

Topic:	Tree Preservation & Protection; Landscaping; Natural Resource Protection & Conservation
Resource Type:	Regulations
State:	Indiana
Jurisdiction Type:	Municipal
Municipality:	City of Bloomington
Year (adopted, written, etc.):	1995
Community Type - applicable to:	Urban; Suburban
Title:	City of Bloomington Environmental & Urban Design Standards
Document Last Updated in Database:	April 14, 2017

Abstract

The primary focus of this ordinance is to promote the preservation and expansion of the city's heavily vegetated environment. There are specific requirements for development and landscaping that promote plantings which will increase the percentage of tree crown coverage, provide shade in the summer, protect from winter winds, and satisfy other environmental and aesthetic goals.

Resource

20.06.04.00 ENVIRONMENTAL AND URBAN DESIGN STANDARDS.

20.06.04.01 Reserved.

20.06.04.02 Landscaping Requirements.

A single-family detached residence on a lot of record is exempt from the provisions of this section, except that they shall comply with Section 20.06.04.02(e) (7). In all other cases, whenever a site plan review is required by Section 20.05.08.03 (a)(1) of this zoning ordinance, all yard and parking areas shall be landscaped in accordance with all of the requirements of this chapter.

(a) Purpose. The landscaping requirements specified in this chapter are intended to enhance Bloomington's heavily vegetated environment and foster aesthetically pleasing development which will protect and preserve the appearance, character, health, safety, and welfare of the community. Specifically, these regulations are intended to increase the compatibility of development, both with adjacent development and with the environment. In keeping with the comprehensive plan goal of a twenty percent increase in tree crown coverage, preservation of existing trees is a priority, and it is intended that each site plan

will be designed so as to preserve as many trees as is practicable and consistent with the permitted use of the site.

(b) Enforcement of Landscape Requirements. Wherever site plan review is required by this zoning ordinance, a landscape plan shall be a required part of such site plan. No permanent occupancy permit shall be issued without completion of all landscaping shown on the landscaping plan required herein. Failure to implement the approved landscape plan, including preservation of existing features, or to maintain the landscaping shall be a violation of this zoning ordinance and subject to enforcement action under Chapter 20.09 of this zoning ordinance.

(c) Content of Landscape Plan. Where required, a landscape plan shall conform to the following requirements:

(1) All landscape plans submitted for approval as a component of a required site plan shall show the entire zoning lot and shall contain the following information:

(A) The location and dimensions of all existing and proposed structures, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle paths, ground signs, refuse disposal areas, bicycle parking areas, fences, freestanding electrical equipment, and recreational facilities, utility lines and easements and other freestanding structural features.

(B) The location, quantity, size and name, both botanical and common names, of all proposed planting materials.

(C) The location, size, and variety of existing trees and individual shrubs, areas of dense trees or shrubs, and other natural features, indicating which are to be preserved and which are to be removed.

(D) The approximate location and generic identification of existing structures and plant materials within the adjacent yard of the adjacent property.

(E) Existing and proposed grading of the site, including proposed berming, indicating contours at two-foot intervals. The planning staff may waive this requirement for situations in which grading is negligible.

(F) Specification of the type and boundaries of all proposed vegetative or decorative ground cover.

(G) Design of fences and other significant accessory structures.

(H) The location of barriers to be placed at or beyond the drip line of any trees to be preserved, and the type of material to be used for the barrier.

(I) Details indicating specific grading measures or other protective devices where trees are to be preserved in areas of cut and fill.

(d) Preservation Of Existing Features.

(1) Trees and shrubs already existing on land subject to the provisions of this chapter shall be preserved wherever feasible. Criteria for judging the feasibility of retaining existing vegetation include:

(A) The practicability of arranging site plan components around existing features. In general, plans for groups of structures shall be designed so as to preserve tree lines, individual tree specimens, and small stands of trees or shrubs;

(B) The condition of the vegetation with respect to continued vitality;

(C) The amount of healthy vegetation the area involved will support;

(D) The practical and economic possibility of designing the location and grades of proposed structures and pavements so as to preserve existing vegetation;

(E) The desirability or lack thereof of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;

(F) The potential for interference with utility services or with passage or visibility along roads or walkways;

(G) The possibility of preserving the vegetation while meeting the development needs through pruning rather than removal.

(2) Existing trees which are preserved will contribute to required density values at the rate of 35 D for every three inches of caliper except on lots of under one acre, where the maximum D value awarded shall be 100. Shrubbery will be evaluated in the same manner as new shrubbery based on the species. Such credit shall apply only to the required landscaping for the specific setback, parking lot, or street tree plot in which the existing vegetation is located, and only for that part of any required side or rear yard in which the existing vegetation is located.

(3) Substantial barriers shall be specified on the landscape plan and shall be placed at or beyond the drip line of trees to be protected. These barriers shall remain in place during heavy construction on the site, and no vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits may be permitted within the barriers, nor may any notice or other object be nailed or stapled to protected trees.

(4) Where trees are to be preserved in areas of cut or fill, specific grading measures or other protective devices, such as tree wells, tree walls, or specialized fill and pavement designs shall be required and shall be fully detailed on the landscape plan.

(5) Failure to comply with tree preservation requirements as outlined in this section shall be a violation of this zoning ordinance and subject to enforcement action under Chapter 20.09 as well as remediation as outlined in Section 20.06.04.02(g).

(e) General Landscaping Requirements. All land areas which are not covered with buildings and pavement shall be appropriately landscaped in accordance with the requirements of this section. Landscaping shall be provided in the areas specified and of the intensity, expressed in D-value, specified below.

(1) The tables of materials included in this chapter provide measures of landscaping intensity, expressed as density (D) value as a means of establishing compliance with these regulations. When plant materials listed in the table are used, they will be assigned the D-value specified in the table. Plant materials not listed will be assigned a D-value based on height, spread, and/or crown at maturity, using the best available resources to determine mature characteristics. A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials should be consulted to ensure that the plants proposed are appropriate and will survive.

(2) Where front and rear yards overlap sideyards, the yard shall be treated as part of the yard having the greater required D value.

(3) The scale and nature of landscaping materials shall be appropriate to the size of the structures and the available space. Materials shall be located to avoid interference with overhead or underground utilities and utility easements or vehicular and pedestrian movement and visibility. Growth characteristics should be considered.

(4) Plant material shall be selected to achieve the intended purpose, such as shade, screening, or ornamentation.

(5) Plantings should be arranged to promote energy conservation wherever practicable:

(A) Tall deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun.

(B) Evergreens should be concentrated to the north of buildings to dissipate the effect of winter winds.

(6) If outdoor trash receptacles are situated on the site, they shall be placed on a paved slab and effectively screened by a six-foot high fence constructed of wood, brick or stone, with a moveable gate.

(7) Grass and other vegetative ground cover shall be used for all open space, including parking lot islands, except for decorative mulch planting beds extending no more than six inches beyond the drip-line of shrubbery and a six feet diameter surrounding trees, and inert stabilization in areas subject to severe run-off, erosion or ponding. Where stone or other inert materials are to be used for ground cover, they shall be specifically shown on

the landscape plan. Any area not so designated shall be required to be grass or vegetative ground cover.

(8) Yards and setbacks for any nonresidential use shall be landscaped with live vegetation as follows in this subsection except as may be modified by Section 20.06.04.02(e)(10)(c), below:

(A) Street setbacks shall be landscaped with plant materials with a density value at least equal to the width in feet of the lot frontage. At least fifty percent of the materials must be evergreen.

(B) Side and rear yards shall be landscaped with plant materials with a density value (D value) at least equal to one and one-half times the length of the adjacent lot line. At least fifty percent of the plant material must be shrubbery and at least thirty percent must be trees. At least twenty-five percent of the materials must be evergreen.

(9) Yards and setbacks and other open space areas within residential developments shall be landscaped with live vegetation having a density value (D value) of eight hundred per net acre of development site, but not less than three hundred per development site. Such landscaping shall include at least twelve large shade trees per net acre of development site, with a minimum of four large shade trees per development site.

(10) Parking lots shall be landscaped and screened as follows:

(A) Islands. Any parking lot having more than one access aisle shall have landscaped islands within the parking lot as follows:

1. Not less than six percent of the interior of such parking lot shall be devoted to landscaping. Landscaping required for yards, setbacks, or buffers adjacent to a parking lot shall not be included toward satisfying this requirement.

2. Landscaped islands with concrete curbs and at least one hundred thirty square feet of area shall be provided every twenty spaces or less within a row of spaces.

3. Islands shall be utilized where needed to control vehicular circulation and define major drives.

4. The D-value of each island shall equal six-tenths of its area in square feet.

5. At least one tall shade tree shall be provided for every one hundred thirty square feet of landscaped island area.

(B) Perimeter Landscaping. Any parking lot for which islands are not required shall provide plantings with a D-value of four percent of the parking lot area in the immediate perimeter of the parking lot. At least one half of the required D-value for perimeter parking shall be tall shade trees.

(C) Yards and Setbacks for Parking Lots. In addition to meeting the minimum D-value specified in Section 20.06.04.02(e)(8) or (e)(9), landscaping around parking lots shall comply with the following requirements. Such landscaping shall be counted toward the D-value specified in Section 20.06.04.02 (e)(8) or (e)(9); however, compliance with these requirements may necessitate exceeding those minimum D-values.

1. Across from Residential Districts. Where a parking lot is located across a street from a residential zoning district:

A. Continuous landscaping of evergreen or dense deciduous shrubs shall be provided across one hundred percent of the street frontage.

B. Shade or ornamental trees shall be provided within this landscape area, with the number of trees not less than one tree per fifty feet of frontage rounded to the nearest whole number of trees.

2. Across From Nonresidential Districts. Where a parking lot is located across a street from a nonresidential zoning district, landscaping of evergreen or dense deciduous shrubs shall be provided across at least fifty percent of the street frontage to a minimum height of four feet.

3. Requirements Along Rear and Side Yards. Where a parking lot abuts a residential zoning district, side and rear yards shall be landscaped with materials having a D-value at least equal to one and one-half times the length of such yard. At least fifty percent of such material shall be shrubbery, at least thirty percent shall be trees, and at least twenty-five percent shall be evergreen. Where a parking lot abuts a nonresidential zoning district, landscaping shall be provided across fifty percent of that portion of the parking lot abutting the property line to a minimum height of four feet. Such plantings shall be concentrated into groupings.

4. Parking Lots. Parking lot setbacks may include a masonry or wood fence or a berm in lieu of up to thirty percent of vegetative landscape requirements and may totally replace the requirement for evergreen plant materials. If a fence or berm is utilized, its D-value shall be ten percent of its height multiplied by its length, in feet.

(11) Street Landscaping.

(A) The unpaved portion of an abutting public or private street shall be fine graded, planted, and maintained with an approved vegetative ground cover.

(B) Street trees shall be planted and maintained in that portion of a public or private street lying between the site and roadway pavement. Such trees shall have a total D-value equal to or greater than the linear frontage of the right-of-way in feet and shall be spaced not more than forty feet apart. Large shade trees shall be required unless other tree varieties are approved in response to specific site constraints. If there is no planting strip between

the sidewalk and the curb, or if the street lacks sufficient space for the planting of trees, street trees shall be located within the front setback immediately adjacent to the street.

(12) All landscaping shall comply with the sight distance standards found in Section 20.06.01.03 of this zoning ordinance.

(f) Modifications.

(1) The planning department may approve any landscape proposal which it deems to be equivalent to the foregoing minimum requirements. Except as provided in subsection (g)(2) of this section, no such approval shall have the effect of reducing required setbacks or reducing required density value for any particular setbacks, buffer, or parking area. The density value listed in the tables is based upon the mature size of trees and shrubs. Density value shall be assigned to any alternative materials that may be deemed equivalent based on the mature size and other characteristics. Modifications may include nonvegetative features such as fences, sculpture, earth berms, etc.

(2) Where compliance is required as a result of change in use or expansion of an existing building and compliance with this section will necessitate removal of existing pavement, the planning staff may approve a reduction of parking lot setbacks and other minimum planting areas provided that proposed plantings, screens, and other landscape features are the equivalent to the foregoing minimum requirements in terms of D-value.

(3) Modifications for Public Art. Pursuant to Section 20.06.04.05, the planning department may waive the requirement for an individual element of landscaping when it is to be replaced with public art. Public art shall replace no more required landscaping than that amount which is necessary to accommodate its size or location.

(g) Installation and Maintenance and Remediation.

(1) Installation. All landscaping materials shall be installed in accordance with generally accepted planting procedures.

(2) Maintenance.

(3) Remediation. If disturbance of trees to be preserved occurs during construction, a remediation plan must be submitted to the City Planning Department within 15 days of the disturbance activity. The remediation plan shall consist of a tree replacement plan indicating the proposed locations and species of new trees, as well as a time-frame for their planting. The remediation plan shall also contain an assessment of any damaged trees, including whether they will be removed or treated to ensure long-term health. Failure to submit the remediation plan within the required time-frame will result in a Citation for Violation.

(A) The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials on said premises.

(B) All landscaping materials shall be maintained in good condition; and plant material not in healthy condition shall be replaced or nursed to meet these requirements and shall be kept free of refuse and debris.

(C) Fences, walls, and other barriers shall be maintained in good repair.

(D) Failure to install or to maintain all landscaping shown on an approved site plan shall be a violation of this zoning ordinance.

(i) Tables Of Recommended Plant Materials. The following tables list plant materials recommended for specific applications. Divisions were created to represent certain characteristics of the plant materials, including height, spread, maintenance, durability, etc.

(1) Minimum dimensions for plant materials at installation are as follows:

Street or shade trees 2" caliper
Accent trees 1.5" caliper
Shrubs 18" height
Evergreen trees 6' height

Table A

TREES SUITABLE FOR PLANTING ALONG PUBLIC STREETS AND HIGHWAYS
AND IN LOCATIONS WHERE LOW MAINTENANCE, HARDY SPECIMENS
WITH HIGH CANOPIES ARE REQUIRED

Common Name Scientific Name D Value

Small Trees (Under 25') 20

Redbud
Eastern Redbud *Cercis canadensis*
White Redbud *Cercis canadensis* "Alba"
Hawthorne
Lavelle Hawthorne *Crataegus lavellei*
Washington Hawthorne *Crataegus phaenopyrum*
Hardy Rubber Tree *Eucommia ulmoides*
Golden Rain Tree *Koelreuteria paniculata*
Crabapple
Sumi Crabapple *Malus* "Zumi"
Snowdrift Crabapple *Malus* "Snowdrift"
Pear
Bradford Pear *Pyrus calleryana* "Bradford"
Chanticleer Pear *Pyrus calleryana* "Chanticleer"
Faurier Pear *Pyrus calleryana* "Faurier"

Medium Trees (25-40') 25

Hedge Maple *Acer campestre*

Hornbeam

American Hornbeam *Carpinus caroliniana*

Upright European Hornbeam *Carpinus betulus* "Fastigiata"

Amur Cork Tree *Phellodendron amurense*

Hop Hornbeam *Ostrya virginiana*

Sassafras Tree *Sassafras albidum*

Mountain Ash

Densehead Mt. Ash *Sorbus "Alnifolia"*

White Beam Mt. Ash *Sorbus "Aria"*

European Mt. Ash *Sorbus "Aucuparia"*

Large Trees (40' and Over) 35

Maples

Armstrong Red Maple *Acer rubrum* "Armstrong"

Autumn Flame Red Maple *Acer rubrum* "Autumn Flame"

Red Sunset Red Maple *Acer rubrum* "Red Sunset"

Tilford Red Maple *Acer rubrum* "Tilford"

Cleveland Red Maple *Acer rubrum* "Cleveland"

European Black Alder *Alnus glutinosa*

Ginkgo

Fairmount Ginkgo *Ginkgo biloba* "Fairmount"

Autumn Gold Ginkgo *Ginkgo biloba* "Autumn Gold"

Sentry Ginkgo *Ginkgo biloba* "Sentry"

Upright Ginkgo *Ginkgo biloba* "Upright"

Honeylocust

Majestic Honeylocust *Gleditzia tricanthos inermis* "Majestic"

Moraine Honeylocust *Gleditzia tricanthos inermis* "Moraine"

Shademaster Honeylocust *Gleditzia tricanthos inermis* "Shademaster"

Skyline Honeylocust *Gleditzia tricanthos inermis* "Skyline"

Sunburst Honeylocust *Gleditzia tricanthos inermis* "Sunburst"

Ash

Hesse European Ash *Fraxinus excelsior* "Hessci"

Marshall's Seedless Ash *Fraxinus excelsior* "Marshall's Seedless"

Sweet Gum

Festival Sweet Gum *Liquidambar styraciflua* "Festival"

Moraine Sweet Gum *Liquidambar styraciflua* "Moraine"

Blood Good London Plane Tree *Platanus acerifolia* "Bloodgood"

Oak

Red Oak *Quercus borealis*

Pin Oak *Quercus palustris*

Willow Oak *Quercus phellos*

English Oak *Quercus robur*

Black Oak *Quercus velutina*
 Scarlet Oak *Quercus coccinea*
 Regent's Japanese Pagoda *Saphora japonica* "Regent"
 Linden
 Greenspire Linden *Tilia cordata* "Greenspire"
 XP-100 Linden *Tilia cordata* "XP-100"
 Rancho Linden *Tilia cordata* "Rancho"
 Chancellor Linden *Tilia cordata* "Chancellor"
 Swedish Upright Linden *Tilia cordata* "Swedish Upright"
 Silver Linden *Tilia cordata* "Tomentosa"
 Village Green *Zelkova serrata* "Village Green"
 Species Which Are Not Recommended Due to Invasiveness
 Columnar Norway Maple *Acer Platanoides* "Columnar"
 Crimson King Norway Maple *Acer Platanoides* "Crimson King"
 Royal Red Norway Maple *Acer Platanoides* "Royal Red"
 Summershade Norway Maple *Acer Platanoides* "Summershade"

Table B

ORNAMENTAL, SHADE AND ACCENT TREES ACCEPTABLE

FOR USE WITHIN THE INTERIOR OF A SITE

Common Name Scientific Name D Value

Trees (under 25') 20

Maples

Paperbark Maple *Acer greiseum*
 Japanese Maple *Acer palmatum*
 Amur Maple *Acer ginalla*
 Juneberry *Amerlarchier canadensis*
 Flowering Dogwood *Cornus florida*
Cornus atternifolia
Cornus sericea
Cornus drummondil
 Smoke Tree *Cotinus coggygria*
 Hawthorne *Crataegus species*
 Common Witch-hazel *Hammamelis virginana*
 Magnolia *Magnolia species*
 Flowering Crabapple *Malus species*
 Flowering Cherry *Prunus species*

Trees (over 25') 30

Castor *Aralia Acanthopanax sieboldiana*
 Sugar Maple *Acer saccharum*

River Birch *Betula nigra*
Katsura Tree *Cercidiphyllum japonica*
Ash *Fraxinus americana*
Fraxinus pennsylvanica
Tulip Tree *Liriodendron tulipifera*
Spruce *Picea* species
Pine *Pinus* species
Oak
Shingle Oak *Quercus imbricaria*
Burr Oak *Quercus macrocarpa*
American Linden *Tilia americana*

Species Which Should Be Prohibited Due To Invasiveness

Russian Olive *Elaeagnus angustifolia*

Table C

UPRIGHT SHRUBS RANGING IN HEIGHT FROM 4 TO 12 FEET AT MATURITY,
SUITABLE FOR SCREENING, HEDGES, AND SPECIMEN PLANTING

Common Name Scientific Name D Value

Shrubs (4' to 12') 5

Japanese Barberry *Berberis thunbergii*
Boxwood *Buxus* species
Sweet Shrub *Calycanthus floridus*
Flowering Quince *Chaenomeles* species
Dogwood (shrub form) *Cornus* species
Cotoneaster
Cotoneaster *Cotoneaster pungens*
Spreading Cotoneaster *Cotoneaster divaricata*
Burning Bush
Burning Bush *Euonymus alatus*
Dwarf Burning Bush *Euonymus alatus* "Compacta"
Forsythia
Forsythia *Forsythia suspensa*
Spectabilis *Forsythia Forsythia spectabilis*
Lynwood Gold *Forsythia Forsythia lynwood gold*
Mockorange *Philadelphus* species
Cistena Plum *Prunus cistena*
Firethorn *Pyracantha coccinea*
Rhododendron *Rhododendron* species
Bridal Wreath *Spiraea* species

Lilac *Syringa* species
 Junipers
Juniperus communis
Juniperus horizontalis
 Privet
 Border Privet *Ligustrum obtusifolium*
 Amur Privet *Ligustrum amurense*
 Golden Vicary Privet *Ligustrum "Golden Vicary"*
 Vernal Witch-hazel *Hammamelis vernalis*
 Rose of Sharon *Hibiscus syriacus*
 Japanese Holly *Ilex crenata*
 Yews
 Upright Yew *Taxus cuspidata capitata*
 Hick's Yew *Taxus "Hicksi"*
 Arborvitae *Thuja occidentalis*
 Canadian Hemlock *Tsuga canadensis*
Viburnum *Viburnum acerifolium*
Viburnum lentago
Viburnum *Viburnum lantano*
Viburnum prarifolium
Viburnum rufidulum
Viburnum rafinesquianum
 Cardinal Shrub *Wegelia vaniceki*
 Common Name Scientific Name D Value
 Species Which Should Be Prohibited Due to Invasiveness
 Olive *Elaeagnus pungens*
 Autumn Olive *Elaeagnus umbellata*
 Buckthorn Tallhedge *Rhamus frangula columnaris*
 Honeysuckle *Lonicera* species
 Common Privet *Ligustrum vulgare*

Table D

SPREADING SHRUBS RANGING IN HEIGHT TO THREE FEET AT MATURITY,
 SUITABLE FOR LOW BORDERS, PARKING LOT ISLANDS, GROUND COVER, ETC.

Common Name Scientific Name D Value
 Shrubs (under 3') 3

Barberry
 Barberry *Berberis canidula*
 Mentor Barberry *Berberis mentorensis*
 Barberry *Berberis verruculosa*
 Boxwood *Buxus sempervirens*
 Cotoneaster

Cranberry Cotoneaster *Cotoneaster apiculata*
Rockspray Cotoneaster *Cotoneaster horizontalis*
Duetzia
Slender Duetzia *Duetzia ciracilis*
Lemoine Duetzia *Duetzia lemoine*
Sarcoxie *Euonymus* "Sarcoxie"
Arnold's Dwarf Forsythia *Forsythia "Arnold's Dwarf"*
Saint John's Wort
Saint John's Wort *Hypericum patulum*
Kalm Saint John's Wort *Hypericum kalmianum*
Spreading Juniper *Juniperus* (Spreading variety)
Hidcote Lavender *Lavandula nana hidcote*
Oregon Grape Holly *Mahonia aquifolium*
Bush Cingefoil *Potentilla fruticosa*
Lowboy Firethorne *Pyracantha coccinea lowboy*
Spreading Yew *Taxus species* (Spreading variety)
Mugho Pine *Pinus mugho*
Globe Arborvitae *Thuja occidentalis*

(Ord. 01-34 §§ 1, 2, 3, 4, 2001; Ord. 95-21 § 3 (part), 1995).

20.06.04.03 Transit, Bicycle, and Pedestrian Access.

Wherever site plan review is required under Section 20.05.08.00 of this zoning ordinance, the following requirements shall apply:

(a) Pedestrian facilities shall be provided as follows:

(1) Concrete sidewalks, a minimum of four feet in width for single-family detached and duplex development on streets classified as local in the master thoroughfare plan and five feet in width for all other development, shall be constructed along all abutting street frontages according to city engineering department specifications. Unless there are specific site constraints which necessitate an alternative location, sidewalks shall be constructed at the right-of-way line so as to provide separation between the pavement and the sidewalk.

(2) Paved walks shall be provided to afford safe and convenient access between abutting streets and the uses on the site. Where an existing or potential public transit stop can be identified, such sidewalk shall serve the transit stop.

(3) Paved walks shall be provided along appropriate routes on the site to provide safe and convenient pedestrian access among the uses and facilities on the site, including linkage between mixed land uses.

(b) Transit accommodation may be required in site plans where the site is adjacent to public transit service or where there is reasonable anticipation that such service will be extended in the future as the area develops. Transit accommodation shall be suitable to the

particular characteristics of the site and its surroundings and shall generally mean consideration of the siting of buildings or building entrances relative to existing or potential transit stops, safe and convenient paved pedestrian accommodation between said stops and entrances, bus pull-offs, and, if warranted by transit trip volume, shelters. Such accommodation may include the provision of a bus-accessible route between the public street and a convenient public entrance to the facility, which route shall be paved to a specification suitable for bus use and designed with respect to lane width and turning radii to be useable by public buses. Provided, however, bus accommodation shall be required only where there is evidence that such accommodation will offset of the traffic or other impacts generated by the development sufficiently to establish a rough proportionality, both in nature and extent, between the required accommodation and the impact of the development. Such determination shall be made by the site plan reviewing authority in consultation with the transit service provider.

(c) Pedestrian/Bicycle Paths.

(1) If a bike path or pedestrian trail is shown through the area and across the development on the master thoroughfare plan, such a path or trail shall be constructed through the development in order to afford access to the occupants, tenants or users of the site to the adjoining public portions of such path or trail. Dedication of such path or trail for public use may be required where there is evidence that such requirement will offset the traffic or other impacts generated by the development sufficiently to establish a rough proportionality, both in nature and extent, between the requirement and the impact of the development. Such determination shall be made by the site plan reviewing authority.

(2) If the development is adjacent to a bike path or pedestrian path that exists or is shown on the master thoroughfare plan, a pedestrian or bike path shall be provided on the site to afford safe and convenient access to the adjacent path for the users of the site.

(3) If the development is adjacent to a public park or school, place of employment, or shopping area a bike path or pedestrian trail shall be provided to afford safe and convenient access to the adjacent use for the occupants, tenants, or users of the site.

20.06.04.04 Public Art.

Public art is encouraged. While public art is not required of new development, the following guidelines and incentives shall apply to the provision of public art.

(a) Public art may be located in any required setback subject to the requirements set forth in Table 7-3 found in Section 20.07.16.02, and subject to the sight distance regulations in Section 20.06.01.03 of this zoning ordinance.

(b) Where public art is proposed in a way such that it is designed to replace an individual element of required landscaping, the individual landscaping requirement may be waived pursuant to Section 20.06.04.00.

20.06.04.05 Residential Architectural Guidelines.

The following requirements shall apply to the construction, expansion, or alteration of any building used for residential occupancy, except for units placed in mobile home parks.

(a) Siding Materials. Siding materials used on residential dwellings shall consist of any of the following:

- (1) Horizontal lap siding;
- (2) V-grooved tongue and groove siding;
- (3) Woodgrained vertical siding materials in a board and batten or reverse batten pattern;
- (4) Cedar or other wood shakes;
- (5) Stucco, plaster, or similar systems;
- (6) Stone;
- (7) Masonry;
- (8) Glass.

Siding materials listed above, or a combination of such siding materials, shall extend from roof-line to grade and completely enclose all underfloor space.

(b) Roofing Materials. Roofing materials used on residential dwelling units shall consist of shingles, shakes or tile materials. Standing seam metal roofs are also permitted. Rain gutters and downspouts are required.

20.06.04.06 Miscellaneous Site Development Standards.

(a) Where development of a site includes construction of a street, whether public or private, and where the site encompasses a road shown on the thoroughfare plan, such street shall be located and constructed as specified in the thoroughfare plan, and shall be built to standards acceptable to the city engineer. Guidelines for construction of streets are available in the city engineering and planning departments.

(b) Utility easements shall be required where necessary to accommodate provision of utilities to a developing site.

(c) A paved slab shall be provided for outdoor trash receptacles for multifamily and commercial developments. This area shall be effectively screened by a six-foot high surround constructed of wood, brick or stone, with a moveable gate to facilitate trash collection.

(d) Pursuant to Indiana Code Section 14-3-3.4, if artifacts of archeological significance are discovered on property under development, all construction work in the finding area must stop immediately. A responsible party must then contact the Division of Historic Preservation and Archeology of the Indiana Department of Natural Resources within two working days of finding to arrange an archeological evaluation of the site. In the event a site

is known to contain archeological artifacts, the division must be contacted and an archeological evaluation performed prior to beginning construction.

(e) Any outdoor illumination provided shall be arranged so as not to reflect direct rays of light into adjacent residential districts and streets. In no case shall such lighting cause more than three footcandles of light to fall on adjacent properties as measured horizontally at the lot line.

(f) When the rear of a building, other than a single-family detached dwelling, is visible from a street or visible from public circulation areas of adjacent development, the architecture of the rear of the building shall be compatible with the architecture of the front and sides of the building. (Ord. 95-41 §§ 4, 5, 1995; Ord. 95-21 § 3 (part), 1995).