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ORDINANCE NO. 23-06-14

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95, ZONE MAP, AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

Document Cross Reference No. 9909909023, 200300119317, 97-55680, 97-55679, 2012-60615

This Ordinance (the "The Crossing PD Ordinance") amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the "UDO") enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the "Plan Commission") conducted a public hearing on docket number 14N-14-0645 at its June 16, 2014, meeting as required by law in regard to the application (the "Petition") filed by TM Crowley Development, LLC (the "Developer") concerning a change of zoning of certain property described in Exhibit A-1 attached hereto (the "Real Estate") and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as "The Crossing Preliminary Development Plan" identified in Section 2 below (the "Plan"); and,

WHEREAS, the Plan Commission has sent a favorable recommendation for adoption of said amendment with a vote of nine (9) ayes and zero (0) nays to the Common Council.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

- A. The Official Zone Map of the City of Noblesville, a part of the Unified Development Ordinance, is hereby amended to change the zoning on the parcel legally described (i) in Exhibit A-2 (the "Commercial Use Block") from "PB" Planned Business to "PB/PD" Planned Business/Planned Development and (ii) in Exhibit A-3 (the "Residential Use Block") from "R5" Multi-Family to "R5/PD" Multi-Family Planned Development as designated in said Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana.
- B. The Real Estate's underlying zoning district shall be as noted in Section 1.A above. Development in the Real Estate shall be governed entirely by (i) the provisions of this The Crossing PD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, except as modified, revised, supplemented or expressly made inapplicable by the terms of this The Crossing PD Ordinance.

- C. All provisions and representations of the UDO that conflict with the provisions of this The Crossing PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and are superseded by the terms of this The Crossing PD Ordinance.
- D. All provisions and representations of City of Noblesville Ordinance No. 49-12-97 (Special Planned Business District Zone 1) are hereby rescinded as applied to the Real Estate and are superseded by the terms of this The Crossing PD Ordinance.

Section 2. Preliminary Development Plan.

- A. The Plan for the Commercial Use Block, attached hereto as Exhibit B-1, is hereby adopted as part of this The Crossing PD Ordinance.
- B. The Plan for the Residential Use Block, attached hereto as Exhibit B-2, is hereby adopted as part of this The Crossing PD Ordinance.

Section 3. Permitted Uses.

- A. All uses deemed permitted uses or conditional uses in the "PB" District as denoted by Appendix C, Official Schedule of Uses of said UDO shall be permitted uses within the Commercial Use Block; provided however, that the following uses shall be prohibited: Penal or Correctional Facility; Automobile Impound Lot; Adult Cabaret; Adult Media Store; Adult Motion Picture Theatre; Sex Shop; and Lingerie or Nude Modeling Studio.
- B. Automobile Repair/Body Shop shall be permitted as a use within the Commercial Use Block, provided that (i) it is allowed only during such times as an Automobile Sales use exists in the Commercial Use Block and (ii) it is associated by ownership, management or operations with such Automobile Sales use
- C. All uses deemed permitted uses in the "R5" district as denoted by Appendix C, Official Schedule of Uses of said UDO, Appendix C, Official Schedule of Uses of said UDO, shall be permitted within the Residential Use Block.

Section 4. Bulk Requirements. The applicable bulk requirements of Article 8: Zoning Districts of the UDO shall apply to the development of the Real Estate, except as modified by the development guidelines attached hereto as Exhibit C.

Section 5. Landscaping and Screening. The applicable requirements of Article 12: Landscaping and Screening of the UDO shall apply to the development of the Real Estate, except as modified by the landscaping development guidelines attached hereto as Exhibit D.

Section 6. Signs. The applicable requirements of Article 11: Signs of the UDO shall apply to the development of the Real Estate except as modified by the sign standards attached hereto as (i) Exhibit E-1 and (ii) Exhibit E-2.

Section 7. Architectural Guidelines.

- A. The architectural guidelines applicable to the R-5 Multi-Family Residential Zoning District of the UDO shall apply to the development of the Residential Use Block, except as modified by or inconsistent with the elevations attached hereto as Exhibit F-1.
- B. The architectural guidelines applicable to the PB Planned Business District of the UDO shall apply to the development of the Commercial Use Block except as modified by standards attached hereto as Exhibit F-2.

Section 8. The Developer, its assigns, successors, affiliates or subsidiaries will not apply for and will not accept designation from the United States Department of Housing and Urban Development

("HUD") or any locally administered public housing agency ("PHA") as a qualified Housing Provider for any rent subsidization program administered by HUD or a PHA now or in the future.

Section 9. In accordance with Article 3, Part E, Section 2 of the UDO, the Director of Planning and Development shall determine whether the Detailed Development Plan, including without limitation, the building elevations, site plans, landscape plans and signage are in substantial compliance with this The Crossing PUD Ordinance and the Plan that is approved by the Plan Commission and Council as a part of this The Crossing PD Ordinance. Without the requirement of a public hearing, the Director of Planning and Development has the authority under the UDO to interpret this The Crossing PD Ordinance, to determine if minor changes are necessary in the development of the Real Estate and to approve Detailed Development Plans.

Section 10. This The Crossing PD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.



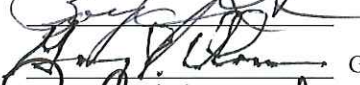
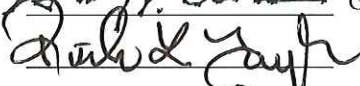
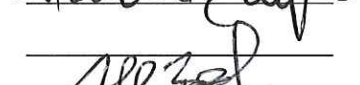

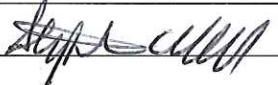
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Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 15th day of July, 2014.


COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

	Brian Ayer	_____
	Mark Boice	_____
	Roy Johnson	_____
	Gregory P. O'Conner	_____
	Rick L. Taylor	_____
	Stephen C. Wood	
	Jeff Zeckel	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana,
this 15th day of July, 2014.


John Ditslear, Mayor
City of Noblesville, IN

ATTEST:


Janet S. Jaros, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz.

Prepared by: Charles D. Frankenberger, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER, 3105 East 98th Street, Suite 170, Indianapolis, IN 46280.

EXHIBIT A-1

(The Crossing PD Ordinance legal description)

Part of the Southeast Quarter of Section 18, Township 18 North, Range 5 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of Section 18, Township 18 North, Range 5 East; thence South 89 degrees 50 minutes 55 seconds West (assumed bearing) 1385.09 feet along the north line of said Southeast Quarter to the western right-of-way line of North Point Boulevard as described in Instrument Number 200300051791, Plat Cabinet 3, Slide 179 of the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING of this description: thence South 00 degrees 02 minutes 06 seconds East 1274.12 feet along said western right-of-way line to the western right of way of North Point Boulevard recorded in Instrument No. 200000007479 in said Office of the Recorder; the next five (5) courses are along said western right of way; (1) thence South 44 degrees 57 minutes 54 seconds West 14.15 feet; (2) thence South 89 degrees 57 minutes 54 seconds West 10.00 feet; (3) thence South 00 degrees 02 minutes 06 seconds East 50.00 feet; (4) thence North 89 degrees 57 minutes 54 seconds East 10.00 feet; (5) thence South 45 degrees 02 minutes 06 seconds East 1.30 feet to the South Line of the Northwest Quarter of the Southeast Quarter of Section 18, Township 18 North, Range 5 East; thence South 45 degrees 02 minutes 06 seconds East 41.11 feet along the western right of way of said North Point Boulevard as recorded in Instrument No. 200000007477 in said Office of the Recorder; thence continue along said western right of way line South 00 degrees 02 minutes 06 seconds East 1211.35 feet to the north right of way line of 146th Street as described in Instrument No. 199909950636 in said Office of the Recorder said point being a point on a non tangent curve concave northerly having a radius of 4830.13 feet; the next four (4) courses are along said north right of way line; (1) thence along said curve an arc distance of 209.16 feet; said curve subtended by a long chord having a bearing of South 88 degrees 19 minutes 28 seconds West and a distance of 209.14 feet; (2) thence South 89 degrees 33 minutes 54 seconds West 323.29 feet; (3) thence North 01 degrees 06 minutes 00 seconds East 10.17 feet; (4) thence South 89 degrees 33 minutes 54 seconds West 103.97 feet to the East Line of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 18; thence continuing along said north right of way line of 146th Street as described in Instrument No. 199909950638 in said Office of the Recorder South 89 degrees 33 minutes 54 seconds West 562.56 feet to the eastern right of way line of State Road 37; the next three (3) courses are along said eastern right of way line; (1) thence North 44 degrees 13 minutes 15 seconds West 66.01 feet; (2) thence North 00 degrees 04 minutes 36 seconds West 2511.35 feet to a tangent curve concave easterly having a radius of 5642.58 feet; (3) thence along said curve an arc distance of 17.02 feet; said curve subtended by a long chord having a bearing of North 00 degrees 00 minutes 35 seconds East and a distance of 17.02 feet to the north line of the Southeast Quarter of said Section 18; thence North 89 degrees 50 minutes 55 seconds East 1226.47 feet along the north line of said quarter section to the Point of Beginning, containing 73.016 acres more or less.

EXHIBIT A-2

(Commercial Use Block legal description)

Part of the Southeast Quarter of Section 18, Township 18 North, Range 5 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of Section 18, Township 18 North, Range 5 East; thence South 89 degrees 50 minutes 55 seconds West (assumed bearing) 1385.09 feet along the north line of said Southeast Quarter to the western right-of-way line of North Point Boulevard as described in Instrument Number 200300051791, Plat Cabinet 3, Slide 179 of the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 06 seconds East 929.86 feet along said western right-of-way line to the POINT OF BEGINNING of this description; thence continue along said Right of way South 00 degrees 02 minutes 06 seconds East 344.26 feet to the western right of way of North Point Boulevard recorded in Instrument No. 200000007479 in said Office of the Recorder; the next five (5) courses are along said western right of way; (1) thence South 44 degrees 57 minutes 54 seconds West 14.15 feet; (2) thence South 89 degrees 57 minutes 54 seconds West 10.00 feet; (3) thence South 00 degrees 02 minutes 06 seconds East 50.00 feet; (4) thence North 89 degrees 57 minutes 54 seconds East 10.00 feet; (5) thence South 45 degrees 02 minutes 06 seconds East 1.30 feet to the South Line of the Northwest Quarter of the Southeast Quarter of Section 18, Township 18 North, Range 5 East; thence South 45 degrees 02 minutes 06 seconds East 41.11 feet along the western right of way of said North Point Boulevard as recorded in Instrument No. 200000007477 in said Office of the Recorder; thence continue along said western right of way line South 00 degrees 02 minutes 06 seconds East 1211.35 feet to the north right of way line of 146th Street as described in Instrument No. 199909950636 in said Office of the Recorder said point being a point on a non tangent curve concave northerly having a radius of 4830.13 feet; the next four (4) courses are along said north right of way line; (1) thence along said curve an arc distance of 209.16 feet; said curve subtended by a long chord having a bearing of South 88 degrees 19 minutes 28 seconds West and a distance of 209.14 feet; (2) thence South 89 degrees 33 minutes 54 seconds West 323.29 feet; (3) thence North 01 degrees 06 minutes 00 seconds East 10.17 feet; (4) thence South 89 degrees 33 minutes 54 seconds West 103.97 feet to the East Line of the West Half of the Southwest Quarter of the Southeast Quarter of said Section 18; thence continuing along said north right of way line of 146th Street as described in Instrument No. 199909950638 in said Office of the Recorder South 89 degrees 33 minutes 54 seconds West 562.56 feet to the eastern right of way line of State Road 37; the next two (2) courses are along said eastern right of way line; (1) thence North 44 degrees 13 minutes 15 seconds West 66.01 feet; (2) thence North 00 degrees 04 minutes 36 seconds West 1743.11 feet; thence South 62 degrees 01 minutes 21 seconds East 424.76 feet; thence North 89 degrees 40 minutes 14 seconds East 157.66 feet; thence North 00 degrees 00 minutes 00 seconds East 57.00 feet; thence North 90 degrees 00 minutes 00 seconds East 693.24 feet to the Point of Beginning, containing 47.038 acres more or less.

EXHIBIT A-3

(Residential Use Block legal description)

Part of the Southeast Quarter of Section 18, Township 18 North, Range 5 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of Section 18, Township 18 North, Range 5 East; thence South 89 degrees 50 minutes 55 seconds West (assumed bearing) 1385.09 feet along the north line of said Southeast Quarter to the western right-of-way line of North Point Boulevard as described in Instrument Number 200300051791, Plat Cabinet 3, Slide 179 of the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING of this description: thence South 00 degrees 02 minutes 06 seconds East 929.86 feet along said western right-of-way line; thence North 90 degrees 00 minutes 00 seconds West 693.24 feet; thence South 00 degrees 00 minutes 00 seconds East 57.00 feet; thence South 89 degrees 40 minutes 14 seconds West 157.66 feet; thence North 62 degrees 01 minutes 21 seconds West 424.76 feet to the eastern right of way line of State Road 37; the next two (2) courses are along said eastern right of way line; (1) thence North 00 degrees 04 minutes 36 seconds West 768.25 feet to a tangent curve concave easterly having a radius of 5642.58 feet; (2) thence along said curve an arc distance of 17.02 feet; said curve subtended by a long chord having a bearing of North 00 degrees 00 minutes 35 seconds East and a distance of 17.02 feet to the north line of the Southeast Quarter of said Section 18; thence North 89 degrees 50 minutes 55 seconds East 1226.47 feet along the north line of said quarter section to the Point of Beginning, containing 25.978 acres more or less.

EXHIBIT B-1

(Preliminary Development Plan – Commercial Use Block)

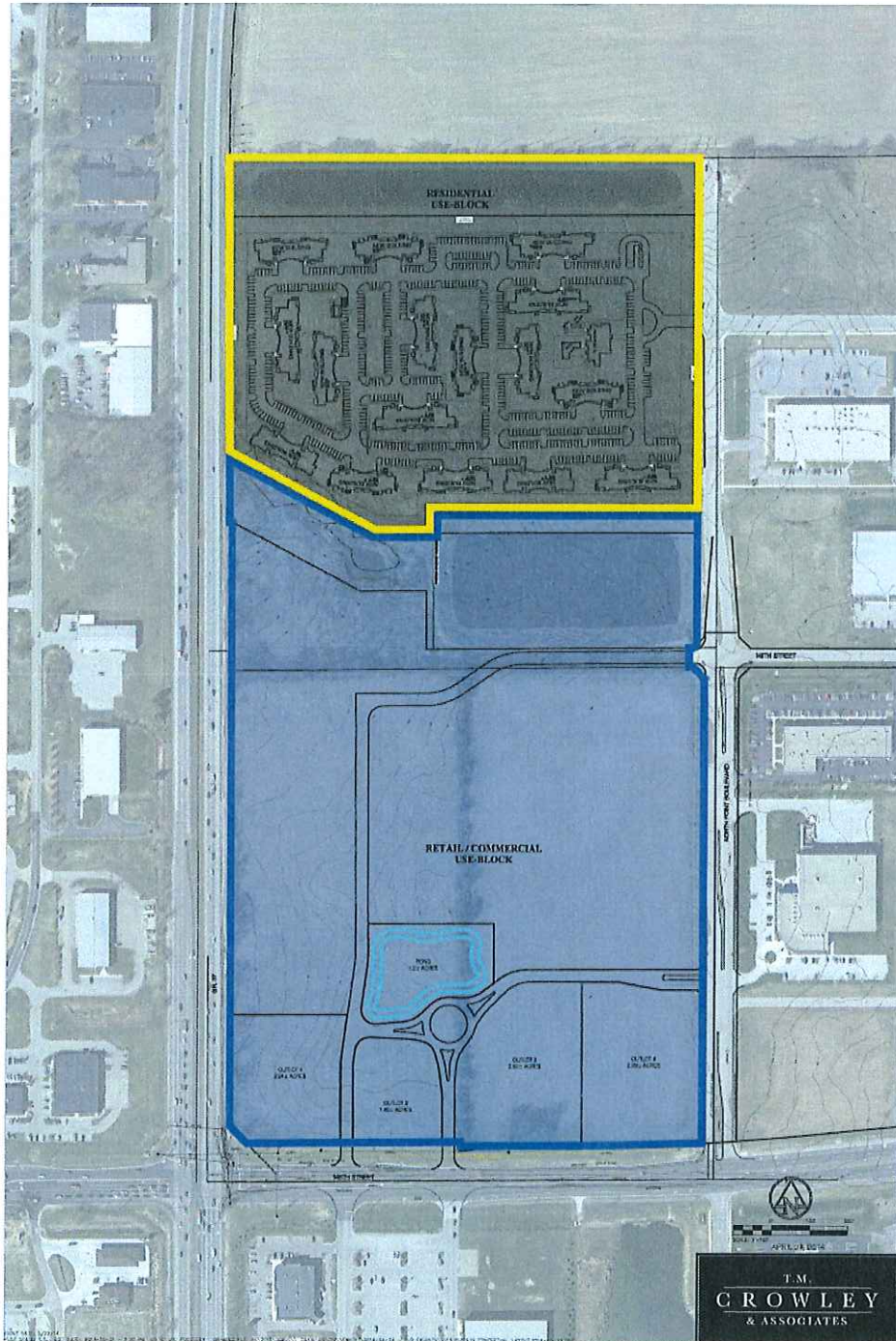


EXHIBIT B-2

(Preliminary Development Plan – Residential Use Block)

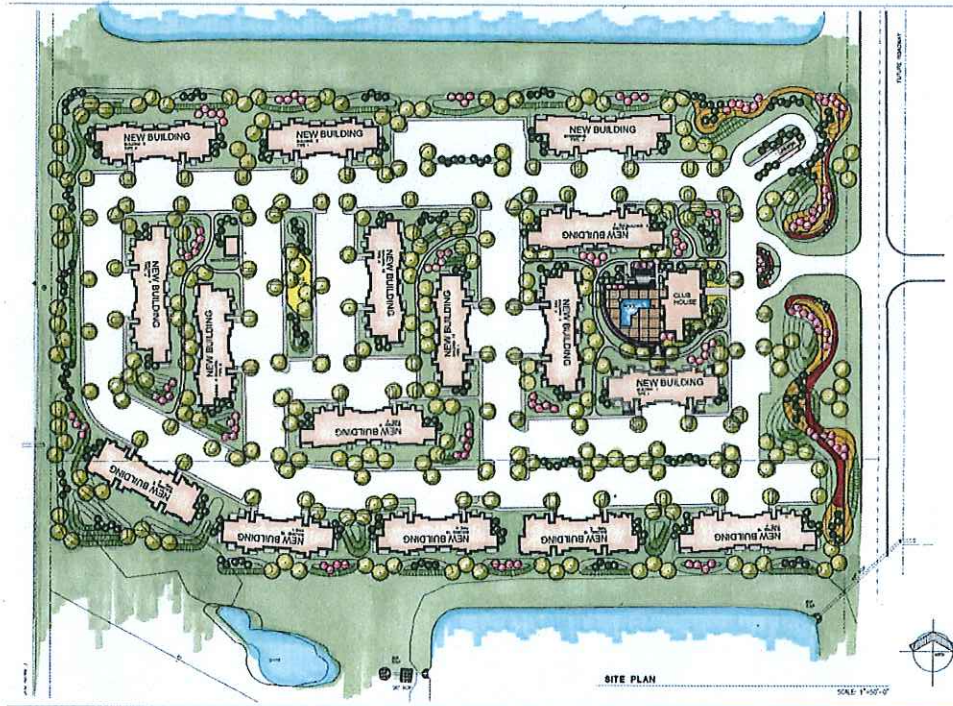


EXHIBIT C

(Bulk Requirements)

The Development Guidelines contained in this Exhibit C shall apply to all buildings designed and constructed on the Real Estate. Detailed Development Plans must be reviewed by the Noblesville Department of Planning and approved if in substantial compliance with the standards included in this Exhibit C or otherwise deemed consistent with the Plan.

The Building Bulk Requirements and Landscaping Setback Lines for each use block on the Real Estate shall be as follows:

- A. Commercial Use Block of the Preliminary Development Plan:
1. Minimum Lot Size: Not applicable.
 2. Minimum Lot Width: Not applicable.
 3. Floor Area Ratio: Not applicable.
 4. Maximum Building Size: Not applicable.
 5. Front Yard Building Setback Line along S.R. 37 shall be Fifty (50) feet.
 6. Front Yard Building Setback Line along East 146th Street shall be Sixty (60) feet.
 7. Front Yard Building Setback Line along North Point Boulevard shall be Fifteen (15) feet.
 8. Side and Rear Yard Building Setback:
 - a. Along north property line of the Commercial Use Block shall be ten (10) feet.
 - b. No minimum Side and Rear Yard Building Setback shall be required internal to the Commercial Use Block.
 9. Maximum Building Height: Fifty (50) feet.
 10. Outside storage and display of vehicles shall be permitted and shall meet all applicable landscaping yard setbacks.
 11. Parking:
 - a. Parking shall be permitted in required building setbacks provided all applicable landscaping yard setbacks are met.
 - b. For automobile sales uses, parking areas for inventory display and/or storage (non-public parking) can be lined to designate the driveway aisles only and not individual parking spaces are not required to be lined.
 12. Front Yard Landscaping Buffer Yard along S.R. 37 shall be forty (40) feet.
 13. Front Yard Landscaping Buffer Yard along East 146th Street shall be twenty (20) feet.
 14. Front Yard Landscaping Buffer Yard along North Point Boulevard shall be Fifteen (15) feet.
 15. Side Yard Landscaping Buffer Yard north property line of the Commercial Use Block shall be Five (5) feet.
 16. Lighting: Parking and display area lighting shall be measured at a point ten (10) feet from the property line adjacent to a public street right-of-way and shall not exceed one-half (0.5) foot-candles along said line.
- B. Residential Use Block of the Preliminary Development Plan:
1. Minimum Area per Dwelling Unit: 2,600 square feet.
 2. Minimum Lot Width: Not applicable.
 3. Maximum Building Height: Forty-five (45) feet
 4. Front Yard Building Setback Line along S.R. 37 shall be Forty-five (45) feet.
 5. Front Yard Building Setback Line along North Point Boulevard shall be Forty-five (45) feet.
 6. Side and Rear Yard Building Setback:
 - a. Along north and south property line of the Residential Use Block shall be five (5) feet.

- b. No minimum Side and Rear Yard Building Setback shall be required internal to the Residential Use Block.
 - c. Minimum distance between buildings shall be ten (10) feet.
 - 7. Maximum Floor area ratio: Forty-five (45) percent.
 - 8. Minimum Floor Area per Dwelling Unit: 650 square feet.
 - 9. Maximum Lot Coverage: Sixty-five (65) percent
 - 10. Parking: The location of parking shall be as illustrated on the approved Preliminary Development Plan and shall meet all applicable landscaping yard setbacks. Both spaces within garages and spaces directly behind garages shall count in computing the number of parking spaces provided.
 - 11. Front Yard Landscaping Buffer Yard along S.R. 37 shall be forty (40) feet.
 - 12. Front Yard Landscaping Buffer Yard North Point Boulevard shall be fifteen (15) feet.
 - 13. Side Yard Landscaping Buffer Yard north and south property line of the Residential Use Block shall be five (5) feet.
- C. All of the setbacks and yard dimensions noted above in this Exhibit C (Bulk Requirements) shall be measured from the right-of-way existing at the time of adoption of this The Crossing PD Ordinance. In the event of the dedication of additional right-of-way after the enactment of this The Crossing PD Ordinance, the setback and yard dimensions shall continue to be measured from the right-of-way existing at the time of adoption of this The Crossing PD Ordinance, provided however, that there shall be no less than a five (5) wide Landscape Buffer Yard along both S.R. 37 and East 146th Street.

EXHIBIT D

(Landscaping and Screening Development Standards)

The Landscaping Development Standards contained in this Exhibit D shall apply to the landscaping of the Real Estate and the landscape standards specified in Article 12 of the Unified Development Ordinance (UDO) shall apply to the Real Estate unless otherwise modified by this Exhibit D. Landscaping must be reviewed by the Noblesville Department of Planning and approved if in substantial compliance with the standards included in this Exhibit D or otherwise deemed consistent with the Plan.

- A. Design Standards.
 - 1. Ornamental grasses may be used to supplement shrub plantings but shall not constitute more than forty (40) percent of the required amount.
 - 2. The maximum spacing between clusters of trees shall be eighty (80) feet. Automobile Sales (vehicle display areas only) shall not be subject to a maximum spacing between clusters of trees so long as trees are planted within the required area.
 - 3. A decorative fence or wall may be placed within a front yard setback.

- B. Interior Parking Lot Landscaping.
 - 1. When the nature of the business is to display, sell, purchase, or rent vehicles, the required landscaping area shall be reduced by 50%. Each single row island shall contain a minimum of ten (10) evergreen or deciduous shrubs, or ornamental grasses. Each double row island shall contain a minimum of twenty (20) evergreen or deciduous shrubs, or ornamental grasses. Reductions shall take place where merchandise is located and not in areas designated as parking for personal vehicles (customer or employee).
 - 2. Spacing between parking islands in a single row shall be no further than two-hundred (200) feet.

- C. Perimeter Parking Lot Landscaping.
 - 1. For all parking lot edges that face a public right-of-way, the following shall be provided:
 - a. A ten (10) foot landscape space;
 - b. The required number of canopy trees shall be equal to two (2) canopy tree per 100 linear feet. However, a forty (40) foot separation between trees is not required and trees may be placed in any manner to achieve project landscaping requirements;
 - c. Thirty-three (33) deciduous shrubs, evergreen shrubs, or ornamental grasses, with a mature height of 3 feet, shall be required per 100 linear feet;
 - d. When the nature of the business is to display, sell, purchase, or rent vehicles, the number of required shrubs, evergreen shrubs, and ornamental grasses shall be reduced by 50%; and
 - e. When the nature of the business is to display, sell, purchase, or rent vehicles, the height at maturity of required shrubs evergreen shrubs, and ornamental grasses shall be reduced to 24 inches.
 - f. Grouping of trees and shrubs is acceptable in any manner to achieve required project landscape planting requirements.
 - 2. For parking lot edges that face a similar use, the following shall be provided:
 - a. A five (5) foot landscape space;
 - b. The required number of canopy trees shall be equal to one (1) canopy tree per fifty (50) linear feet. However, a fifty (50) foot separation between trees is not required and trees may be placed in any manner to achieve project landscaping requirements;
 - c. Seventeen (17) deciduous shrubs, evergreen shrubs, or ornamental grasses, with a mature height of three (3) feet, shall be required per 100 linear feet;
 - d. When the nature of the business is to display, sell, purchase, or rent vehicles, the number of required shrubs evergreen shrubs, and ornamental grasses shall be reduced by 50 percent;

- e. When the nature of the business is to display, sell, purchase, or rent vehicles, the height of required shrubs evergreen shrubs, and ornamental grasses shall be reduced to 18 inches; and
- f. Grouping of trees and shrubs is acceptable in any manner to achieve required project landscape planting requirements.

D. Building Base Landscaping.

- 1. Building base landscaping width shall be a minimum of five (5) feet and required only along the front and side of the buildings.
- 3. Vehicular service drives and pedestrian access ways shall not be counted in the overall required building base area calculation.
- 4. One (1) ornamental tree and twenty (20) deciduous shrubs, evergreen shrubs, or ornamental grasses shall be required per 100 linear feet of building base length.

E. Landscape Buffer Yards.

- 1. The width of Landscape Buffer Yards shall be per the terms of Exhibit C of this The Crossing PUD Ordinance.
- 2. Provide three (3) canopy trees, minimum 3.5" caliper in size and thirty three (33) evergreen or deciduous shrubs, or ornamental grasses, minimum 18" high at time of planting per 100 linear feet.
- 3. Grouping of trees and shrubs is acceptable in any manner to achieve required project landscape planting requirements.
- 4. The Landscape Buffer Yard and Perimeter Parking Lot Landscaping requirements are not intended to be cumulative. In areas where parking lot perimeter and buffer yard areas intersect parking lot perimeter planting standards shall apply.

- F. Screening. Screening standards shall not be applicable to vehicle display and sales areas associated with a Permitted Use.

EXHIBIT E-1

(Signs)

The Signage Standards contained in this Exhibit E-1 shall apply to the Real Estate. Sign standards specified in Article 11 of the Unified Development Ordinance (UDO) shall apply to the Real Estate unless otherwise modified by this Exhibit E-1. All signs must be reviewed by the Noblesville Department of Planning and approved if in substantial compliance with the standards included in this Exhibit E-1 or otherwise deemed consistent with the Plan.

A. Residential Use Block Signage Standards.

1. One Ground Sign shall be permitted for the multi-family development per the requirements of Article 11, Part C, Section 1.B. of the UDO.
2. Additional approved signs shall be the signs on file with the City of Noblesville's Planning and Development Department dated March 7, 2014 as reviewed by the City's Architectural Review Board at its May 15, 2014 meeting.

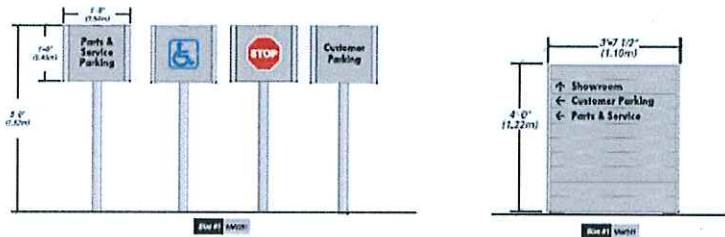
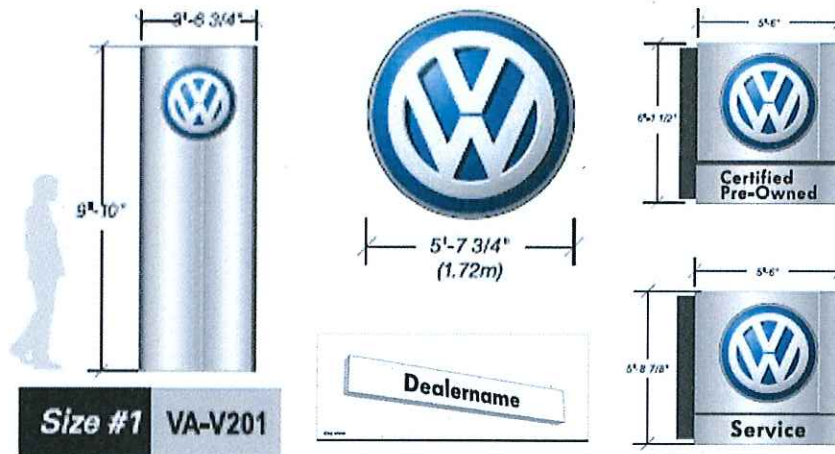
B. Commercial Use Block Signage Standards.

1. Designation Signs:
 - a. Two (2) Designation Signs shall be permitted along the State Road 37 street Frontage. Each sign shall be a maximum of 25 feet tall and 300 square feet in area.
 - b. One (1) Designation Sign shall be permitted along the 146th Street street frontage. This sign shall be a maximum of 25 feet tall and 200 square feet in area.
 - c. One (1) Designation Sign shall be permitted along the Northpoint Boulevard street frontage. This sign shall be a maximum of 16 feet tall and 100 square feet in area.
2. Each building tenant shall be permitted one (1) Wall Sign per building elevation.
3. Automobile Sales Uses shall be permitted the following signs:
 - a. One (1) Ground Sign that is not more than 10 feet tall and 75 square feet in area.
 - b. Four (4) Wall Signs identifying the dealer name, automobile brand name, brand logo, and service on one street frontage.
 - c. Two (2) Wall Signs on each of the remaining street frontage elevations.
 - d. Wall signs shall be individually mounted channel letters or depictions of branded logos constructed of materials such as, but not limited to, plastic or metal.
 - e. One (1) construction sign.
 - f. Additional secondary signs as illustrated in the exhibit attached hereto as Exhibit E-2.

EXHIBIT E-2

(Signs – Automobile Sales Use)

Signs for Automobile sales uses shall be substantially in compliance with the signs illustrated in this Exhibit E-2. Changes to the signs included in this Exhibit E-2 must be reviewed by the Noblesville Department of Planning and approved if in substantial compliance with the requirements of this ordinance or otherwise deemed consistent with the Plan.



**VW Pylon - Regulatory -
Non-Illuminated - Secondary**

**VW Pylon - Directional -
Non-Illuminated - Secondary**

EXHIBIT F-1

(Architectural Elevations – Residential Use Block)

Buildings constructed in the Residential Use Block shall be substantially in accordance with the Architectural Elevations contained in this Exhibit F-1. Changes to the elevations included in the Exhibit F-1 must be reviewed by the Architectural Review Board and approved if in substantial compliance with Exhibit F-1 or otherwise deemed consistent with the Plan.

Full size approved building elevations are those building elevations on file with the City of Noblesville's Planning and Development Department dated April 23, 2014, as reviewed and approved by the City's Architectural Review Board at its May 15, 2014, meeting.

EXHIBIT F-2

(Architectural Standards – Commercial Use Block)

Buildings constructed in the Commercial Use Block shall be substantially in accordance with the guidelines contained in this Exhibit F-2. All buildings shall be reviewed by the Noblesville Department of Planning and approved if in substantial compliance with the guidelines contained in this Exhibit F-2 or otherwise deemed consistent with the Plan.

- A. Purpose: The architecture shall be of high quality, enduring, and promoting a sense of character for surrounding development(s). The following massing requirements shall be incorporated in any proposed structure:
1. Building Silhouette. Shall have similar pitch and scale to the roofline of adjacent structures.
 2. Spacing between the buildings. Shall include setbacks or notches between the primary facades that frame the structure.
 3. Setback from property line. Shall include setback area of adjacent structures.
 4. Proportion of windows and bays, doorways. Shall include vertical and horizontal elements tied together in bands across the façade.
 5. Proportion of façade. Shall be similar in area and height to width ratios.
 6. Exterior materials. Shall include similar materials and treatment of adjacent structures.
 7. Building Scale. Shall include height and configuration compatible with adjacent structures.
 8. Landscaping. Shall tie the structure to the site and define spaces.
 9. Shadow patterns that form decorative features. Shall include the light and dark surfaces from materials used and the projections from windows, bays, etc., and recesses, and setbacks that create visual breaks.
 10. 360° architecture (refer to definition)
- B. Design Principles: The design of the building should be kept simple and materials and details should be consistent. Avoid gaudy design.
1. Avoid long, straight building shapes that are uninviting and do not contribute positively to the streetscape.
 2. Detail shall be an integral part of the building design and use consistently throughout.
 3. The exterior building design shall be coordinated on all elevations with regard to color, materials, architectural form, and detailing to achieve design harmony and continuity.
 4. Building shall be broken into a series of volumes that lessen the volume and the mass of the building by stepping back upper levels or integrating projections and recesses into the design.
 5. Structures located toward the front of the property serve to visually narrow wide streets unifying the area with site amenities can lessen the impact of the automobile and encourage pedestrian use.
 6. Protection of adjacent neighborhoods in particular the location of parking, driveways, outdoor lighting, trash bins, landscaping, signage, development bulk standards, fencing, and the general character of the surrounding development shall be considered when incorporating the architectural design and materials.
- C. Relationships (architectural):
1. New buildings shall respond to the existing streetscape. The relative portions of the building to its neighboring existing buildings and pedestrians shall be maintained or enhanced when new buildings are built or existing building are remodeled or altered.

2. Buildings shall be designed to create interesting outdoor spatial relationship.
3. Building entries shall be accentuated with strong definition.
4. Upgraded rear and sides elevations, those exposed to public view, shall have a level of quality and detail consistent with the front elevation of the building.
5. An identical design of at least one publicly exposed elevation of the building cannot be repeated within a series of three buildings on either side of the street. An identical building is one that (1) an ordinary observer would find the differences between the two elevations to be imperceptible when viewing the elevations as a whole or (2) unless instructed to detect the differences, an ordinary observer would conclude that the two elevations are the same.
6. Building facades that are blank or windowless shall be prohibited.
7. Rooflines of existing structures or adjacent properties shall be considered in the design to void clashes of materials and styles. The visual continuity of roofs and their contributing elements such as parapet walls, coping, cornices, etc., shall be maintained in the building development or redevelopment.
8. The roofline shall be designed in conjunction with the mass and façade so that the building and its roof form a consistent composition.
9. Roof penetrations shall be minimized by grouping plumbing vents and ducts together.
10. Sloped roof shall be a minimum of 6/12 pitch.

D. Materials and Colors:

1. The color of the building shall not be such that the building is competing for attention. Building colors shall be subdued and not “garish” and shall not in any way become a “Signing” of the building or site.
2. Integral coloring of the building materials is encouraged. Differentiation of the color shall relate to the materials and/or the plane.
3. The number of materials on the exterior building shall be limited to prevent visual overload.
4. Relate the paint colors to the natural material, colors found on the building, such as brick, terra cotta, stone, tile, wood or cast iron. Brick and stone shall be left natural in all zoning districts except those buildings located in the “DT” Downtown Zoning District that may be painted with approval from the Director of Planning or his/her designee.
5. Colors for building walls and storefronts shall be compatible for the shops that occupy a multiple-storefront building. The use of different colors to identify individual shops within a single structure is prohibited, as it is visually disruptive and obscures the overall composition of the facade.
6. Material samples and color samples for the buildings shall be required to be submitted with the building permit application.
7. Maximum number of colors on a single building is three (3).
8. No blank walls are permitted for all building elevations. All building elevations not facing a public right of way shall have a minimum of 20% of the walls having glazed areas or a glazed appearance.
9. Storefronts shall consist of a maximum of 75% of the primary facade.
10. Permitted Building materials:
 - a. Hand-laid clay brick
 - b. Tile or masonry
 - c. Native Stone
 - d. Integral Color CMU – 50% Maximum
 - e. Gypsum reinforced fiber concrete PERMITTED for trim elements only
 - f. Wood-lap siding (horizontal configuration) smooth or rough-sawn finish (Maximum 30%)
 - g. Stucco/EIFS 50% Maximum

- h. Split-faced block (Maximum 20%)
- i. Decorative split-faced block (Maximum 40%)
- j. Metal for beams, lintels, trim elements and ornamentation only.
- k. Architectural Precast Concrete with textured finish Aluminum Composite Metal (ACM) cladding system.

E. Exterior Walls (architecture):

1. Exterior walls greater than 40-FT in length (or 80-FT in length on primary facade) shall break any flat, monolithic façade with discernible architectural elements such as recessed windows and entrances, projections, arcades, balconies, cornices, bases, pilasters, columns or other architectural details or articulation combined with changes in materials to provide visual interest and pedestrian scale. Building designs, rooflines, or facade treatments that are monotonous shall be prohibited.
2. Exterior wall materials shall be consistent horizontally.
3. Exterior wall materials/architectural changes shall be provided with constructional logic.
4. All materials shall specify the pattern, color, type, and finish of materials to be used.
5. The ratio between the width of the street corridor or internal drives, as measured between the opposing building facades, and the height of the walls of that corridor, measured as the foundation to eaves dimension, plays an important role in the human scale in the streetscape. The ratio shall generally be a width that is two to three times the height of the defining walls or edges.
6. Building sites shall accommodate pedestrians and shall be centered on pedestrian traffic as opposed to vehicular traffic.
7. Pedestrian walkways at intersections shall be clearly defined with contrasting surfaces.
8. Major commercial developments shall include a system for internal pedestrian movement as well as being linked to citywide systems.
9. If concrete is used for the pedestrian areas, it shall be textured or patterned.

F. Roofs:

1. Roofs shall be compatible with the building's architecture including roof shape, color, and texture.
2. Any pitched roof shall be a minimum of 6/12 slope.
 - a. Large overhangs shall be a minimum of 12 inches.
 - b. Large roof areas shall have more than one plane.
 - c. Roof pitches for overall porches shall be in keeping with the principal building having a minimum slope of 3/12.
 - d. Wood shakes, slate, concrete tiles, fiberglass shingles, or asphalt composition shingles (artificial shingles)
 - e. Earth toned colors, dark hues (browns, blacks and maybe reds or grays)
3. Parapet roofs shall be permitted only to conceal roof top mechanical equipment and shall be extended a minimum of one foot beyond the height of the rooftop mechanical equipment. All rooftop mechanical equipment is to be hidden from public view.
4. Gutters and downspouts shall be internal. However, if exposed shall be painted to match the adjacent wall or roof materials.
5. Permitted Materials for Windows and Doors (entrances)
 - a. Anodized aluminum, wood, clad wood, vinyl, or steel.
 - b. Glass at the ground story shall be clear or lightly tinted with at least 90% light transmission. Specialty windows may utilize stained, opalescent, or glass block Translucent glass – 30% Maximum.
 - c. Screen frames shall match window frames.
 - d. Doors shall be steel, wood or wood clad.

G. Windows (all):

1. Windows shall be separated by mullions, columns, piers, or wall sections that are a minimum of seven inches wide.
2. Windows shall not be closer than three feet to a building corner.

H. Doors (all):

1. Primary entrances shall be delineated having major architectural features so that they are clearly identified as entry points, fronting the primary access street, and are pedestrian accessible. A portico, arcade, awning, projection, recess, or similar architectural features shall be provided to shelter the primary entrance.
2. Primary building entrances shall connect to a sidewalk with a pedestrian walkway.
3. Doors shall not be recessed more than three feet behind the shop front windows and shall have a clear view and path to a 45-degree angle past the perpendicular from each side of the door.
4. Roll-down security gates, door, and windows shall be prohibited within a view of the public.

I. Lighting:

1. Design and intensity of lighting shall be architecturally integrated with the building style, material, and color.
2. All parking lot and internal street lighting shall provide directional optics to direct the light in a downward manner.

J. Fencing:

1. Fencing shall consist of wrought iron or brick or stone and be complemented with appropriate landscaping to break up the length and solidity of the fencing. This does not include fencing of outdoor storage areas in an I1 zoning district as regulated by Article 8 – Zoning Districts.
2. The maximum height of the fencing shall be as provided in the Unified Development Ordinance for said district in which the fence is constructed.