited to wood, metal, or masonry.
8. **Illumination:** Halo-Lit or externally lit.
9. **Landscaping:** An area equal to three times the area of the sign face shall be required for base landscaping around a ground sign. The landscape area will radiate out a minimum of five (5) feet from the base of the sign shall be provided and shall be planted in such a way to substantially cover the area with landscape materials such as, but not limited to annuals, ground covers, perennials, shrubs, and ornamental trees. A mixture of plant types is required.
10. **Alternate Signage:**
 - a. Neighborhood Signs - masonry pillars marking the entrance into an individual neighborhood within a larger subdivision. There may be either a single pillar or a pillar on either side of the street at the entrance to the smaller neighborhood. The masonry pillar may not exceed five feet in height and shall have a sign face not exceeding four (4) square feet in size. Any lighting must be external, the lighting must be directed narrowly at the sign face and may not shine onto any adjacent property or rights-of-way.

G. Sign Requirements – Residential Townhome

1. **Permit Required:** YES

2. **Type of Sign Permitted:** Ground Sign.
3. **Number:** One (1) ground sign shall be permitted at each entrance.
4. **Maximum Sign Area:** Thirty Two (32) square feet.
5. **Maximum Ground Sign Height:** Six (6) feet.
6. **Location:** Shall be a minimum of ten (10) feet from the street right-of-way and a minimum of ten (10) feet from the leading edge of the driveway.
7. **Permitted Materials:** The sign materials shall be constructed of materials which blend with the residential character of the neighborhood including but not limited to wood, metal, or masonry.
8. **Illumination:** Halo-Lit or externally lit.
9. **Landscaping:** An area equal to three times the area of the sign face shall be required for base landscaping around a ground sign. The landscape area will radiate out a minimum of five (5) feet from the base of the sign shall be provided and shall be planted in such a way to substantially cover the area with landscape materials such as, but not limited to annuals, ground covers, perennials, shrubs, and ornamental trees. A mixture of plant types is required.
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Section 8. Smart District Strategies

Smart District initiatives are actions that Innovation Mile can implement to attract investors and inspire all its tenants and visitors to set the district apart as truly innovative. From a construction standpoint, it's vital to realize decisions made today will have a lasting impact for decades to come. By implementing Smart District strategies today, Innovation Mile will be ready for the future impacts of extreme weather, smart technology implementation, phase-down of fossil fuels, and other widescale and broad paradigm shifts. Placing these innovation strategies at the forefront of Innovation Mile design puts Noblesville at the heart of delivering a sustainable, forward-thinking, and economically fair and prosperous society. By catering to the needs of its workers, visitors, and operators in dynamic and intuitive ways, a new dimension of interaction will set the Innovation Mile apart.

Fundamentally, this is not about creating entirely new experiences, especially since district users would not benefit through complete reinvention. Instead, value creation lies within the enhancement of existing experiences through tactical implementation of spatial design and leveraging technology. Through this lens, technology is an enabler of enhanced user experiences rather than the focal point of the experience. The value created through driving innovation is, in part, the result of data gathering, data-driven insights

and automation. These insights are valuable in that, if they are understood and acted upon appropriately, then they will translate to improved user satisfaction among tenants, visitors, and residents, and overall operational cost savings.

The following initiatives will be implemented within the IMD over time and in coordination with the City of Noblesville on a project-by-project basis. Proposed development projects may be required from time to time to contribute, connect, and coordinate with some level of one or more of these initiatives based on the location, impact, and timing of said project. Further information on each of these initiatives can be found in the Innovation Mile Master Plan.

- A. **Initiative #1: District Fiber Network**
- B. **Initiative #2: District Data Network**
- C. **Initiative #3: District Utility Management System**
- D. **Initiative #4: Smart Street Furniture**
- E. **Initiative #5: Digital Parking Management**
- F. **Initiative #6: Electric Vehicle Charging**
- G. **Initiative #7: Alternative Transit**
- H. **Initiative #8: Digital Signage and Kiosks**
- I. **Initiative #9: Innovation Mile Portal**

Section 9. Sustainability Strategies

Districts offer unique and expansive opportunities for sustainable development often not available to smaller projects. At this scale, designers and stakeholders can work to effectively share resources across the district and with the broader community; leverage communal infrastructure to improve efficiency and resiliency; and create opportunities for future tenants, visitors, and residents to expand their understanding and ability to live more sustainable lives.

Sustainability Vision Elements

The sustainability vision for the Innovation Mile district has been broken down into five Vision Elements, listed here, to help categorize potential Sustainability Strategies:

Resiliency: Create an environment and infrastructure that is robust enough to meet operational needs under a range of future conditions. Focus on flexible spaces, future climates, and electrical and mechanical system resiliency.

Health and Wellness: Promote healthy lifestyles and wellness for the district's tenants and visitors. This includes both physical and mental health in indoor and outdoor environments. Equity and Community: Prioritize equity, accessibility, and community empowerment within the district and beyond. The district can be an agent of change and provide key resources to the local public.

High Performance Design and infrastructure: Design high performance systems to drive energy and water efficiency across the development. This could include a district microgrid with battery storage, distributed renewable energy, and efficient design standards for individual buildings.

Certifications and Story: Promote the sustainability vision and story to engage and draw in tenants and visitors. Certifications are one of the best ways to convert sustainable design to market value.

The following initiatives will be implemented within the IMD over time and in coordination with the City of Noblesville on a project-by-project basis. Proposed development projects may be required from time to time to contribute, connect, and coordinate with some level of one or more of these initiatives based on the location, impact, and timing of said project. Further information on each of these initiatives can be found in the Innovation Mile Master Plan.

- A. Initiative 1: Site Planning and Water Management
- B. Initiative 2: Energy Storage
- C. Initiative 3: Waste Management
- D. Initiative 4: Solar Energy
- E. Initiative 5: Low Carbon Mobility
- F. Initiative 6: High Performance Building Design Standards
- G. Initiative 7: Community Scale Certification System

Section 10. Existing Residential Uses

1. Existing Residential Uses

The following site development standards shall apply to all single family residential uses already existing within the IMD zoning district.

a. Authority to Continue

Where, at the time of adoption of an ordinance that assigns the IMD (Innovation Mile) to a Noblesville Jurisdictional zoning map, lawful residential uses of land which exist and would not be permitted by the regulations imposed by the IMD, may be continued so long as they remain otherwise lawful, subject to the following provisions.

b. Enlargement/Improvement of Existing Residential Structure

Such nonconforming uses may be enlarged or increased to occupy a greater area of land than was occupied at the effective date of rezone so long as such improvements do not result in an increase of the value of the structure by more than 50% of the pre-improvement value.

c. Moving a Residential Structure

No such nonconforming uses shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of the rezone.

d. Termination by Discontinuance or Abandonment of Use

If any such nonconforming uses of land are discontinued or abandoned for more than one (1) year (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.

e. New Construction of Residential Buildings

The only new structures that shall be permitted shall be clearly accessory to the existing residential use of the property and shall adhere to the standards for Accessory Structures as outlined in Article 9 - General Regulations of the Unified Development Ordinance. No additional homes or separate living units shall be constructed in the CCPD unless such uses are permitted uses in the land use area and then shall adhere to the "R1 Low Density Single Family Residential" zoning district.

f. Damage or Destruction

Should such nonconforming residential structures be destroyed or damaged by any means, then the home may be reconstructed in a manner equal to the fair market value of the building immediately prior to the damage.

g. Underlying Standards

Any residential improvements inside the IMD district shall adhere to the underlying developmental standards of the R1 (Single-Family Residential) district.

h. Conflict with Article 14 of Unified Development Ordinance

In the case where the specific provisions of this Part E are in conflict with Article 14 (Nonconforming Uses And Structures) of the Unified Development Ordinance, the standards of this Part E shall apply.

APPENDIX C-2 OFFICIAL SCHEDULE OF USES - INNOVATION MILE DISTRICT

TYPE OF USE	Campus Type 1 (C1) - Innovation Core	Campus Type 2 (C2) - Innovation Gateway	Campus Type 3 (C3) - Innovation I-69	Residential Type 1 (R1) - Mixed-Use Residential	Residential Type 2 (R2) Uses – Multi-Family Residential	Light Industrial/ Manufacturing Uses (LIM)	Community/ Institutional Uses (CI)
Residential Uses							
Accessory Dwelling Unit					P		
Common Spaces (with Multi-Family)				SC	P		
Dwelling, Multi- Family of 3 or more dwelling units				P	P		
Dwelling Unit located on 2nd floor or above for non- residential building	SC	SC		P			
Garages, Community				SC	SC		
Garages, Private				P	P		
Other Residential Uses				SC	SC		
Office and Institutional Uses							
Animal Hospitals and Veterinarian Offices		SC	SC			P	
Fire and Police Stations		SC	SC				SC
Common, Creative, and Collaborative Spaces	SC	P	P				
Government Offices		SC	SC				SC
Headquarters	P	P	P			P	
Hospitals		SC	SC				
Innovation	P	P	P			P	
Library	SC	SC	SC				SC
Offices	SC	P	P	SC		SC	SC
Offices & Clinics of Medical Doctors, Physicians, Dentists or other health care practitioners	SC	P	P	SC			SC
Post Office		SC	SC				SC
Other Office and Institutional Uses	SC	SC	SC	SC			SC

TYPE OF USE	Campus Type 1 (C1) - Innovation Core	Campus Type 2 (C2) - Innovation Gateway	Campus Type 3 (C3) - Innovation I-69	Residential Type 1 (R1) - Mixed-Use Residential	Residential Type 2 (R2) Uses – Multi-Family Residential	Light Industrial/ Manufacturing Uses (LIM)	Community/ Institutional Uses (CI)
Educational Uses							
Nursery School/Preschool		SC	SC				SC
Schools (Primary and Secondary)		SC	SC				SC
Colleges and Universities		P	P				SC
Schools (Business and Trade)	SC	P	P				SC
Other Educational Uses	SC	SC	SC				SC
Miscellaneous Uses							
Cemetery							
Parking Garages (Public or Commercial)	SC	P	P	P		P	
Other Miscellaneous Uses	SC	SC	SC	SC			
Cultural/Entertainment Uses							
Amphitheater							SC
Entertainment Related Facilities and Uses	SC	SC	SC	SC			SC
Galleries and Museums	P	P	P	SC			SC
Clubhouse, accessory to a residential development					SC		
Cinemas and Theaters, except drive-in theaters	SC	SC	SC				
Disc Golf Course							SC
Driving Range							SC
Expositions (Indoor or Outdoor)		SC	SC				
Festivals		SC	SC				SC
Golf Courses							SC
Hotels	P	P	P	P			
Parks and Playgrounds (Non-Commercial)					P		P

TYPE OF USE	Campus Type 1 (C1) - Innovation Core	Campus Type 2 (C2) - Innovation Gateway	Campus Type 3 (C3) - Innovation I-69	Residential Type 1 (R1) - Mixed-Use Residential	Residential Type 2 (R2) Uses – Multi-Family Residential	Light Industrial/ Manufacturing Uses (LIM)	Community/ Institutional Uses (CI)
Cultural/Entertainment Uses (continued)							
Places of Public Assembly		SC	SC				P
Places of Worship		SC	SC		P		SC
Recreation (Indoor/Commercial)		P	P				P
Sports Park (Indoor)		SC	SC				
Sports Park (Outdoor)							SC
Stadium or Arena		SC	SC				SC
Other Cultural/Entertainment Uses	SC	SC	SC				SC
Commercial Uses (Retail/Service)							
Automobile Fuel Station						SC	
Automobile Service						SC	
Automobile Repair/Body Shop						SC	
Car Share	A	A	A			SC	
Automobile Rental						SC	
Car Wash						SC	
Marine Craft Sales, Repair and Service						SC	
Restaurant (Sit- down)	P	P	P	P			
Restaurant (Carry-Out ONLY)	P	P	P	P			
Restaurant (Drive-in/Drive- Thru Facility) Primary Use		SC	SC	SC			
Restaurant (Drive-in/Drive- Thru) Accessory Use							
Drinking Places	P	P	P	P			
Bar, Tavern, or Lounge, Brewpub	P	P	P	P			
Nursery – Plant Materials Primary		SC	SC			SC	

TYPE OF USE	Campus Type 1 (C1) - Innovation Core	Campus Type 2 (C2) - Innovation Gateway	Campus Type 3 (C3) - Innovation I-69	Residential Type 1 (R1) - Mixed-Use Residential	Residential Type 2 (R2) Uses – Multi-Family Residential	Light Industrial/ Manufacturing Uses (LIM)	Community/ Institutional Uses (CI)
Commercial Uses (Continued)							
Nursery – Plant Materials Accessory		SC	SC			SC	
Retail Sales	P	P	P	P			SC
Services Except for laundries/dry cleaners On-site		P	P	P			
Laundries/Dry Clearers with On-site plant		SC	SC			P	
Other Commercial Uses (Retail/Services)	SC	SC	SC	SC		SC	SC
Industrial Uses							
Assembly of Finished Goods						P	
Chemical Processing						P	
Confinement Feeding Operations							
Contractor's Office		SC	SC			P	
Distribution Facilities			SC			P	
Food Production Except Canning Factories and/or Animal Processing						P	
Laboratory	P	P	P			P	
Machine and Equipment Repair						SC	
Manufacturing, General		SC	SC			P	
Manufacturing, Light		A	A			P	
Newspaper and/or Job Printing						P	
Packaging of Finished Goods						P	
Research Facilities	SC	P	P			P	
Recycling Centers						SC	
Supply Yard						SC	
Warehousing		SC	P			P	

TYPE OF USE	Campus Type 1 (C1) - Innovation Core	Campus Type 2 (C2) - Innovation Gateway	Campus Type 3 (C3) - Innovation I-69	Residential Type 1 (R1) - Mixed-Use Residential	Residential Type 2 (R2) Uses – Multi-Family Residential	Light Industrial/ Manufacturing Uses (LIM)	Community/ Institutional Uses (CI)
Industrial Uses (Continued)							
Mini-Storage Warehousing		SC	SC			SC	
Wholesale Trade (Indoor)		SC	P			P	
Wholesale Trade (Outdoor)						P	
Other Industrial Uses	SC	SC	SC			SC	
Transportation and Communication Uses							
Airports							
Heliports and/or Helipad		SC	SC				
Public Service Facilities		SC	SC		SC	P	SC
Wireless Communication Service Facilities		SC	SC	SC		SC	SC
Other Transportation and Communication Uses	SC	SC	SC	SC		SC	

P = Permitted Use
SC = Special Consideration A = Accessory Use
☐ Prohibited