

Chapter 7 – Parking and Loading Standards

Table of Contents

Table of Contents 1

7.1 Purpose and Intent	2
7.2 Applicability	2
7.3 Loading Berths	2
7.4 Site Access and Circulation	2
7.5 Stacking Requirements for Drive-Through Facilities	2
7.6 Landscaping	3
7.7 Off-street Vehicle Parking	3
7.8 Heavy Truck Parking Standards	4
7.9 Bicycle Parking	5
7.11 Parking Ratios for Vehicles and Bicycles	6
7.12 Images	11
7.1 Purpose and Intent	2
7.2 Applicability	2
7.3 Loading Berths	2
7.4 Site Access and Circulation	2
7.5 Stacking Requirements for Drive-Through Facilities	2
7.6 Landscaping	3
7.7 Off-street Vehicle Parking	3
7.8 Heavy Truck Parking Standards	4
7.9 Bicycle Parking	4
7.10 Parking Ratios for Vehicles and Bicycles	5
7.11 Images	9

GENERAL
PROVISIONS

DISTRICTS

SPECIFIC
USESDESIGN
STANDARDS

LANDSCAPE

LIGHTING

PARKING

SIGNS

SUBDIVISION

ADMIN

PROCESS

DEFINITIONS

7.1 PURPOSE AND INTENT

The intent of this chapter is to promote public health, safety and welfare by requiring parking and loading facilities for uses to minimize conflict between vehicles and pedestrians.

7.2 APPLICABILITY

Parking spaces and loading berths conforming to the standards of this chapter must be provided for all land uses. Land uses located in the UB zoning district are exempt from the loading berth and off-street parking requirements of this chapter.

7.3 LOADING BERTHS

Off-street loading berths are subject to the following guidelines. Additional berths may also be required to serve the needs of the proposed business or industry. Loading berths are not required for businesses demonstrating they do not ship or receive large quantities of goods by truck delivery.

- A. Size. A loading berth must be at least 12 feet wide and 35 feet long and 14 feet high.
- B. Use Table.

Use	Gross Floor Area	Minimum Required Loading Berths
Business and professional offices, medical facilities, schools, hotels, clubs, and similar business	100,000 sq. ft.	1
Industrial Manufacturing and warehousing uses	40,000 sq. ft. or fraction thereof	1
Other business	(5,000-10,000 sq. ft.) or fraction thereof	1
	(10,001-25,000 sq. ft.) or fraction thereof	2

	Over 25,000 sq. ft.	2+1 additional loading berth for every 25,000 sq. ft. or fraction thereof
--	---------------------	---

- C. Space Allocated. Space used for loading berths cannot be used to satisfy parking space requirements.
- D. Location. Loading berths are prohibited on building facades facing public streets. They should be located on the rear of the building when possible.
- E. Non Drive-in Type Berths shall be designed with a minimum 60 foot concrete apron area immediately adjacent to the structure. Shall provide for a minimum total depth of 130 feet of clear area pavement (no parking included).

7.4 SITE ACCESS AND CIRCULATION

Proposed site access locations must provide safe and efficient movement of vehicles and pedestrians with enough stacking, so vehicles do not obstruct the right-of-way.

Circulation patterns must minimize conflicts between vehicular and pedestrian traffic and create safe and efficient movement of both in and around the site.

Site access approval by an agency other than the Town does not require the Plan Commission nor Administrator to approve the access point.

7.5 STACKING REQUIREMENTS FOR DRIVE-THROUGH FACILITIES

The following requirements apply to uses with drive-through facilities.

A. General Requirements:

Drive-through lanes and required stacking spaces must not interfere with parking space maneuvering aisles, parking drive aisles, loading spaces, internal site circulation, designated fire lanes or site access points.

Drive-through lanes and stacking spaces must be designed to prevent vehicles from stacking in the right-of-way ([see Figure 7-1](#)).

No stacking space may occupy any portion of a right-of-way.

A stacking space does not constitute a parking space.

All drive-through and stacking lanes must be delineated with pavement markings or otherwise distinctly delineated, as approved by the Administrator.

- B. A stacking space must be at least 8 feet wide and 20 feet long with direct forward access to a service window or station of a drive-through facility.
- C. A lane at least 8 feet wide lane parallel to a drive-through lane must be provided around the drive-through facility to allow vehicles to exit the drive-through lane and circumvent the stacking lane. This lane may be part of the site's overall circulation plan. If an applicant demonstrates strict compliance with this requirement is impracticable or would result in a less desirable site design, the Administrator may waive this requirement.
- D. Noted below are the minimum number of required stacking spaces, excluding the position at the service window or ordering station.
 - Fast food restaurant: 7 stacking spaces
 - Financial institutions, pharmacies, take-out and deli-style restaurant with drive-through: 3 stacking spaces per service window
 - All other facilities: 2 stacking spaces per service window

If an applicant demonstrates strict compliance with the minimum number of stacking spaces is impracticable or would result in a less desirable site design, the Administrator may approve a reduction of the stacking requirement. To make this determination, the Administrator may require the applicant to provide justification by a qualified traffic engineer that a reduction in the stacking requirements is appropriate for the proposed use given the use's proposed intensity or the site's context.

7.6 LANDSCAPING

Parking and loading areas must be screened in accordance with [Article 5.5 Parking Lot Landscaping](#).

7.7 OFF-STREET VEHICLE PARKING

Buildings or structures to be erected or substantially altered requiring off-street parking spaces must provide such spaces in accordance with these regulations.

- A. Required off-street parking facilities are solely for the parking of passenger vehicles of patrons, occupants, or employees during business hours.
- B. Parking spaces must be located on the same lot as the use served. Parking spaces within 500 feet walking distance of the main entrance to the use served may count toward the required parking.
- C. When calculating the number of required parking spaces, any fraction less than 0.5 may be disregarded and any fraction 0.5 or greater must be counted as 1 parking space.
- D. Off-street parking facilities for separate uses may be provided collectively if the total number of parking spaces provided is not less than the sum of the separate requirements of each use and the location requirements of the spaces are observed. No parking space can serve as the required space for more than 1 use unless otherwise authorized.
- E. The maximum provided parking may be increased up to 150% of the maximum, subject to the provision of additional landscaping through 1 of 2 options:
 1. Option 1: Consistent with the requirements of Section 5.3(E) of the UDO, the provided landscaping trees must increase 1 inch in caliper if deciduous trees, or 2 feet in height at time of planting if evergreen while the provided shrubs shall double in size based on planting requirements at the small shrub size.
 2. Option 2: Landscape island area and planting totals shall increase by 50% for every additional 25% the parking maximum is exceeded.

GENERAL
PROVISIONS

DISTRICTS

SPECIFIC
USESDESIGN
STANDARDS

LANDSCAPE

LIGHTING

PARKING

SIGNS

SUBDIVISION

ADMIN

PROCESS

DEFINITIONS

~~D.~~

~~E.F.~~ Groups of users requiring parking spaces may create a shared parking facility if all the criteria below are met. Approval ~~b~~_y the Plan Commission or Administrator is required.

1. Off-site, off-street parking facilities are within 500 feet of the property.
2. The shared parking spaces provide at least 70% of the cumulative minimum off-street parking spaces required for each use.
3. A written reciprocal parking agreement or similar document with a minimum duration of 20 years, signed by all property owners involved is required. It must include provisions for: easements (if applicable), maintenance, snow removal, ownership, and liability. The agreement must be recorded in the County Recorder's office with a copy provided to the Department. When the reciprocal parking agreement expires or terminates, the uses for which the parking was provided are considered non-conforming. Continuation or expansion of the uses is prohibited unless the use is brought into compliance with the parking regulations of this chapter.

F. Off-street parking spaces must be at least 9 feet wide and 18 feet long with a vertical clearance of 7 feet. Parallel parking spaces must be at least 8 feet wide and 22 feet long. Parking spaces are exclusive of access drives, aisles, ramps, columns, and work area.

G. Each required parking space must open directly upon an aisle or drive providing safe and efficient access to the parking space. Parking spaces cannot open directly upon a lane or stacking space designated to serve a drive-through.

H. Tandem Parking Spaces: Off-Street parking spaces for multi-family uses may utilize tandem parking spaces. A tandem parking space is a parking space provided in front of a garage which is reserved for use by the person renting the garage.

I. The minimum aisle width for angled parking must be as follows:

Angle of Parking Space	Minimum Aisle Width
45 degree	14 feet
60 degree	18 feet
90 degree	22 feet

([see Figure 7-2](#))

J. Surfacing and Curbs:

1. Public parking facilities and loading berths must be paved with a hard, dust-proof surface in accordance with the Town's construction standards. If approved, temporary parking is permitted in accordance with UDO Section 3.2 C.
2. A stormwater system, designed in accordance with applicable Town standards, must be installed for all parking facilities.
3. Curbs and gutters built per the Town's construction standards are required around the perimeter of all parking facilities and landscape islands within the parking facilities.
4. The Administrator may provide a waiver to these requirements if the best management practices of the stormwater system recommend against installing curbing or alternative surfacing (for example, to allow bioswales and porous paving).

K. Pavement markings and traffic control devices must conform to the requirements of the Indiana Manual of Uniform Traffic Control Devices, latest revision.

L. Lights must be installed to adequately illuminate the parking facility. Lights must be shielded to minimize glare onto adjacent property and meet the requirements of [CHAPTER 6 - LIGHTING STANDARDS](#).

7.8 HEAVY TRUCK PARKING STANDARDS

The following standards apply for the circulation and parking of heavy trucks, semi-trucks, buses, and similar vehicles with two or more rear axles:

- A. Heavy truck parking spaces must be at least 12 feet wide and 55 feet long, unless administratively waived. Parking spaces are exclusive of access drives, aisles, ramps, columns, and work area.

chargers as well as canopies, shall be considered accessory structures and shall be subject to the accessory structure provisions of this Ordinance. Where an electric vehicle fueling station or a parking lot is the primary use on a property, any associated canopies shall be considered primary structures.

E. No ILP is required for Installation of Level 1 or Level 2 EV charging stations if no alteration of on-site parking circulation or a reduction in the overall parking availability occurs.

A. Before installation of any EV charging stations, the Building Department must be contacted to confirm any permits are required through their office. If work is being done in the right-of-way the Engineering Department must be contacted to obtain any relevant permits.

7.11 PARKING RATIOS FOR VEHICLES AND BICYCLES

A. Off-street vehicular parking spaces and bicycle parking spaces must be provided within the minimum and maximum rates indicated on the Parking Requirements Table below. The maximum spaces allowed do not include accessible spaces required by the Americans with Disabilities Act. Parking requirements may be met by providing on-site parking spaces or providing off-site parking spaces in a shared parking facility or a combination of the two.

- The required number of off-street parking spaces may be reduced by one stall for every two bicycle parking spaces provided above those otherwise required by

Table 7.110-G., up to a maximum of ten (10) percent rounded down to the nearest whole number.

- B. The Administrator determines the parking requirement for uses not listed on the Permitted Use Table. The applicant must provide information including, but not be limited to:
- Types of use,
 - Number of employees by use,
 - Building design capacity,
 - Square feet of sales area and service area,
 - Parking spaces provided on-site,
 - Parking spaces provided elsewhere, and
 - Hours of operation.
- C. Where the application identifies multiple uses on the premises, the minimum standards apply to each use. Shared parking provisions may allow a reduced number of parking spaces when the uses need parking at different times (See [Section 7.7.E – Shared Parking](#)).
- D. The minimum number of required off-street parking spaces is reduced by the number of on-street parking spaces abutting the property lines of the lot or parcel.
- E. For the purposes of parking calculations, the gross area of any parking garage within a building is not included in the gross floor area of the building.
- F. Parking is not required for accessory uses unless specifically stated on the Permitted Use Table or in an applicable use limitation.

G. Parking Requirements Table

RESIDENTIAL PRIMARY USES	Vehicle Min	Vehicle Max	Bicycle Min
Household Living			
Dwelling, Multifamily	1.25/unit	2.25/unit	1/5 units
Dwelling, Single Family Detached	2.0/unit	No max	No requirement
Dwelling, Single Family Attached	1.25/unit	4.0/unit	No requirement
Dwelling, Two Family	1.25/unit	4.0/unit	No requirement
Dwelling, Townhome	1.25/unit	4.0/unit	No requirement
Live/Work Dwelling	1.25/unit	2.0/unit	1/5 units
Mobile Home Park	1.5/unit	4.0/unit	1/5 units
Group Living			
Assisted Living	0.75/unit	2.0/unit	1/30 vehicle stalls up to 15
Fraternity, Sorority, Student Housing	1.25/unit	2.0/unit	1/5 units
Group Residential Facility	0.75/unit	1.5/unit	1/30 vehicle stalls up to 15
Nursing Home, Hospice	0.75/unit	2.0/unit	1/30 vehicle stalls up to 15
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USES	Vehicle Min	Vehicle Max	Bicycle Min
Basic Utilities			
All Types	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
Community/Public Service			
Community Center	0.2/1,000 of GFA	5/1,000 of GFA	1/10,000 of GFA
Correctional Institution	0.5/1,000 of GFA	1/1,000 of GFA	1/30 vehicle stalls up to 15
Day Care Center	1/1,000 of GFA	1.5/1,000 of GFA	1/10,000 of GFA
Fairgrounds	No requirement	No requirement	1/30 vehicle stalls up to 15
Hospital	<u>1/4 beds + 1 per 3 employees</u> 2.5/1,000 of GFA	<u>1/2 beds + 1 per employee at largest shift</u> 4/1,000 of GFA	<u>1/30 vehicle stalls up to 15</u> 1/20,000 of GFA
Municipal & Government Buildings	1/1,000 of GFA	1.75/1,000 of GFA	1/10,000 of GFA
Cultural/Special Purpose/Public Parks & Open Space			
Cemetery	1/1,000 of GFA	2/1,000 of GFA	1/10,000 of GFA
Libraries	1/1,000 of GFA	1.75/1,000 of GFA	1/10,000 of GFA
Museum	1/1,000 of GFA	1.75/1,000 of GFA	1/10,000 of GFA
Publicly Owned Park or Recreational Facility	No requirement	No requirement	1/30 vehicle stalls up to 15
Education			
Colleges & Universities	1/1,000 of GFA <u>per 4 students by design capacity</u>	1.5/1,000 of GFA <u>per 2 students by design capacity</u> 2.5/1,000 of GFA <u>per classroom</u>	<u>1/30 vehicle stalls up to 15</u> 1/10,000 of GFA
Elementary Schools	2/1,000 of GFA <u>per classroom</u>	<u>plus 1 per 3 seats in largest assembly space</u>	<u>1/30 vehicle stalls up to 15</u> 1/10,000 of GFA

COMMERCIAL SALES, SERVICES, AND REPAIR PRIMARY USES				Vehicle Min	Vehicle Max	Bicycle Min
Adult Business						
All Types				2.5/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Arts, Recreation & Entertainment						
Indoor – Art Studio				0.3/1,000 of GFA	1/1,000 of GFA	1/20,000 of GFA
Indoor – All Others				2.5/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Arts, Recreation & Entertainment -Outdoor				2.5/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Sports and/or Entertainment Arena or Stadium				1/1,000 of GFA	2/1,000 of GFA	1/20,000 of GFA
Parking of Vehicles						
All Types				No requirement	No requirement	No requirement
Eating & Drinking Establishments						
All Types				5/1,000 of GFA 1/4 seats or 1 per employee at largest shift, whichever is greater.	7/1,000 of GFA 1/2 seats + 1 per employee at largest shift	1/5,000 of GFA
Lodging Accommodations						
All Types				1/guest room	1.5/guest room	1/20,000 of GFA
Office						
All Types General Office Uses				2/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Medical Office				2/exam room	4/exam room	1/20,000 of GFA
Retail Sales, Service & Repair						
Animal Sales and Services, Household Pets				2.5/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Animal Sales and Services, All Others				1.5/1,000 of GFA	2.5/1,000 of GFA	No requirement
Food Sales or Market				2.5/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Kennel, All Types				1.5/1,000 of GFA	2.5/1,000 of GFA	No requirement
Pawn Shop				2.5/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Retail Sales, Service & Repair				2.5/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Shopping Center *If Restaurant Uses are anticipated, increase provided parking by 20%.				2/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Vehicle/Equipment Sales, Service & Repair						
Service Station, Local				3.5/1,000 of GFA; parking spaces at pumps may be included in count up to 75% of required	No requirement	1/30 vehicle stalls up to 15
All Other Types				0.5/1,000 of GFA	1/1,000 of GFA	1/30 vehicle stalls up to 15

GENERAL PROVISIONS

DISTRICTS

SPECIFIC USES

STANDARDS DESIGN

LANDSCAPE

LIGHTING

PARKING

SIGNS

SUBDIVISION

ADMIN

PROCESS

DEFINITIONS

GENERAL PROVISIONS	INDUSTRIAL, MANUFACTURING, AND WHOLESALE PRIMARY USES			
		Vehicle Min	Vehicle Max	Bicycle Min
DISTRICTS	Communications & Information			
	Antennas Not Attached to a Tower	No requirement	No requirement	No requirement
	Communication Services	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
	Telecommunication Towers	No requirement	No requirement	No requirement
SPECIFIC USES	Telecommunication Facilities – All Others	No requirement	No requirement	No requirement
	Industrial Services			
	All Types	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
	Manufacturing & Extraction and Energy Producing Systems			
DESIGN STANDARDS	All Types	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
	Mining & Extraction and Energy Producing Systems			
	All Types	No requirement	No requirement	No requirement
	Transportation Facilities			
LANDSCAPE	Terminal Station/Service Facility for Passenger System	0.5/1,000 of GFA	1/1,000 of GFA	1/30 vehicle stalls up to 15
	Waste Related Services			
	All Types	No requirement	No requirement	No requirement
	Wholesale Storage, Warehouse & Distribution			
LIGHTING	Automobile Towing Service Storage Yard	All Types	All Types	All Types
	Mini-Storage Facility	0.1/1,000 of GFA	0.3/1,000 of GFA	No requirement
	Wholesale Trade or Storage/Distribution Center	0.25/1,000 of GFA	1/1,000 of GFA	1/30 vehicle stalls up to 15
	Vehicle Storage, Commercial	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
PARKING	AGRICULTURE PRIMARY USES			
	Garden, Urban	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
	Sale Barn for Livestock	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
	Slaughterhouse	0.5/1,000 of GFA	2/1,000 of GFA	No requirement
SIGNS	All Others	All Types	All Types	No requirement
SUBDIVISION				
ADMIN				
PROCESS				
DEFINITIONS				

7.12 IMAGES

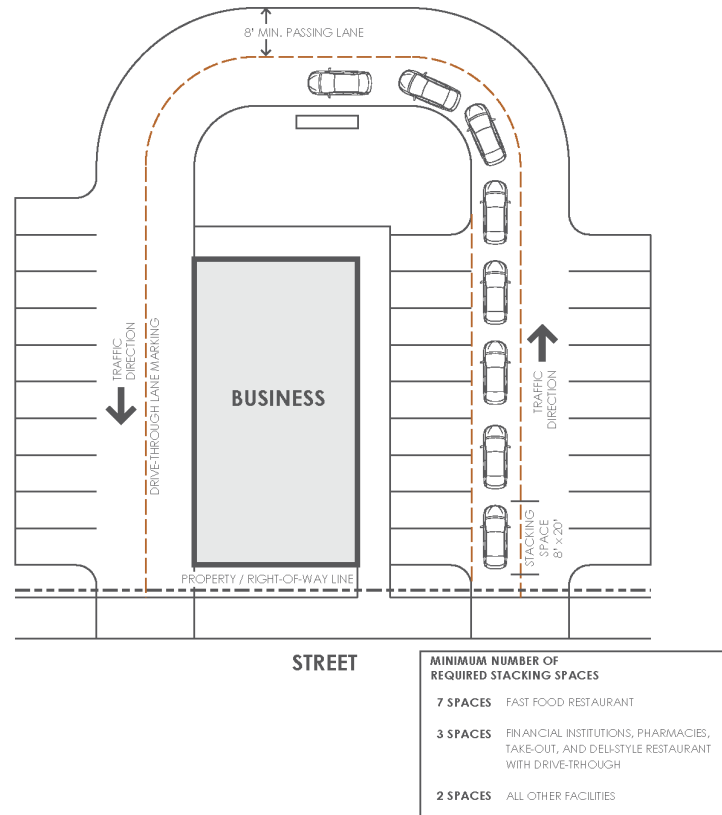


Figure 7-1: Stacking Requirements

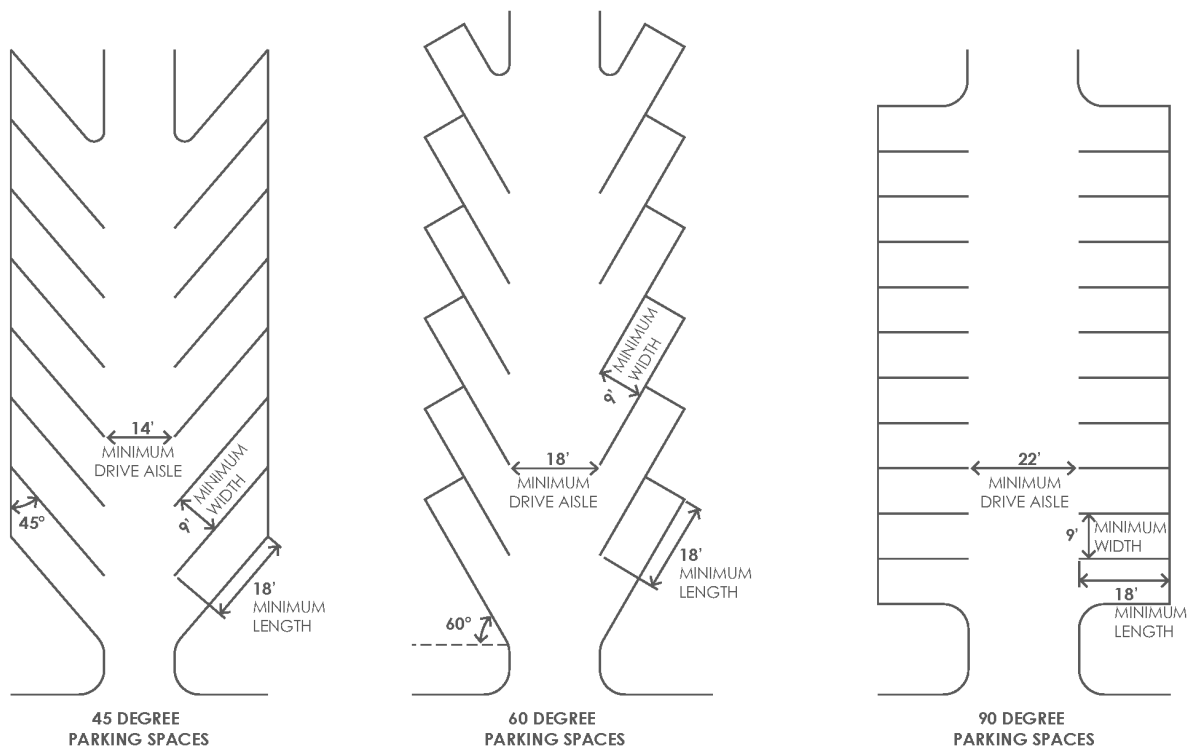
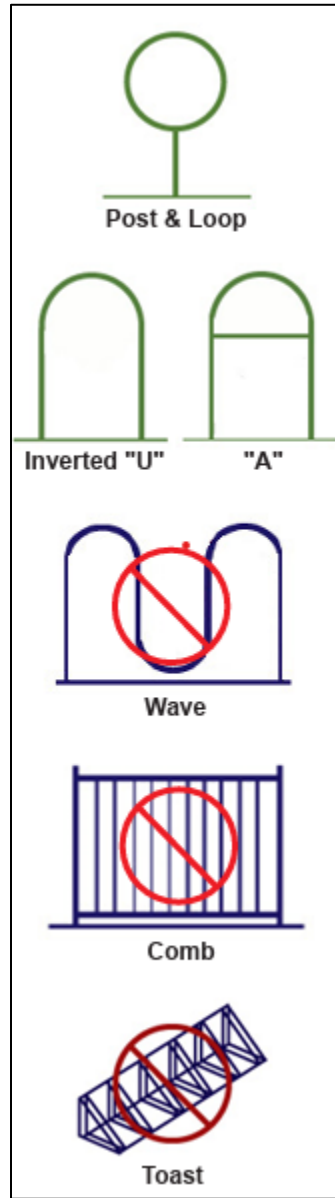


Figure 7-2: Dimensions for Parking

DEFINITIONS	PROCESS	ADMIN	SUBDIVISION	SIGNS	PARKING	LIGHTING	LANDSCAPE	DESIGN STANDARDS	SPECIFIC USES	DISTRICTS	GENERAL PROVISIONS
-------------	---------	-------	-------------	-------	---------	----------	-----------	------------------	---------------	-----------	--------------------



Chapter 12 – Definitions

The following rules of construction apply to the text of this Ordinance:

1. The specific provisions of this Ordinance supersede any general requirements established by this Ordinance.
2. The word "must" is a mandatory obligation and not discretionary. The phrase "must not" is a mandatory prohibition and not discretionary. The word "may" is a discretionary action. The word "should" is a recommendation. The word 'shall' imposes a duty on a Person or Persons.
3. Unless the context plainly indicates the contrary, the following rules apply. Words used in the present tense include the future. Words used in the singular number include the plural, and the plural includes the singular. Words of the masculine gender include the feminine, and the neutral gender will refer to any gender as required.
4. The phrase "used for" includes "arranged for, designed for, intended for, maintained for, or occupied for."
5. Unless it is plainly evident from the context that a different meaning is intended, a regulation which involves 2 or more items, conditions, provisions, or events connected by the conjunction "and, or," or "either . . . or," the use of the conjunction is defined as follows:
 - "And" means all the connected items, conditions, provisions, and events apply together and not separately.
 - "Or" means the connected items, conditions, provisions, or events apply separately or in any combination.
 - "Either . . . or" means the connected items, conditions, provisions, or events apply separately but not in combination.
6. The word "includes" does not limit a term to the specified examples but is intended to extend the term's meaning to all other instances or circumstances of like kind or character.

For this ordinance, terms or words used are interpreted or defined as follows.

Aa

ABANDONED VEHICLE has the meaning set forth in [IC-9-13-2-1](#).

ACCESS STREET, MARGINAL. See **STREET, MARGINAL ACCESS**.

ACCESSORY STRUCTURE. A subordinate building or structure detached from a principal building but located on the same lot. It does not change the character of the premises. Agricultural buildings, public utility communications, electric, gas, water, and sewer lines, their supports and incidental equipment, and public telephone booths are considered accessory structures even though no principal building exists on the premises.

ACCESSORY USE. A use that:

- is clearly incidental and usually found connected with a principal building or use;
- is secondary and supportive to the primary use;
- is secondary in area, extent, or purpose to the primary use;
- contributes to the comfort, convenience, or necessity of occupants, business, or industry of the primary use;
- is located on the same lot as the primary use.

ADMINISTRATOR. The Director of Development Services or a person to whom the Director delegates authority under this Ordinance.

ADULT BUSINESS. An adult bookstore, adult cabaret, adult drive-in theater, adult live entertainment arcade, adult mini-motion picture theater, adult motion picture arcade, adult motion picture theater, or adult service establishment.

DWELLING. All or part of a building used primarily as a place of residence, not including a hotel, motel, lodging house, boarding house, bed and breakfast, or manufactured home park.

DWELLING, MULTI-FAMILY. A building, or portion thereof, or group of dwellings on one parcel containing separate living units for 3 or more families having separate or joint entrances living independently of each other.

DWELLING, SINGLE FAMILY DETACHED. A detached residential dwelling unit designed 1 family.

DWELLING, SINGLE FAMILY ATTACHED. A single structure consisting of two dwelling units on individual lots and joined along a single lot line, each of which is separated by a common wall extending from ground to roof.

DWELLING, TOWNHOME. A single structure consisting of not less than three dwelling units where each unit is on its own separate lot. The unit is attached to one or more other townhouse dwelling units by at least one common wall with no other dwelling or portion of other dwelling directly above or below.

DWELLING, TWO FAMILY. A detached residential building containing 2 dwelling units designed for occupancy by no more than 2 families.

DWELLING UNIT. A room or group of rooms including provisions for living, eating, sleeping and cooking designed for use by only 1 family and its household employees. The term includes mobile and manufactured homes but does not include recreational vehicles.

Ee

EASEMENT. An authorization by a property owner for providing services or access to the property.

Educational facilities, college/university: An institution other than a trade school that provides full time or part time education beyond high school. See also definitions: Trade or Business School.

Educational Facility, primary & secondary: A public or private institution for the teaching of children including pre-kindergarten, kindergarten, elementary school, junior high schools and senior high schools, but excluding colleges/ universities, trade, business or commercial schools. See also definitions: Trade or Business School.

Electric Vehicle Charging, Level One: 1 kw to 2kw: Uses a common residential 120 Volt alternating current (AC) outlet and connects to the charging cord that is supplied by the vehicle manufacturer. Level 1 delivers about 5 miles of range per hour of charging and is used in homes and occasionally in workplaces. Level 1 charging provides between 1kw to 2kw and can add approximately 40 miles of range in 6 to 12 hours.

Electric Vehicle Charging, Level Two: 7 kW to 19 kW: Provides charging through a 240 V (for residential) or 208 V (for commercial) plug or hardwiring and usually requires installation of additional charging equipment. Residential Level 2 charging generally delivers about 7 kW of power (about the same as an electric stove with all the burners and the oven on). Commercial Level 2 chargers deliver about 19 kW, or about what is recommended for a home electric generator. Level 2 chargers deliver 10 to 50 miles of range per hour of charging. Used in homes, workplaces, and for most public charging. 40 miles of distance can be added to a vehicle in 40 minutes to 2 hours.

Electric Vehicle Charging, Level Three/Direct Current Fast Chargers (DCFC): Sometimes referred to as "Level 3 chargers," DCFCs use specialized, high-powered equipment that typically requires 480 V three-phase AC power. The upper range of DCFCs has been increasing, with some chargers providing 50-350 kW or more. Depending on the charger's power, the EV's power acceptance limit, and other factors, DCFCs can deliver from 60 to over 200 miles of range in 20 minutes. DCFCs enable rapid charging for long-distance trips and for charging large trucks. DCFCs cost more than Level 1 and Level 2 charging do, so many drivers limit their use of them to times when the speed of charging is important (e.g., for long-distance travel, high-value driving such as for transportation network companies (TNCs) like Uber or Lyft, or other delivery services). Most new EVs can use DCFCs; however, not all can use the highest-power DCFCs. Larger or more powerful DCFC installations may require additional electrical equipment to be installed outside the parking area, remote from the charger itself.

ENFORCEMENT OFFICIAL. An individual who has enforcement authority under Section 11.16 of this Ordinance.

EQUIPMENT COMPOUND. The area that:

GENERAL PROVISIONS

DISTRICTS

SPECIFIC USES

DESIGN STANDARDS

LANDSCAPE

LIGHTING

PARKING

SIGNS

SUBDIVISION

ADMIN

PROCESS

DEFINITIONS

be prohibited, regulated, or restricted under the terms of this ordinance or future amendments.

NURSING HOME. A facility licensed by the State of Indiana that provides nursing and health care services on a continuing basis to persons of all ages who require medical treatment but not hospitalization.



OFFICE, ALL OTHERS. A room or group of rooms used for conducting the affairs of a business, profession, service industry, or government.

Office, Medical. A building, other than a hospital, used by one or more licensed physicians for the purpose of receiving and treating patients.

OPEN DUMP. The consolidation of solid waste from 1 or more resources or the disposal of solid waste at a single disposal site that does not fulfill the requirements of a sanitary landfill or other land disposal method as prescribed by law or regulations. It is established and maintained without cover and without regard to the possibilities of contamination of surface or subsurface water resources.

OPEN SPACE. Common area providing light and air designed for environmental, scenic, or recreational purposes. Cropland, forested areas, or pastureland qualifies as open space. Open space may include turf areas, decorative plantings, walkways, active and passive recreation areas, playgrounds, and wooded areas. Open space includes Primary Conservation Areas and Secondary Conservation Areas. Open space does not include areas devoted to public or private streets or rights-of-way.

ORDINANCE VIOLATIONS BUREAU. The ordinance violations bureau established for the Town under Chapter 2.50 of the Whitestown Municipal Code.

OVERLAY DISTRICT. A Zoning District that encompasses 1 or more underlying zones and that imposes additional requirements above that required by the underlying zone.



PARENT LOT, TRACT, OR PARCEL. The lot, tract or parcel of land for which approval is sought to subdivide it into at least 2 lots, tracts, parcels or other divisions of land for sale, development or lease.

PARK BOARD. The Whitestown Board of Parks and Recreation.

PARKING FACILITY includes the: (a) land; (b) structures and other improvements above, at, or below ground level; (c) entrances, exits, equipment, and fences; and (d) other accessories or appurtenances; necessary or desirable for safety and convenience in the off-street parking of vehicles, are owned or leased by the Town, and are used for the off-street parking of vehicles.

PARKING SPACE. A space not on a street or alley designed for the temporary parking of a motor vehicle.

PERIMETER FENCE OR WALL. Any fence or wall within 0° to 45° of being parallel to a perimeter road and within the rear yard setback for the applicable Zoning District.

PERIMETER LOT. See **LOT, PERIMETER.**

PERIMETER THOROUGHFARE. See **THOROUGHFARE, PERIMETER.**

PERMIT. Any of the following:

1. An improvement location permit.
2. A building permit.
3. A certificate of occupancy.
4. Approval of a site-specific development plan.
5. Approval of a primary or secondary plat.
6. Approval of a contingent use, conditional use, special exception, or special use.
7. Approval of a PUD ordinance.

PERSON. Any individual, firm, limited liability company, corporation, association, fiduciary, or government entity.

PLAN COMMISSION. The plan commission established by the Town under the Advisory Planning Law. For purposes of this Ordinance, "WPC" refers to the Whitestown Plan Commission.

PLANNED UNIT DEVELOPMENT (PUD). A development of real property:

1. In the manner set forth in Section 11.10 of this Ordinance; and
2. That meets the requirements in the Advisory Planning Law for a specific PUD Ordinance.

PLANNING DEPARTMENT. The Whitestown Department of Planning and Community Development.

GENERAL PROVISIONS

DISTRICTS

SPECIFIC USES

DESIGN STANDARDS

LANDSCAPE

LIGHTING

PARKING

SIGNS

SUBDIVISION

ADMIN

PROCESS

DEFINITIONS

12:14		WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE	
GENERAL PROVISIONS		SERVICE STATION, LOCAL. Any structure or land use primarily for the dispensing or sale of fuels, including electric charging stations, to the local public to propel motor vehicles. Service stations include convenience stores on site.	1. Animated sign - any sign that uses movement or change of lighting to depict action or create a special effect or scene.
DISTRICTS		SERVICE STATION, TRUCK STOP. Any structure or land use primarily for the dispensing or sale of fuels, including electric charging stations, or parking of tractor trucks or similar heavy commercial vehicles. Service stations include convenience stores on site and may also include overnight accommodations, showers, or restaurant facilities.	2. Banner - any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at 1 or more edges. National flags, state, or municipal flags, or the official flag of any institution or business are not considered banners.
SPECIFIC USES			3. Building marker - any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.
DESIGN STANDARDS		SETBACK, ESTABLISHED FRONT. The lease measured distance between the right-of-way line and the nearest point on the primary structure's foundation.	4. Building sign - any sign attached to any part of a building, as contrasted to a freestanding sign.
LANDSCAPE		SETBACK LINE. A line established by this Ordinance defining the limits of a yard in which no building or structure may be located except as may be excluded in said ordinance (See Figure 12-10).	5. Canopy sign - any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.
LIGHTING		SHARED DRIVEWAY. A single driveway that serves 2 to 4 adjacent lots pursuant to access easements.	6. Flag - any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.
PARKING		SHIELD. Any attachment, which interrupts and blocks the path of light emitted from a Luminaire or Fixture.	7. Flying Banner sign – a portable, stand-alone sign comprised of light fabric that moves with the wind and can turn 360° and is supported by a pole structure and a base.
SIGNS		SHIELDED, FULLY. A bulb not visible within a shielded Fixture and no light is emitted from the top or sides of the Fixture. All light emitted from a Fixture is projected downward below a horizontal plane running through the lowest point of a Fixture where light is emitted.	8. Freestanding sign - any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.
SUBDIVISION		SHOOTING RANGE. An outdoor establishment primarily used for discharging firearms safely and engaged in providing qualifications, training, or practice services.	9. Incidental sign - a sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," and other similar directives. No sign with a commercial message legible from a position off the lot on which this sign is located is considered incidental.
ADMIN		Shopping Center. <u>A group of stores planned and designed for the site on which it is built, functioning as a unit, with off-street parking, landscaped areas, and pedestrian malls or plaza's provided on the property as an integral part of the unit. Commonly configured as malls and open-air strip centers.</u>	10. Marquee - any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.
PROCESS		SIGN. Any object, device, display, or structure, or part thereof situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.	11. Monument – A freestanding sign where the base of the sign structure is on the ground.
DEFINITIONS	Ss		