

Chapter 6: Overlay Districts

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See Also:

*Center Township
Thoroughfare Plan,
available at the
Lebanon Planning
and Building
Department*

6.1 THOROUGHFARE OVERLAY DISTRICT

A. INTENT OF THE DISTRICT. The purpose of the Thoroughfare Overlay District is:

1. to promote coordinated, quality development for all development sites, buildings, structures abutting designated major thoroughfares within the City of Lebanon
2. to establish basic standards which promote high quality, innovative site design and at the same time encourage efficient land use; and
3. to encourage capital investments for the development of adjacent properties.

Any change in land use permitted by Section 4 of this Ordinance on existing lots located within the Boundaries of the Thoroughfare Overlay District as defined above is subject to the provisions herein.

Amended: 05/26/2015

B. DISTRICT BOUNDARIES. The boundaries of the Thoroughfare Overlay District are hereby established as shown on the Official Zoning Map for the City of Lebanon. The boundaries extend four hundred (400) feet from the centerline of the designated thoroughfare. Designated thoroughfares include State Road 32, State Road 39, Indianapolis Avenue, and Lafayette Avenue.

C. APPLICABILITY. All new development and any existing lots, structures or buildings proposing an expansion of the lot, structure, or building by thirty (30) percent or more of the existing.

D. INTERPRETATION. The Thoroughfare Overlay District regulations apply in addition to the underlying zoning district regulations. In the case that this overlay district overlaps other overlay districts, or where conflicting regulations occur, the following shall apply.

1. The regulations of the Downtown Overlay District shall supercede the regulations of the Thoroughfare Overlay District. The Thoroughfare Overlay District shall supercede the regulations of the Interstate Overlay District. Where no special regulations are included within a specific overlay district, the regulations of the underlying overlay district shall apply, or in the case of no underlying overlay district, the regulations of the underlying zoning district shall apply.
2. In the case of conflicting regulations between the Thoroughfare Overlay District regulations of this section and other regulations in this

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ordinance, the hierarchy detailed in Subsection 6.1(D)(1) above shall determine which regulations control.

See Also:

*Lebanon Plan
Commission Rules
of Procedure*

E. PLAN COMMISSION APPROVAL

1. A Development Plan is required for all proposed development in the Thoroughfare Overlay District per Section 9.17 Development Plan. Individual single- or two-family lots are not subject to the requirements of the overlay district and only require Development Plan approval by the Plan Commission when they are part of a major subdivision.
2. If any portion of the parcel/tract/lot lies in the Overlay District, the entire parcel/tract/lot is considered to be in the Overlay District.

F. PERMITTED USES. All uses which are permitted in a given site's underlying zoning district except those expressly excluded in Subsection 6.1(H) below, are permitted in the Thoroughfare Overlay District.

G. PERMITTED CONDITIONAL USES. All conditional uses which are permitted (upon obtaining a conditional use approval from the Board of Zoning Appeals) in the underlying zoning district(s), except the uses expressly excluded in Subsection 6.1(H) below, are permitted in the Thoroughfare Overlay District.

H. PROHIBITED USES

1. Used Motor Vehicle Sales
2. Drive Through Establishments (Drive-through windows may be permitted as accessory uses, subject to the provisions of this section)
3. Farm Equipment Sales & Service (not fully enclosed)
4. Airport
5. Heliport
6. Highway Maintenance Garage
7. Radio or Television Transmission Tower
8. Boat or Marine Equipment Sales & Service
9. Penal or Correctional Institution
10. Sanitary Fill
11. Sewage Treatment or Disposal Plant
12. Wholesale/Warehousing/Industrial Services not contained entirely within buildings

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13. Used Motor Vehicle and Motorcycle Sales

Amended: 03/21/2014

14. Junk Yard, Salvage yard Operation

15. Raising of Non-Farm Fowl and Animals, Commercially (except kennel)

16. Outdoor Storage

17. Mini Warehouses/Self Storage

18. Signs greater than one hundred (100) square feet in sign area, except as noted elsewhere in this ordinance

19. Car Washes (self-service only)

20. Auto Repair

21. Adult Uses

See Also:

Section 7.10
Accessory Uses

I. VEHICULAR ACCESS. Refer to [Section 7.18 Design Standards](#) for vehicular access requirements.

J. ACCESSORY BUILDINGS AND USES. All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted, except that any detached accessory building shall be architecturally compatible with the principal building(s) with which it is associated.

K. SITE LAYOUT. Development plans shall address the entire parcel. Ownership patterns may limit the degree to which this can be shown. Plans should indicate phasing and be prepared in accordance with the requirements of [Section 9.17 Development Plan](#). See also standards for nonresidential subdivisions in [Subsection 8.1\(D\) Nonresidential And Multifamily Subdivision \(Commercial, Industrial\)](#).

1. Site layout shall consider the relationship between all buildings on site. Building entries shall generally be oriented towards the adjacent streets.

2. Pedestrian access on all public and private streets shall be provided at the time of initial development.

3. Pedestrian connectivity between uses shall be included.

4. Internal drive aisles that connect multiple lots shall be used to minimize

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points of access for safe vehicular circulation.

5. The orientation and access of outlots shall be considered and illustrated on the plan.
6. Where parcels can be accessed via connection to a secondary arterial, collector, or adjoining parking lot, curb cuts shall not be established on primary arterials within the Thoroughfare Overlay District.

See Also:

[Section 7.8](#)
[Landscaping for](#)
[Parking Lot Interior](#)
[Landscaping](#)

L. NONRESIDENTIAL USES



1. Parking. In addition to the standards contained in [Section 7.5 Parking Standards](#) the following shall apply:
 - a. Off-street parking between the street and the front facade of the structure shall not exceed fifty percent (50%) of the required parking.
 - 1) Parking which exceeds fifty percent (50%) of the required parking and is located in the front yard and is visible from the public right-of-way shall require an increase in the required parking lot interior landscaping standards by ten percent (10%).
 - 2) Parking located between the street and the front facade shall not be allowed within the required front yard or within the required corridor buffer.
 - b. Pedestrian areas in parking lots shall be demarcated with special paving, color, height or striping for increased safety.
 - c. Shared parking may be utilized in accordance with [Section 7.5 Parking Standards](#).
2. Architectural Standards
 - a. Building Materials.
 - 1) Metal building construction and post building construction (also known as pre-engineered building systems) shall not be permitted.
 - 2) Commercial Uses located in an Overlay District shall be constructed using a minimum of fifty percent (50%) masonry as described below. This zoning provision shall not be applicable to large scale distribution centers and manufacturing uses which exceed 100,000 feet.

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- a) Masonry construction may consist of brick, granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimension stone construction techniques are acceptable.
 - b) Brick material used for masonry construction shall be composed of hard fired all-weather standard size brick or other all-weather facing brick.
- 3) The use of smooth-faced concrete block, untextured smooth-faced tilt-up panels, and standing seam metal panels shall be prohibited. The Administrator shall approve or deny the use of all composite and alternative materials that replicate the appearance and durability of those listed below. All facade wall exterior building materials shall be high quality, and shall be limited to any combination of the following:
- a) brick or face tile;
 - b) wood;
 - c) native stone;
 - d) glass (reflective glass shall be limited to a maximum of fifty percent (50%) of the area of any facade wall on which glass is used);
 - e) tinted and/or textured concrete masonry units (such as split-face block and burnished block);
 - f) architectural precast concrete or tilt-up concrete panels that are textured using the following techniques: exposed aggregate, bush-hammered, sand blasted, or other concrete finish as approved by the Plan Commission or designee;
 - g) architectural metal, limited to a maximum of fifty percent (50%) of the area of any facade wall on which architectural metal is used;
 - h) Exterior Insulation and Finish Systems (EIFS); and
 - i) Fiber cement board, nine (9) inch lap.
- b. Facade Detail. Facade detail elements such as color, lighting, display windows, and roof design shall meet the requirements of Section 7.18 Design Standards.

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- c. Minimum Height. Buildings in the Overlay District shall have a minimum height of twenty (20) feet.
- d. Building Orientation. All structures shall be sited to front on public ways or give the appearance of a front-like facade on public ways. The main entrance of the structure must face the street and be clearly articulated through the use of architectural detailing. Where there are two street frontages the entrance on the thoroughfare of highest classification shall be the main entrance.

3. Landscaping

- a. Coordination. The landscaping is intended to visually tie an entire development together, define entryways and vehicular and pedestrian circulation, buffer dissimilar uses and to mitigate the effect of heat build up on dark paved surfaces. All landscape requirements of the underlying zoning district shall apply.
- b. Live Material. Areas required to be landscaped shall be covered in live material such as trees, shrubs, ground cover, and sod. Areas not required by this ordinance may be covered by woody mulch, rock mulch, or other natural materials other than exposed gravel and aggregate rock.
- c. Corridor Buffer. A corridor buffer of minimum twenty (20) feet in width shall be established. The incorporation of walkways and bikeways into the design is encouraged. Parking lots, through roads, frontage roads, drive aisles, buildings, and accessory structures, etc. shall not be established within this area.
- d. Lot Plantings. Plantings shall be included on a lot on all sides of a building or structure. Plantings for nonresidential uses shall constitute seventy-five percent (75%) of the building's perimeter excluding entryways and service bays. The minimum average width of the planting area shall be five (5) feet. Landscaping materials used adjacent to buildings shall include shrubs, ground cover, and ornamental grasses in addition to turf. Trees are encourage in larger planting spaces.
- e. Street Trees. Street trees shall be planted parallel to the street either within street right-of-way or within ten (10) feet outside of right-of-way, except as noted in Section 6.3 Downtown Overlay District. The tree species shall be selected from Table 7.11: Trees for Planting on Streets, Highways, and Parking Lots (generally with high canopies, shade producing, hardy) or Table 7.12: Trees

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for Planting on Streets and Highways that Minimize Conflict With Overhead Utilities. Spacing shall be determined by tree type with a maximum spacing of forty (40) feet on center. Street trees shall be seedless hardwood shade/canopy trees. Species should be selected based upon hardiness, durability, root systems that do not damage sidewalks, and leaf and fruit litter that will not clog storm drains.

- f. Landscape Buffer/Screening. Requirements for buffer/screening can be found in Section 7.8 Landscaping.
 - g. Sign Landscaping. Requirements for landscaping around the base of signs can be found in Section 7.8 Landscaping.
4. Trash Collection. Trash, garbage, grease and recycling collection areas shall be enclosed and screened on all sides with a minimum six (6) foot tall opaque wall constructed of materials which are architecturally compatible with the design of the principal building(s). Gates shall be used on the unit's side and shall be functional. Trash collection and recycling areas shall be integral to the building or located in the rear of the site.
5. Pedestrian Facilities.
- a. Sidewalks shall be provided along the frontage adjacent to a public or private street. The sidewalk shall be a minimum of six (6) feet wide.
 - b. Sidewalks shall be provided along both sides of the major access drive and one side of a secondary access drive.
 - c. A continuous, delineated pedestrian pathway network no less than six (6) feet wide, that continues from the perimeter public sidewalk to the principal customer entrance of all principal buildings on the site shall be provided.
 - d. Sidewalks, no less than eight (8) feet wide, must be provided along the full length of the building along any facade that features a customer entrance.
 - e. All pedestrian walkways shall be distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete.
6. Lighting
- a. Design. All light standards, building-mounted lights, security lights, and other architectural lights shall be of compatible design and materials.

See Also:

[Section 7.15 Exterior Lighting Standards](#)

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- b. Height. Freestanding and wall-mounted outdoor light fixtures used to illuminate a surface parking or service area shall utilize full cutoff fixtures. The Plan Commission may approve cutoff, semi-cutoff, or other decorative lighting should it be more appropriate to the overall site design.
 - c. Gas stations. Refer to Section 7.15 Exterior Lighting Standards.
 - d. Intensity / Light Trespass. Lighting levels shall not exceed three-tenths (0.3) foot candles at the property line abutting a residential use or district. Light levels shall not exceed five-tenths (0.5) foot candles of light at the property line adjacent to a nonresidential district. Light levels shall not exceed six-tenths (0.6) at property lines adjacent to street right-of-way.
7. Signs. Signs for each proposed use shall be in conformance with the requirements of Section 7.7 Sign Regulations of this ordinance and compatible in character as to color and architectural design with the structures located on the site.
8. Drive-through Windows. Drive-through windows:
 - a. shall be designed as a related, integrated architectural element and part of the overall design composition of the building;
 - b. shall confine stacking to the rear of the tract or parcel with outlet from such lines also being to the rear or side of the building; and
 - c. shall not permit spill onto adjoining properties, public rights-of-way, or interior/internal drives.
9. Loading Berths. Loading berths shall be permitted per the needs of business establishments and shall be identified on the development plan. Loading berths and overhead doors shall face to the rear of all buildings. Should a loading berth be located adjacent to or visible from a public right-of-way, or established on the side of a building through any circumstance, it shall be screened from view with an opaque wall constructed of materials which are architecturally compatible with the design of the principal building(s).
10. Screening
 - a. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.

See Also:

For drive-through stacking requirements, Section 7.5 Parking Standards

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- b. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or residential use shall be screened from view by means of walls, landscaping, camouflage, or other approved method. All screening shall be architecturally compatible with the principal structure.
- c. Sound attenuation to mechanical equipment is also encouraged.

6.2 INTERSTATE OVERLAY DISTRICT

A. INTENTION OF THE DISTRICT. The purpose of the Interstate Overlay District is:

- 1. to promote coordinated, quality development;
- 2. to establish basic standards for structures, landscaping, and other improvements on the properties within the interstate overlay district which promote high quality, innovative site design and at the same time encourage efficient land usage; and
- 3. to establish development standards which will encourage capital investments for the development of those properties along and abutting Interstate 65 (I-65) within the City of Lebanon.

B. DISTRICT BOUNDARIES. The boundaries of the Interstate Overlay District are hereby established as shown on the Official Zoning Map for the City of Lebanon. The boundaries extend four hundred (400) feet outside of and parallel to the outermost right-of-way of I-65.

C. INTERPRETATION. Properties that are situated within the Interstate Overlay District are subject to the same requirements as [Section 6.1 Thoroughfare Overlay District](#) of this ordinance, except where noted in this section. In the case that this overlay district overlaps other overlay districts, or where conflicting regulations occur, the following shall apply.

- 1. The regulations of the Downtown Overlay District shall supercede the regulations of the Thoroughfare Overlay District. The Thoroughfare Overlay District shall supercede the regulations of the Interstate Overlay District. Where no special regulations are included within a specific overlay district, the regulations of the underlying overlay district shall apply, or in the case of no underlying overlay district, the regulations of the underlying zoning district shall apply.
- 2. In the case of conflicting regulations between the Interstate Overlay District regulations of this section and other regulations in this

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ordinance, the hierarchy detailed in [Subsection 6.2\(C\)\(1\)](#) above shall determine which regulations control.

- D. PERMITTED USES.** All uses which are permitted in the underlying zoning district are permitted, except those expressly prohibited in [Section 6.1 Thoroughfare Overlay District](#). As an exception, pole/ground signs in excess of one hundred (100) square feet in sign area and mini-warehouses/self storage facilities are permitted in the Interstate Overlay District.
- E. INTERSTATE CORRIDOR BUFFER.** Properties abutting I-65 shall provide a minimum thirty (30) foot width landscape buffer on the lot frontage adjacent to the interstate. The buffer shall contain Type B buffer plantings from [Table 7.9: Landscape Buffer Types](#). This buffer is in addition to other required landscaping and setback yards.
- F. BUILDING ORIENTATION.** All structures shall give the appearance of a front-like facade along the interstate. However, where the building is sited so that the front faces the interstate, a front-like facade must be maintained along other public right-of-ways within the City.
- G. TRASH COLLECTION.** Trash collection and recycling areas shall not be visible from the interstate and shall be screened in accordance with [Section 7.8 Landscaping](#).

6.3 DOWNTOWN OVERLAY DISTRICT

- A. INTENT.** The intent of the Downtown Overlay District is to promote the continuation of higher density mixed-use development in downtown Lebanon and to insure a high degree of compatibility between existing and new development in keeping with traditional downtown development patterns. The district shall:
1. Require a reasonable amount of design standards that assure compatible size, scale and massing of structures for new construction;
 2. Preserve existing historic character by encouraging rehabilitation of existing buildings;
 3. Protect property values and encourage continued investment;
 4. Encourage revitalization with pedestrian-oriented development with a mix of uses including residential, retail, service, office, and entertainment;
 5. Be consistent with the goals and policies of the Lebanon Comprehensive Plan.

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B. BOUNDARIES. The boundaries of the Downtown overlay district are shown on the Official Zoning Map. More specifically, the Downtown Overlay District is divided into two subareas and includes all land within the following designated boundaries:

1. Commercial Core. From a point that is 125' north of and 125' west of the intersection of North St. and West St.; east to a point that is 125' north of and 200' east of the intersection of North St. and East St.; south to a point that is 125' south of and 200' east of the intersection of East St. and SR 32; west to a point that is 125' south of and 125' west of the intersection of West St. and SR 32 (all measurements taken from the street centerlines).
2. Integrated Residential/Commercial. From the intersection of Chicago St. & Jameson St., east to the intersection of Chicago St. & Park St., south to the intersection of Main St. & Indianapolis Ave., southeast to the intersection of Indianapolis Ave. & Elm St., west to the intersection of Elm St. & Evans St., south 350', west to Jameson St., north to the intersection of Chicago St. & Jameson St. This area excludes the Commercial Core in Subsection 6.3(B)(1) above (all measurements taken from the street centerlines).

C. GENERAL PROVISIONS / APPLICABILITY. This chapter applies to any:

1. Site or structure being located, erected, constructed, reconstructed, moved, altered, converted, or enlarged that would require a Development Plan. Projects requiring an Improvement Location Permit or a Certificate of Compliance with Safety Codes may need to comply with requirements of these sections at the discretion of the Planning and Zoning Administrator.
2. Lot being used, altered, or excavated.
3. Existing uses being expanded, changed, or new uses added.
4. Streetscape improvements including exterior facades, landscaping, lighting, street furnishings, or other improvements.

D. RELATION TO UNDERLYING ZONING. In the case that this overlay district overlaps other overlay districts, or where conflicting regulations occur, the following shall apply.

1. The regulations of the Downtown Overlay District shall supercede the regulations of the Thoroughfare Overlay District. The Thoroughfare Overlay District shall supercede the regulations of the Interstate Overlay District. Where no special regulations are included within a specific

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overlay district, the regulations of the underlying overlay district shall apply, or in the case of no underlying overlay district, the regulations of the underlying zoning district shall apply.

2. In the case of conflicting regulations between the Thoroughfare Overlay District regulations of this section and other regulations in this ordinance, the hierarchy detailed in Subsection 6.3(D)(1) above shall determine which regulations control.

E. PROCEDURES

1. A Development Plan is required for proposed new development or expansion of developments constituting more than thirty percent (30%) of the existing in the Downtown Overlay District. The Plan Commission shall review all Development Plan applications in accordance with Section 9.17 Development Plan.
2. Single-family uses on individual lots do not require Plan Commission approval and may be reviewed administratively by the City's Technical Assistance Committee. The Planning and Zoning Administrator or his/her designee may grant approval. Single-family uses on individual lots are subject to development plan approval by the Plan Commission only when they are part of a major subdivision.
3. Structures wholly or partly used as a dwelling/residence/commercial or service business shall be required to obtain a Certificate of Compliance, as per Section 9.12 Certificate of Compliance with Safety Codes when a new lease/agreement is made or when there is a change of use or tenant. The Certificate of Compliance may require an inspection for compliance with the City of Lebanon Building Code. These projects generally will only require staff review but the Planning and Zoning Administrator/Building Inspector may require review by the Technical Assistance Committee.

F. DEVELOPMENT AND DESIGN STANDARDS. The guidelines and standards contained herein provide guidance for quality design and compatible development consistent with the historic character of the area.

1. Streets. The existing city street grid shall be maintained including provisions for alleys where possible. New construction shall observe maximum setbacks and locate close to the right-of-way to engage the pedestrian and encourage street activity.
2. Sidewalks.
 - a. Minimum sidewalk width shall be six (6) feet.

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See Also:

[Section 7.13
Outdoor Sales,
Display, and
Storage](#)

- b. Special paving is encouraged for sidewalks in the downtown core.
 - c. Special paving shall be used for crosswalks to distinguish the pedestrian areas from vehicular areas.
 - d. Supporting columns, landscaping as specified in [Section 7.8 Landscaping](#), street furniture, street trees, and signs as specified in [Section 7.7 Sign Regulations](#), shall be permitted within the sidewalk area within the Downtown Overlay district provided that a minimum horizontal clearance of forty-two (42) inches is maintained at all times.
 - e. The minimum vertical clearance between the established grade of the public right-of-way and the underside of the encroaching structure shall be a minimum of nine (9) feet.
3. [Off-Street Parking](#).
- a. Minimum off-street parking requirements within the Commercial Core shall be one-half (1/2) of the required spaces specified in [Table 7.4: Schedule of Parking Standards](#) of [Section 7.5 Parking Standards](#).
 - b. Off-street parking shall not be located in the frontyard of any structure within the Commercial Core.
 - c. Shared and off-site parking shall be permitted in accordance with [Section 7.5 Parking Standards](#).
 - d. Parking lots within the Downtown Overlay district must be screened in accordance with [Section 7.8 Landscaping](#).
 - e. Bicycle Parking shall be required in accordance with [Section 7.5 Parking Standards](#).
4. [Loading](#). Loading dock entrances for nonresidential uses shall be screened so that loading docks and related activity are not visible from the public street right-of-way or adjacent residential uses.
5. [Vehicle and Driveway Access](#)
- a. Curb cuts from public streets are not permitted if an alley is present adjacent to the side or rear property line.
 - b. Shared driveways are encouraged for lots that do not abut alleys.
6. [Landscaping and Screening](#)
- a. Parking lot screening may include brick or masonry walls, instead

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of plant materials.

- b. A corridor buffer is not required in the Downtown Overlay District.

7. Street Trees

- a. Street trees shall be planted a minimum distance of two (2) feet from the curb. A list of suitable trees for street planting can be found in [Table 7.11: Trees for Planting on Streets, Highways, and Parking Lots](#) (generally with high canopies, shade producing, hardy) or [Table 7.12: Trees for Planting on Streets and Highways that Minimize Conflict With Overhead Utilities](#) of [Section 7.8 Landscaping](#).
- b. Street trees shall be planted within the sidewalk right-of-way, provided that a horizontal sidewalk clearance of forty-two (42) inches is maintained. Trees shall be in a minimum planting area of twenty-five (25) square feet. Tree grates may be used to maintain the required clearance.

8. Lighting

- a. Pedestrian-scaled street lighting (not including site lighting).
 - 1) Ornamental street lights should attempt to maintain the style established by existing lighting on the Court House Square.
 - 2) Maximum light pole height shall be twenty (20) feet.
 - 3) The light fixture shall direct light downward and be full cutoff, cutoff, or semi-cutoff.

See Also:

[Section 7.14 Fence and Wall Standards](#)

9. Fencing and Walls

- a. Chainlink fencing shall be prohibited in the front yard. Fencing in the frontyard shall be a minimum of fifty percent (50%) open.
- b. Retaining walls located adjacent to a sidewalk along a public street shall not exceed a height of two (2) feet. Retaining walls shall be split-face or textured finish concrete block faced with stone, brick, or stucco.

See Also:

[Section 7.7 Sign Regulations](#) for sign types and additional regulations

9. Signs

- a. Sign area for uses in the Downtown Overlay District shall be one and one-half (1.5) square feet per one (1) linear foot of building frontage for an aggregate maximum of one hundred (100) square feet. The total aggregate sign area may be increased to one hundred fifty (150) square feet if a combination of sign types

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(awning, projecting, suspended) is used.

- b. Signs shall be externally illuminated as per Section 7.7 Sign Regulations.
- c. Commercial Core.
 - 1) Ground signs shall not be permitted in the Commercial Core.
 - 2) Electronic Message Board signs are not permitted within the Commercial Core.
- d. Integrated Residential/Commercial.
 - 1) The maximum height of post signs shall be five (5) feet within the Integrated Residential/Commercial area.
 - 2) The sign area of post signs shall not exceed twenty (20) square feet.

10. Public Art

- a. Public art including sculptures, play equipment, children's fountains, bicycle racks, and street furniture shall be permitted and is encouraged on private property, within public spaces, and within off-street public right-of-way, provided that a horizontal sidewalk clearance of forty-two (42) inches is maintained.

11. Indoor/Outdoor Operations

- a. All uses and operations must be indoor except:
 - 1) Off-street parking or loading areas, automated teller machines (ATMs), outdoor seating areas (alone or associated with a restaurant), or similar uses, provided that a horizontal sidewalk clearance of forty-two (42) inches is maintained.

12. Use Location

- a. Commercial Uses. Single-family residential uses on individual lots are exempt from this standard.
 - 1) General. Ground floor commercial uses should be oriented to the street.
 - 2) Commercial Core. All commercial and mixed-use structures in the Commercial Core shall have commercial uses located on one hundred percent (100%) of the ground floor.
 - 3) Integrated Residential/Commercial. All commercial and

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mixed-use structures in the Integrated Residential/Commercial Core shall have commercial uses located on fifty percent (50%) of the ground floor.

- b. Residential Uses. For nonresidential, mixed-use, and multifamily residential structures, residential uses shall not be placed in any location within the first floor of a building that faces a collector street, arterial street, or interstate.
13. Architectural Standards. The standards in Section 7.18 shall apply in addition to the following.
- a. Transparency (building facade/windows)
 - 1) A minimum of fifty percent (50%) of each facade between two (2) feet and ten (10) feet high shall be transparent. First-floor residential buildings and places of worship are excluded from this requirement.
 - b. Front Porch. New residential construction in neighborhoods where more than seventy percent (70%) of homes have front porches of thirty-two (32) square feet or more shall be required to have a front porch of at least thirty-two (32) square feet.
 - c. Building Mass
 - 1) Residential.
 - a) Single- and Two-Family Residential. New residential construction shall be of similar scale as the adjacent two (2) homes on either side of the lot, and the three (3) homes across the street, equalling a total of six (7) homes for comparison.
 - 2) Nonresidential and Multifamily
 - a) New construction and renovations shall be compatible with existing development patterns and shall be oriented to the street.
 - b) Within the Commercial Core the minimum building height shall be two (2) floors.
 - d. "Story" Change. There shall be a clear delineation between each "story" of the structure provided by a consistent cornice line.
 - e. Residential Garages
 - 1) Garages shall be accessed from the alley or side street. If

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front-loading, the garage face shall be set back ten (10) feet from the front living area facade.

f. Storefronts

- 1) Storefronts shall be internally illuminated with spots or other incandescent lighting, so as to display prominently and attractively the business or its products. Exterior lighting may be affixed to the buildings.

G. CONVERSION STANDARDS. Refer to Section 7.20 Single-family to Multifamily Conversion Standards.

H. PROHIBITED USES

- 1) All uses prohibited by the Thoroughfare Overlay District are prohibited in the Downtown Overlay District.
- 2) Drive-through facilities (not including pedestrian-only service windows) are prohibited in the Commercial Core.
- 3) Car Ports are prohibited in the Commercial Core.

I. ACCESSORY USES AND BUILDING MECHANICAL. Accessory uses and building mechanical shall be located to the side or rear of the principal structure and shall be located in the location of least visibility from the public right-of-way. Mechanical equipment shall be screened in accordance with Section 7.8 Landscaping.