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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 08-03-17, AS AMENDED

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE,
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

This is an Ordinance to amend 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 LEGP 1038-2016 (the "Petition") at its February 21, 2017, meeting as required by law in regard to the application filed by Drees Premier Homes, Inc. (the "Developer") for a request in change of zoning (the "Petition"); and

WHEREAS, the Plan Commission sent a favorable Recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, (the "City Council") by a vote of seven (7) in favor and zero (0) opposed;

NOW, THEREFORE, BE IT ORDAINED by the City Council, meeting in regular session, it hereby adopts this ordinance (the "Ordinance") as an amendment to the UDO and the Official City of Noblesville Zoning Map (the "Zoning Map") to establish this Planned Development Overlay District (the "District") to read as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Zoning Map is hereby changed to designate the subject real estate generally located at the northeast corner of State Road 38 and Little Chicago Road, more particularly described in **Exhibit A**, attached hereto (the "Real Estate"), as a Planned Development Overlay District to be known as **The Timbers Planned Development** (the "District").
- 1.2 The District's underlying zoning districts shall be the **R-2 Residential District** for Areas A, B, and C as shown on **Exhibit B**, and the **Planned Business District** for Area D as shown on **Exhibit B** (the "Underlying Districts"). The Floodplain is not being rezoned and will remain as the FH (Flood Hazard) zoning district. Development in the Underlying Districts shall be governed entirely by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the "Governing Standards").

- 1.3 All provisions and representations of the UDO that conflict with the provisions of this Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions.

- 2.1 The general rules of construction set forth in Article 2 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.
- 2.2 “Approved Elevations” shall mean the set of home elevations on file with the City of Noblesville’s Planning and Development Department, as reviewed and approved by the City’s Architectural Review Board at its December 15, 2016, meeting. The exhibit attached hereto as Exhibit C is a sampling and general representation of those approved elevations (collectively, the “Approved Elevations”).
- 2.3 “Architectural and Landscaping Standards” shall mean the standards set forth attached hereto as Exhibit D.
- 2.4 “Preliminary Development Plan” shall mean the oversized, scaled development plans on file with the City of Noblesville’s Planning and Development Department dated February 10, 2017. The exhibit attached hereto as Exhibit B is a general representation of the oversized plans (collectively, the “Preliminary Development Plan”).

Section 3. Permitted Uses.

- 3.1 All uses permitted in the R-2 Residential District shall be permitted within Areas A, B, and C as shown on Exhibit B, and those uses shown on the Use Exhibit, attached hereto as Exhibit G, shall be permitted in Area D.
- 3.2 Lots in respective areas may be modified to changing market conditions; however, the maximum number of Dwelling Units for the R2 Residential District shall not exceed three hundred and ten (310).
- 3.3 Accessory Uses and Accessory Buildings customarily incidental to any of the permitted uses shall be permitted.

Section 4. Preliminary Development Plan.

- 4.1 The Preliminary Development Plan is hereby incorporated and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.

Section 5. Bulk Standards. The bulk requirements applicable to the Underlying District shall apply except as noted below:

Area	Min. Lot Area	Min. Lot Width	Min. Front Yard Setback	Min. Side Yard Setback	Min. Floor Area
Area A	7,280 SF	52'	25'	5' ¹ /10' ²	1,800 SF
Area B	9,100 SF	65'	25'	5' ¹ /10' ²	2,000 SF
Area C	13,800 SF	92'	25'	7.5' ¹ /15' ²	2,300 SF

¹ Minimum setback on either side of the structure

² Minimum total side yards per lot

Section 6. Architectural Standards. The following standards shall apply.

- 6.1 The Approved Elevations are hereby incorporated and approved. All homes shall be substantially consistent with the Approved Elevations or otherwise comply with the standards set forth in **Exhibit D**. The Director of Planning and Development, including her designees, shall review and approve home elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance.
- 6.2 If a home elevation does not comply with Section 6.1, then the proposed home elevation(s) shall be submitted for review and approval by the Architectural Review Board. The Architectural Review Board's review of the home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.
- 6.3 Homes shall be required to meet the anti-monotony standards set forth in **Exhibit E**.
- 6.4 Homes on lots identified with a black circle on the Lot Identification Exhibit, attached hereto in **Exhibit D**, shall incorporate one (1) or more of the following features: rear sun room, rear screened porch, rear covered patio, or any other rear façade extension.

Section 7. Landscaping and Open Space Standards. The standards of Article 12, Landscaping and Screening, of the UDO shall apply, except as noted below.

- 7.1 **Lot Landscaping.** Individual lots shall be landscaped in accordance with the Architectural and Landscaping Standards approved by the Architectural Review Board.
- 7.2 **Landscape Buffer Yards.** The Establishment of a Peripheral Yard, as set forth in Article 8, Part H, Section 3.F.2 of the UDO, shall apply only where and as shown on the Preliminary Development Plan.
- 7.3 In addition, a preservation easement ("Easement") as approximately shown on the Preliminary Development Plan, attached hereto as **Exhibit B** and further depicted on **Exhibit B-1**, as "Preservation Area" shall be recorded. Within the Easement, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens eight feet (8') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead (as confirmed by the homeowners association), classified as an Invasive Plant Species, is required to be removed in order to comply

with safety requirements of any governmental agency, or is required to be removed to accommodate drainage, utilities, or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth. In addition, no permanent structures shall be permitted with the Easement including, but not limited to: fences, playsets, pools, etc.

7.4 Open Space. The size, configuration and locations of Open Space may vary as long as the standards set forth in the UDO and this Ordinance are met.

7.5 Mounding will be provided within the Landscape Buffer Yard adjacent to Little Chicago Road where and as the area shown on the Mounding Exhibit, attached hereto as Exhibit F.

Section 8. Parking and Loading Standards. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply.

Section 9. Lighting Standards. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply.

Section 10. Sign Standards. The District's signs shall comply with Article 11 of the UDO.

Section 11. Site Design and Improvement Standards. The standards of Article 6, Site Design and Improvement Standards, of the UDO shall apply, except as noted below:

11.1 Infrastructure. All public infrastructure within the District shall adhere to the City's standards and design criteria, unless otherwise stated within this Ordinance or unless specific waivers have been approved by the City.

11.2 Corner Lots. Corner lots shall be a minimum of twenty-five (25) percent larger than the minimum lot area.

Section 12. Detailed Development Plan. Approval of a Detailed Development Plan ("DDP") shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: (i) the Director of Planning and Zoning shall approve Minor Changes; and (ii) if a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, an amended Preliminary Development Plan shall be approved in accordance with Article 8, Part H, Section 3, of the UDO. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

Section 13. Waivers.


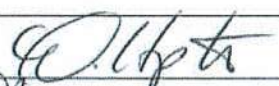
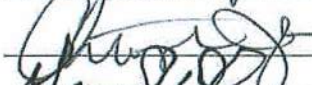
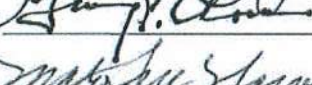
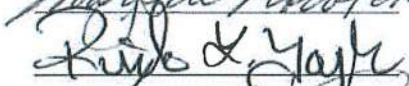
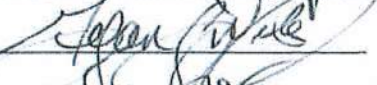
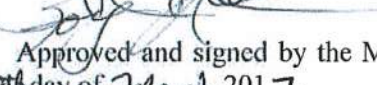
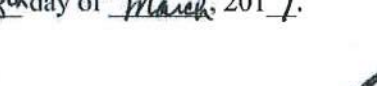
13.1 A wall or fence may be allowed within the Common Area/Landscape Buffer.

Approval. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 28th day of March 2017.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

	_____	Brian Ayer	_____
_____	_____	Mark Boice	_____
	_____	Wil Hampton	_____
	_____	Christopher Jensen	_____
	_____	Gregory P. O'Connor	_____
	_____	Mary Sue Rowland	_____
	_____	Rick L. Taylor	_____
	_____	Megan G. Wiles	_____
	_____	Roy Johnson	_____

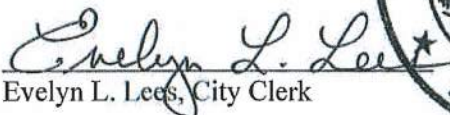
Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 28th day of March, 2017.





Mayor
Noblesville, IN

ATTEST:



Evelyn L. Lees, City Clerk

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: Rex A. Ramage.

Prepared by: Steven D. Hardin, Attorney-At-Law, Faegre Baker Daniels, LLP
600 East 96th Street, Suite 600, Indianapolis, Indiana 46032 | (317) 569-9600

EXHIBIT A
REAL ESTATE

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 4 EAST AND THE NORTHWEST QUARTER OF 27, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 1649.87 FEET TO THE NORTH LINE OF PARCEL B AS DESCRIBED IN INSTRUMENT NUMBER 200000048249, AS RECORDED IN THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 20 MINUTES 42 SECONDS EAST ALONG SAID NORTH LINE, 2280.13 FEET TO THE WEST LINE OF THE EXCEPTION AS DESCRIBED IN BOOK 310, PAGE 424, AS RECORDED IN THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 06 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE, 359.86 FEET TO THE SOUTH LINE OF SAID EXCEPTION; THENCE NORTH 89 DEGREES 20 MINUTES 48 SECONDS EAST ALONG SAID SOUTH LINE, 360.00 FEET TO THE EAST LINE OF AFORESAID PARCEL B; THENCE SOUTH 00 DEGREES 06 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE, 1290.00 FEET TO THE NORTHEAST CORNER OF PARCEL D AS DESCRIBED IN SAID INSTRUMENT; THENCE SOUTH 00 DEGREES 02 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL D, 2176.60 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL D; THENCE NORTH 60 DEGREES 59 MINUTES 47 SECONDS WEST ALONG SOUTHWESTERLY LINE, 330.00 FEET TO A EAST LINE OF SAID PARCEL D; THENCE SOUTH 00 DEGREES 02 MINUTES 29 SECONDS EAST ALONG SAID EAST LINE, 264.00 FEET TO THE CENTERLINE OF S.R. 38; THENCE NORTH 60 DEGREES 59 MINUTES 47 SECONDS WEST ALONG SAID CENTERLINE 1182.00 FEET; THENCE NORTH 61 DEGREES 04 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE, 701.62 FEET TO THE EAST LINE OF PARCEL C AS DESCRIBED IN INSTRUMENT 8731445, AS RECORDED IN THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 02 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, 346.10 FEET TO THE NORTH LINE OF SAID INSTRUMENT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 311.00 FEET TO THE WEST LINE OF SAID INSTRUMENT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, 41.50 FEET TO THE NORTH LINE OF SAID INSTRUMENT; THENCE NORTH 84 DEGREES 33 MINUTES 40 SECONDS WEST ALONG SAID NORTH LINE, 60.27 FEET TO THE WEST LINE OF SAID INSTRUMENT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 114.40 FEET TO THE CENTERLINE OF S.R. 38; THENCE NORTH 61 DEGREES 04 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE, 401.63 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREE 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, 944.51 FEET TO THE POINT OF BEGINNING, CONTAINING 195.89 ACRES, MORE OR LESS.

EXHIBIT B
PRELIMINARY DEVELOPMENT PLAN



EXHIBIT B-1
DEPICTION OF PRESERVATION EASEMENT

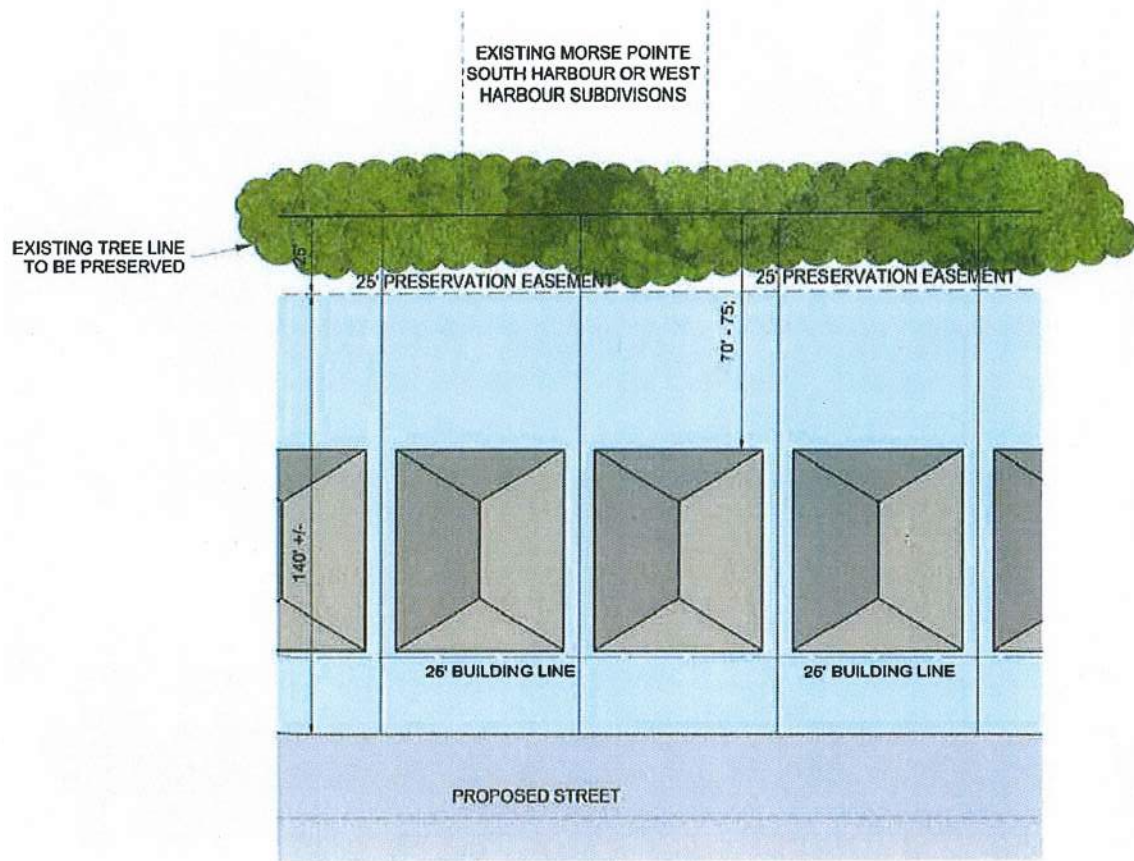


EXHIBIT C



APPROVED HOME ELEVATIONS
THE TIMBERS



EXHIBIT C



APPROVED HOME ELEVATIONS
THE TIMBERS



EXHIBIT D

Drees - The Timbers: December 15th ARB Approvals	
Approved Plans	Condition(s)
All Homes	Lots Petitioner identifies on Concept Plan (adjacent to Little Chicago) shall incorporate one (1) rear articulation feature (See attached Lot Identification Exhibit, attached hereto).
All Homes	All homes subject to minimum standards set forth in Commitment Letter.
Area C Homes	Side-load garage is standard. 3rd car garages approved for all Area C Homes.
Clearwater (A-F; G was withdrawn from consideration)	Petitioner agrees to add an additional 8 SF of glass (no smaller than 4 SF per window) on the <u>garage</u> side elevation.
Belleville (A, B, & C)	Petitioner agrees to add an additional 8 SF of glass (no smaller than 4 SF per window) on the <u>non-garage</u> side elevation.
Kempton (A & B)	If rear elevation visible from ROW, rear shall have three (3) corner breaks. Petitioner shall provide a minimum of two (2) windows on any side elevation facing a street.
Shelburn (A, B, & C)	Petitioner agrees to add an additional 8 SF of glass (no smaller than 4 SF per window) on <u>each</u> side elevation.
Vanderburgh (A, B, & C)	Petitioner agrees to add an additional 8 SF of glass (no smaller than 4 SF per window) on <u>each</u> side elevation.
Walkerton (A, B, & C)	Petitioner agrees to add an additional 8 SF of glass (no smaller than 4 SF per window) on <u>each</u> side elevation. If rear elevation is seen from ROW, rear shall incorporate one (1) bumpout or pick list rear articulation feature.
Ash Lawn (B & F)	Petitioner agrees to add an additional 8 SF of glass (no smaller than 4 SF per window) on the <u>garage</u> side elevation. If side load garage selected, 8 SF of glass (no smaller than 4 SF per window) shall be added to the front elevation.
Buchanan (F, G, & H)	If side load garage selected, 8 SF of glass (no smaller than 4 SF per window) shall be added to the front elevation. Petitioner shall provide an additional 8 SF of glass on the <u>garage</u> side elevation.
Crestwood (A, B, & C)	Petitioner agrees to provide a total of three (3) windows on the <u>garage</u> side elevation.
Langdon (F, G, J, N, P, Q, & R)	None - approved as submitted.
Monticello (A, B, & C)	None - approved as submitted.
Mt. Vernon (A, C, & D)	Petitioner agrees to add an additional 8 SF of glass (no smaller than 4 SF per window) on <u>each</u> side elevation.
Pembroke (A, B, D, F, & G)	None - approved as submitted.
Sebastian (A, B, C, & D)	Petitioner agrees to add an additional 8 SF of glass (no smaller than 4 SF per window) on the <u>garage</u> side elevation. Masonry shall be provided as shown on front elevation only (no wrap required).
Wynndale (A, B, & C)	Petitioner agrees to add an additional 8 SF of glass (no smaller than 4 SF per window) on the <u>non-garage</u> side elevation, and to add an additional 8 SF of glass (no smaller than 4 SF per window) or a 3rd car garage on the <u>garage</u> side elevation.

EXHIBIT D

LOT IDENTIFICATION EXHIBIT

THE TIMBERS



- Requires one (1) or more of the following features: rear sun room, rear screened porch, rear covered patio, or any other rear facade extension or corner break.



EXHIBIT D

Single-Family Detached Residential Architectural Standards - Approved				
Architectural Feature	R2 Standard	Area A Standards (S2)	Notes	
Floor Area/Dwelling Unit (Minimum)	1800	1800		
Lot Coverage (Maximum)	45%	45%		
Building Height (Maximum)	35	35		
Corner Breaks; Primary Architectural Plane (Minimum)	3	3		
Corner Breaks; Secondary Architectural Plane (Minimum)	4	N/A		
Allowable Foundation Type	3 (1s); 4 (2s)	2*	*Min. of 3 corner breaks on rear facade, if noted on Lot Identification Exhibit	
Masonry Percentage (Minimum)	YES	YES		
	YES	YES		
	50%	50%		
	50%	0%		
	YES	YES		
	YES	YES		
	YES	YES		
	NO	NO		
	NO	NO		
	NO	NO		
	6/12	5/12		
	3	3		
	5	N/A		
	12	8		
	12	12		
	3	2		
	4	N/A		
	3	2		
	4	N/A		
	12	12		
	16	N/A		
	YES	YES		
	YES	YES		
	YES	YES		
	YES	YES		
	YES	YES		
	30%	33%		
	20%	N/A		
	NO	NO		
	See Standards	Yes		
			4 distinct garage door options will be offered	
			Side Yard Landscaping shall only apply to corner lots	

EXHIBIT D

Single-Family Detached Residential Architectural Standards - Approved				
Architectural Feature	R2 Standard	Area B Standards (65)	Notes	
Floor Area/Dwelling Unit (Minimum)	1800	2000		
	1800	2400		
Lot Coverage (Maximum)	45%	45%		
Building Height (Maximum)	35	35		
Corner Breaks; Primary Architectural Plane (Minimum)	3	3		
Corner Breaks; Secondary Architectural Plane (Minimum)	4	3		
Corner Breaks; Secondary Architectural Plane (Minimum)	3 (1s); 4 (2s)	2*	*Min. of 3 corner breaks on rear facade. If noted on Lot Identification Exhibit.	
Allowable Foundation Type	YES	YES		
	YES	YES		
Masonry Percentage (Minimum)	50%	35%		
	50%	0%		
	YES	YES		
	YES	YES		
	YES	YES		
Material Restrictions	YES	NO		
	NO	NO		
	NO	NO		
	NO	NO		
Roof Pitch (Minimum)	6/12	6/12		
Roof Ridgelines (Minimum)	3	3		
	5	3		
Roof Overhang (Minimum)	12	8		
	12	12		
Number of Windows; Primary Architectural Plane (Minimum)	3	2		
	4	4		
Number of Windows; Secondary Architectural Plane (Minimum)	3	2		
	4	2		
Number of Windows; Total Aggregate (Minimum)	12	12	Standard includes front door window	
	16	16	Standard includes front door window	
Window Treatment Required	YES	YES		
	YES	YES		
Allowable Garage Location	YES	YES		
	YES	YES		
Garage Door Percentage, Primary Architectural Plane (Maximum)	30%	30%		
Garage Door Windows Required	20%	20%		
	NO	NO	4 distinct garage door options will be offered	
Landscaping	See Standards	Yes	Side Yard Landscaping shall only apply to corner lots	

EXHIBIT D

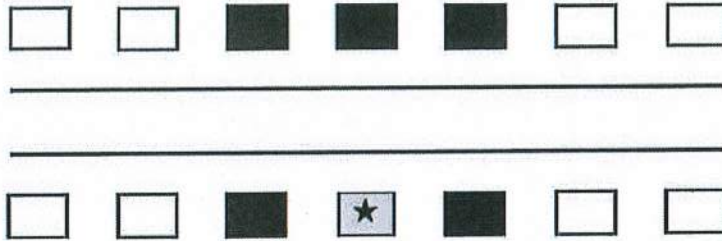
Single-Family Detached Residential Architectural Standards - Approved

Architectural Feature	R2 Standard	Area C Standards (92)	Notes
Floor Area/Dwelling Unit (Minimum)	1800	2300	
	1800	2600	
Lot Coverage (Maximum)	45%	45%	
Building Height (Maximum)	35	35	
Corner Breaks; Primary Architectural Plane (Minimum)	3	4	
Corner Breaks; Secondary Architectural Plane (Minimum)	4	3	
Corner Breaks; Secondary Architectural Plane (Minimum)	3 (1s); 4 (2s)	2*	*Min. of 3 corner breaks on rear facade, if noted on Lot Identification Exhibit.
Allowable Foundation Type	YES	NO	
	YES	YES	
Masonry Percentage (Minimum)	50%	50%	
	50%	0%	
	YES	YES	
	YES	YES	
	YES	YES	
	YES	YES	
	NO	NO	
	NO	NO	
	NO	NO	
Roof Pitch (Minimum)	6/12	6/12	
Roof Ridgelines (Minimum)	3	3	
	5	4	
Roof Overhang (Minimum)	12	8	
	12	12	
Number of Windows; Primary Architectural Plane (Minimum)	3	4	
	4	7	
Number of Windows; Secondary Architectural Plane (Minimum)	3	2	
	4	2	
Number of Windows; Total Aggregate (Minimum)	12	15	
	16	23	
Window Treatment Required	YES	YES	
	YES	YES	
Allowable Garage Location	YES	YES	Carriage Garage Only
	YES	YES	Corner Lot Only
Garage Door Percentage; Primary Architectural Plane (Maximum)	30%	30%*	Carriage Garage Only. *Will exceed on Corner Lot
Garage Door Windows Required	20%	20%	Carriage Garage Only
	NO	NO	
Landscaping	See Standards	Yes	Side Yard Landscaping shall only apply to corner lots

Exhibit E

Anti-Monotony Code

1. Brick and siding color combinations may not be duplicated for one (1) homesite on each side of the residence on the same side of the street. Also, brick and siding color combinations may not be duplicated for three (3) houses across the street from a residence. (Please refer to the illustration below).



2. Front elevations of the same plan may not be duplicated for two (2) homesites on each side of the residence on the same side of the street. Also, front elevations for the same plan may not be duplicated for three (3) houses across the street from the residence. (Please refer to the illustration below).

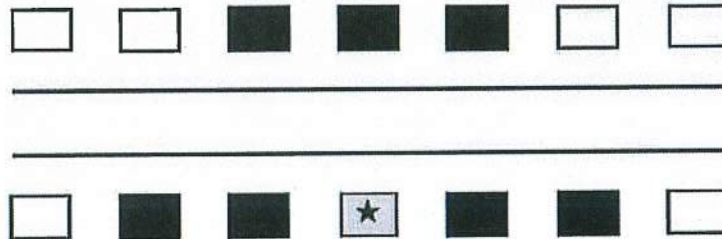


EXHIBIT F

MOUNDING EXHIBIT

THE TIMBERS



EXHIBIT F

MOUNDING EXHIBIT

THE TIMBERS



3'-5' Undulating Mounds



PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME
<u>CANOPY DECIDUOUS TREES</u>		
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO
GIS	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
LT	LIRIODENDRON TULIPIFERA	TULIP TREE
QR	QUERCUS RUBRA	RED OAK
<u>ORNAMENTAL UNDERSTORY TREES</u>		
AgF	ACER GRISEUM	PAPER BARK MAPLE
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC
<u>EVERGREEN TREES</u>		
PgD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE
PpB	PICEA PUNGENS 'BABY BLUE EYES'	BABY COLORADO BLUE SPRUCE
PV	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	LIMBER PINE
<u>DECIDUOUS SHRUBS</u>		
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY
AmA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY
BdP	BUDDLEIA DAVIDII 'PINK DELIGHT'	PINK DELIGHT BUTTERFLY BUSH
PoD	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK
RiB	RHUS TYPHINA 'BAILTIGER'	TIGEREYES STAGHORN SUMAC
<u>EVERGREEN SHRUBS</u>		
BkG	BUXUX X KOREANA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY
JcO	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	SAYBROOK GOLD CHINESE JUNIPER
TrmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT GLOBE ARBORVITAE

EXHIBIT G

Planned Business Permitted Uses ("P")
Nursing/Retirement/Convalescent Facility
Care Centers, Child & Adult Care Services
Preschool/Nursery School
Fire and/or Police Station
Government Office
Library
Post Office
Public Service Facility
Club or Lodge (Private)
Gallery and/or Museum
Health/Fitness Facility
Public Parks and Playgrounds
Animal Hospitals & Veterinarian Offices (without Commercial Kennel)
Automated Teller Machine ATM (Stand Along Structure)
Bar, Tavern, Lounge, or Brewpub
Drinking Place
Financial, Insurance & Real Estate Services
Laundry/Dry Cleaners without On-Site Plant
Offices
Offices & Clinics of Physicians, Dentists, or other Health Care Practitioners
Personal Care Establishment
Professional and Technical Services
Restaurant (Without Drive-Thru)
Retail Sales

Planned Business "Special Consideration" Uses ("SC")
Temporary Shelters
Church, Temple, Place of Worship
Wireless Telecommunication Service Facility
Driving Range (Primary Use)
Research Facility
Schools (Business and Trade)
Meeting or Hall Party
Automobile Fuel Station
Restaurant (With Drive-Thru)
Restaurant Drive-In or Drive-Thru (As Primary Use)
Retail Nursery or Greenhouse