

**Proposed Development:  
Innovation Park at Franklin College  
Planned Unit Development (PUD)**

**I. Introduction/Overview**

The Innovation Park at Franklin College Planned Unit Development (the “IPFC PUD”) pertains to the development of approximately 249 acres of predominately vacant land located in the City of Franklin and adjacent to Franklin College, in Franklin, Johnson County, Indiana, as further described on Exhibit A attached hereto (the “PUD Real Estate”).

The PUD provides for a Mixed-Use development, the primary purpose of which is an Innovation District. The PUD is designed to permit the development of a mixture of uses on the PUD Real Estate, including research and development, light industrial, and office uses, as well as an array of housing to support these uses. Further, the PUD provides for an integrated development with common infrastructure, circulation, and design standards.

The design of the IPFC PUD shall be guided by the “IPFC Design Guidelines” (Exhibit C.) Objective standards related to design are incorporated in Part IV (A) of this ordinance, along with other applicable development standards (Part IV B).

This document shall serve as: (a) the body of the PUD District Ordinance for the entire IPFC PUD; and (b) the Conceptual Plan for the entire IPFC PUD, which Conceptual Plan is attached hereto as Exhibit B (the “Conceptual Plan”). Approval of the IPFC PUD is further subject to the review and approval of a Detailed Plan by the Franklin Plan Commission as provided in Article 6 of the City of Franklin Zoning Ordinance.

**II. Interim Land Use**

All portions of the PUD Real Estate which are not developed as part of the initial phase of development may continue to be used as they are as of the date of this ordinance, or for the installation of infrastructure consistent with the intent of the IPFC PUD. All land uses, structures and buildings that currently exist on the PUD Real Estate shall be permitted, subject to the provisions of Article 10 of the of the City of Franklin Zoning Ordinance in effect as of the date this PUD is enacted.

**III. Permitted Uses and Lot Standards by Major Land Use Category/Area [As Shown on the Conceptual Plan](#)**

**A. Office/Innovation**

**1. Intent and Application**

Office/Innovation areas are designed to accommodate the array of uses and development standards needed for an innovation park, which may be similar to those found in:

- a. 3.21 Industrial: Business Development (IBD)
- b. 3.22 Industrial: Light (IL)

c. 3.23 Industrial: General (IG)

To preserve the Office/Innovation areas for this intent, while enhancing the unique identity of the IPFC PUD, these sections shall be replaced in their entirety and the Office/Innovation areas shall be developed in accordance with the following standards.

**2. Permitted Uses**

More than one primary use may occur on a lot.

- a. research and development facility, including wet and dry laboratory areas
- b. light industrial processing
- c. light industrial assembly
- d. office uses
- e. data processing center
- f. conference center
- g. banquet or assembly hall
- h. parking lot or garage (passenger vehicles only)
- i. medical clinic
- j. park and/or playgrounds (including athletic facilities)
- k. telecommunications facility/tower
- l. communication service exchange
- m. utility substation
- n. government facility (non-office)
- o. police, fire, or rescue station
- p. post office
- q. hotel
- r. retreat center
- s. retail uses (small scale)
- t. personal service uses
- u. restaurant
- v. health spa
- w. [trade/business school or community college](#)

**3. Lot Standards**

- a. Minimum Lot Area: 1 acre
- b. Minimum Lot Width: 100 feet
- c. Maximum Lot Coverage (including all hard surfaces): 80%
- d. Minimum Setbacks
  - i. A buffer yard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except ~~where abutting the existing~~ as shown on the Innovation Park at Franklin College campus – Buffer Exhibit attached hereto as Exhibit D (the “Buffer Exhibit”), and shall be designed and installed in accordance with Section IV(B)15

below. Such buffer yard may be located within the required setbacks below.

- ii. Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD including Umbarger Lane and Park Avenue, otherwise ~~45~~25 feet.
- iii. Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 15 feet.
- iv. Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 25 feet.
- e. Maximum Height (for primary structures): 50 feet
- f. Maximum Number of Primary Structures per Lot: One; provided, however, that such structure may include more than one type of permitted use.

#### **4. Design and Development Standards**

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

### **B. Franklin College Uses**

#### **1. Intent and Application:**

The Franklin College Uses area is designed for use as needed by Franklin College, which is immediately adjacent. To preserve the area for this intent, while enhancing its connections to Innovation Park, this area shall be developed in accordance with the following standards.

#### **2. Permitted Uses**

More than one primary use may occur on a lot.

- a. dormitories
- b. fraternity & sorority buildings
- c. educational buildings
- d. recreational facilities
- e. parking facilities
- f. medical clinic
- g. pharmacy
- h. children's day care
- i. maintenance & storage facilities

- j. administrative offices
- k. meeting facilities
- l. retail facilities (for the primary use of students & staff)
- m. other ~~related~~ facilities [related to the providing of tertiary education](#)

### 3. Lot Standards

- a. Minimum Lot Area: 1 acre
- b. Minimum Lot Width: 100 feet
- c. Maximum Lot Coverage (including all hard surfaces): 80%
- d. Minimum Setbacks
  - i) [A buffer yard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except as shown on the Buffer Exhibit, and shall be designed and installed in accordance with Section IV\(B\)15 below. Such buffer yard may be located within the required setbacks below.](#)
  - ii) ~~i)~~ Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD [including Park Avenue and Umbarger Lane](#), otherwise 25 feet.
  - iii) ~~ii)~~ Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD [including Park Avenue and Umbarger Lane](#), otherwise 15 feet.
  - iv) ~~iii)~~ Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD [including Park Avenue and Umbarger Lane](#), otherwise 15 feet.
- e. Maximum Height (for primary structures): 50 feet
- f. [Maximum Number of Primary Structures Per Lot: Unlimited](#)

### 4. Design and Development Standards

- a. Design and Development Standards are identified in Section IV of this ordinance and shall apply herein, except as otherwise provided below.

- b. The design of buildings and spaces in this area should be consistent with and/or complementary to the predominate design elements of the Franklin College Campus.

## C. Mixed-Use

### 1. Intent and Application

Mixed-Use areas are designed to support Innovation Park by providing accommodations for nearby retail, personal services and multifamily housing (more than two dwelling units per building). The permitted uses and lot standards for this Area may be similar to those found in the City of Franklin Zoning Ordinance in:

- a. Section 3.14 RM, Residential: Multifamily
- b. Section 3.17 MXN, Mixed-Use: Neighborhood Center

To preserve the Mixed-Use areas for this intent, while enhancing the unique identity of Innovation Park at Franklin College, these sections shall be replaced in their entirety and the Mixed-Use areas shall be developed in accordance with the following standards.

### 2. Permitted Uses

More than one primary use may occur on a lot.

- a. retail uses (small scale)
- b. personal service uses
- c. office uses
- d. restaurant
- e. dwelling, Multifamily (more than 2 dwelling units per building)
- f. dwelling, secondary (one or more on upper floors)
- g. townhouses (no limit on number per building)
- h. ~~g.~~ day-care center
- ~~h. athletic fields, courts, & areas~~
- i. park and/or playgrounds
- j. community center

For purposes of this IPFC PUD, a “townhouse” shall mean a one-family dwelling with a private entrance that is attached horizontally to other dwelling units in a linear arrangement, with a front and a rear wall that are totally exposed for light, access, and ventilation.

### 3. Lot Standards

- a. Minimum Lot Area: 1 acre
- b. Minimum Lot Width: 100 feet

- c. Maximum Lot Coverage (including all hard surfaces): 75%
- d. Minimum Setbacks
  - i) A buffer yard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except ~~where abutting the existing Franklin College campus~~ as shown on the Buffer Exhibit, and shall be designed and installed in accordance with Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.
  - ii) Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 20 feet.
  - iii) Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 10 feet.
  - iv) Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 20 feet.
- e. Minimum Area Per Dwelling Unit: 650 square feet
- f. Maximum Height (for primary structures): 50 feet
- g. Maximum Number of Primary Structures Per Lot: One; provided, however, that such structure may include more than one type of permitted use.

#### **4. Design and Development Standards**

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

### **D. Multifamily Residential**

#### **1. Intent and Application**

Multifamily Residential areas are designed to support Innovation Park by providing accommodations for nearby multifamily dwellings (five or more dwelling units per building), with development standards similar to those found in the City of Franklin Zoning Ordinance, Section 3.14 RM, Residential: Multifamily. To preserve the Multifamily Residential areas for this intent, this

section shall be replaced in its entirety and Multifamily Residential areas shall be developed in accordance with the following standards.

## 2. Permitted Uses

More than one primary use ~~e~~-may occur on a lot.

- a. dwelling, multifamily (~~more than 5~~ or more dwelling units per building)
- b. ~~athletic fields, courts, & areas~~ townhouses (no limit on number per building)
- c. park and/or playgrounds
- d. community center
- e. day care center

## 3. Lot Standards

- a. Minimum Lot Area: 1,000 square feet per dwelling unit; minimum 6,000 square feet
- b. Minimum Lot Width: 50 feet
- c. Maximum Lot Coverage (including all hard surfaces): 65%
- d. Minimum Setbacks
  - i) A buffer yard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except ~~where abutting the existing Franklin College campus~~ as shown on the Buffer Exhibit, and shall be designed and installed in accordance with Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.
  - ii) Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 20 feet.
  - iii) Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 10 feet.
  - iv) Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 20 feet.
- e. Minimum Living Area per Dwelling Unit: 650 square feet
- f. Maximum Height: 48 feet

g. Maximum Number of Primary Structures: Unlimited

**4. Design and Development Standards**

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

**E. Attached Residential**

**1. Intent and Application**

Attached Residential areas are designed to support Innovation Park by providing accommodations for nearby attached dwellings (two or more dwelling units per building and townhouses), with development standards similar to those found in the City of Franklin Zoning Ordinance, Section 3.14 RM, Residential: Multifamily. ~~To preserve Attached Residential areas for this intent, this section shall be replaced in its entirety and~~ The Attached Residential areas shall be developed in accordance with the following standards.

**2. Permitted Uses**

Only one permitted primary ~~use or~~ structure may occur on a lot. if platted. If not platted, the number of primary structures is unlimited.

a. dwelling, single-family

b. a- dwelling, attached residential (two ~~to eight~~ dwelling units per structure maximum)

~~b. athletic fields, courts, & areas~~

- c. park and/or playgrounds
- d. community center
- e. day care center

**3. Lot Standards**

- a. Minimum Lot Size: 1,500 square feet if ~~each unit is~~ platted as an individual ~~lot~~lots; otherwise, 1,500 square feet per dwelling unit.
- b. Minimum Lot Width: ~~20~~40 feet if each unit is platted as an individual lot; otherwise, 20 feet per dwelling unit.
- c. Maximum Lot Coverage (including all hard surfaces): 75%
- d. Minimum Setbacks
  - i) A buffer yard of 25 feet in width shall be provided around the perimeter of the IPFC PUD including Park Avenue and Umbarger Lane, except ~~where abutting the existing~~



~~Franklin College campus~~ as shown on the Buffer Exhibit, and shall be designed and installed in accordance with Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.

- ii) Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise:
  - a) 25 feet to any attached garage, or
  - b) 20 feet to a building face without a garage door:
- iii) Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 10 feet. If not platted, each primary structure shall be separated by not less than 10 feet.
- iv) Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD including Park Avenue and Umbarger Lane, otherwise 20 feet. If not platted, each primary structure shall be separated by not less than 10 feet.
- e. Minimum Living Area per Dwelling Unit (for primary structures): 800 square feet
- f. Maximum Height (for primary structures): 40 feet

#### **4. Design and Development Standards**

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

### **F. Detached Residential**

#### **1. Intent and Application**

Detached Residential areas are designed to support Innovation Park by providing accommodations for nearby detached, single-family dwellings, with development standards similar to those found in the City of Franklin Zoning Ordinance, Section 3.11 Residential Traditional 1 (RT-1) for those lots that will be located along the northern boundary of the IPFC PUD, and Section 3.12 Residential Traditional Two (RT-2) or 3.13 Residential Traditional 3 (RT-3-) for those lots that are not adjacent to the northern border of the IPFC PUD. To preserve the Detached Residential

areas for this intent, this section shall be replaced in its entirety and Detached Residential areas shall be developed in accordance with the following standards.

## 2. Permitted Uses

Only one permitted primary use or structure may occur on a lot.

- a. dwelling, single-family
- ~~b. athletic fields, courts, & areas~~
- ~~b.~~ ~~c.~~ park and/or playgrounds
- ~~d.~~ community center

## 3. Lot Standards for Lots That Have any Portion Located within 100 feet of the Northern Perimeter of the IPFC PUD.

- a. ~~3.-Minimum Lot Standards~~Size: 12,500 square feet
- b. Minimum Lot Width: the lesser of 1) 85 feet, or 2) the width of the lot located immediately north of the proposed lot in IPFC.
- c. Maximum Lot Coverage (including all hard surfaces): 65%
- d. Minimum Setbacks
  - i) A buffer yard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except as shown on the Buffer Exhibit, and shall be designed and installed in accordance with Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.
  - ii) Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the IPFC PUD including Park Avenue and Umbarger Lane, otherwise:
    - a) 25 feet to any attached garage, or
    - b) 20 feet to a building face without a garage door;
  - iii) Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 10 feet.
  - iv) Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 20 feet.
- e. Minimum Living Area per Dwelling Unit: 1,800 square feet

f.     Minimum Ground Floor Living Area: 50%

g.     Maximum Height: 48 feet

**4.     Lot Standards for Lots that are not governed by Section III(F)(3).**

- a.     Minimum Lot Size: 10,800 square feet
- b.     Minimum Lot Width: 75 feet
- c.     Maximum Lot Coverage (including all hard surfaces): ~~75~~65%
- d.     Minimum Setbacks
  - i)     A buffer yard of 25 feet in width shall be provided around the perimeter of the IPFC PUD, except where abutting the existing Franklin College campus, and shall be designed and installed in accordance with Section IV(B)15 below. Such buffer yard may be located within the required setbacks below.
  - ii)    Minimum Front Yard Setback (measured from the right-of-way; any lot facing a right-of way shall be considered a front yard): 50 feet when adjacent to a perimeter boundary of the IPFC PUD, including Park Avenue and Umbarger Lane, otherwise:
    - a)     25 feet to any attached garage, or
    - b)     20 feet to a building face without a garage door:
  - iii)   Minimum Side Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 10 feet.
  - iv)    Minimum Rear Yard Setback (measured from the adjacent property line): 50 feet when adjacent to a perimeter boundary of the PUD, otherwise 20 feet.
- e.     Minimum Living Area per Dwelling Unit: 1,200 square feet
- f.     Minimum Ground Floor Living Area: 40%
- g.     Maximum Height: 48 feet

**5.     ~~4.~~ Design and Development Standards**

Design and Development Standards are identified in Section IV of this ordinance and shall apply herein.

#### IV. Design Standards, Development Standards, Signage and Site Plan Review

- A. **Design Standards:** The design of the IPFC PUD shall be guided by the “IPFC Design Guidelines” ([TO BE ATTACHED AS Exhibit C AS PART OF THE DETAILED PUD](#)) and the following objective Design Standards for Building Massing, Facades and Materiality, Entrances, and Sustainability.

##### **~~1. Building Massing~~**

~~a. For the purposes of these standards building massing shall refer to the three-dimensional volume of the building and shall be documented by either dimensioned diagram(s) and/or elevation drawing(s) illustrating the relative percentages of building volume.~~

~~b. Building massing for all areas of the IPFC PUD:~~

~~i) All buildings shall have more than one massing element, with the secondary massing element having a minimum volume of 25% of the overall building volume.~~

~~ii) Massing element changes may include either distinct building volumes, facade plane changes, or both. Façade plane changes shall have of a minimum depth of 4’ for every 100’ of facade length, or 25% of the facade length, whichever is less.~~

~~iii) Massing changes may occur in the vertical and/or horizontal plane as appropriate for the form and function of the building regarding the above standards.~~

~~iv) Any one-story portion of a building, including roof forms, shall have a minimum height of at least 15 feet for 75% of the building facade length.~~

~~c. Building massing in the Office/Innovation, Franklin College Uses, Mixed-Use and Multifamily areas: Where on a corner of two streets, the largest building massing by height shall be adjacent to the corner.~~

~~d. Building massing in the Attached Residential and Detached Residential areas: The largest building massing by height shall face the street. Where two streets are present, the primary street will be considered to be the one adjacent to the shorter side of the lot; alleys do not count towards this standard.~~

##### **1. ~~2. Facades and Materiality~~**

a. Facades and Materiality for all areas of the IPFC PUD:

i) Building Materials shall be as identified in the table below.

- a) Primary materials as classified below shall be utilized on a minimum of 65% of the total building facade area.
- b) Secondary materials as classified below shall be utilized on a maximum of 35% of the total building facade area.
- c) Specialty accent materials as classified below may be used on a maximum of 5% of the total building facade area.
- d) Materials identified as prohibited below shall not be allowed.
- e) A combination of any materials allowed within a category (primary, secondary, accent) may be used to comply with percentage standards.

f) Windows shall be excluding from all Building Material calculations.

- ii) Fencing and screening may be achieved with fencing materials as indicated in the table below, or constructed from materials indicated as primary or secondary for the area in which they are located.

Building Materials	Areas of the IPFC PUD		
	Office/Innovation Areas	Franklin College Uses, Mixed-Use and Multifamily Areas	Attached and Detached Residential Areas
<b>P = Primary (minimum 65% of total building façade area)</b> <b>S = Secondary (maximum of 35% of total building façade area)</b> <b>A = Accent (maximum of 5% of total building façade area)</b> <b>X = Prohibited</b>			
Full Brick Cladding	P	P	P
Stone / Masonry	P	P	P
Glass (all types)	P	S	X
Glass Block	A	A	A
Factory Finished Metal, except standing seam	S	S	A
Factory Finished Metal, standing seam	X	X	X
Raw Metal cladding intended to patina over time (e.g., Zinc, Copper, etc.)	S	S	A
Finished Wood, Wood Veneers, <del>and Wood Siding</del>	S	S	<del>PS</del>
Engineered Wood Products (Thermally modified wood, etc.)	S	S	S
Concrete Block with Integral Color and Decorative Face Finish	S	S	A
Concrete Block without Color or Decorative Finish	X	X	X
Concrete (Cast-in-Place or Precast with Architectural Finish and/or Pattern)	S	S	A
Concrete without Architectural Finish	X	X	X
Fiber-Reinforced Cement Panels or Siding/ <u>Fiber Cement Boards</u>	S	<del>SP</del>	P
Ceramic Tile	S	S	A
Vegetated Walls or Trellis	S	S	A
Vinyl Siding	X	X	X

T-111 Plywood	X	X	X
EFIS	A	A	A
3-Coat Stucco	S	S	S
Wrought Iron Fencing	A	A	A
Plastic Fencing with integral color	S	S	A
Chain Link Fencing, including that with plastic slats	X	X	X

iii) Roofs may be sloped or flat:

- a) Flat roofs shall have trim, brick coursing, cornice or projecting parapet to visually cap the building. Cornices shall have a maximum projection of 2 feet. Parapets must be a minimum of 3 feet high with a maximum projection of 2 feet.
- b) Sloped roofs shall consist of a minimum of two sloping planes, overhanging eaves a minimum of 12 inches from the supporting wall and have a slope of at least 3:12 on the primary slope. Sloped roof eaves shall employ trim and/or fascia boards to provide architectural closure to the roof edge.

iv) Mechanical and communication equipment, regardless of location, shall be fully screened. Screening shall consist of 100% opaque enclosures, enlarged parapets, prefabricated screens or other means consistent with the development character. Ground-mounted equipment may be screened with evergreen shrubs or plants which fully screen the equipment from view as required above.

v) Thru-wall equipment such as PTACs and similar units shall have architectural screens and/or louvers integrated into the facade patterning such that they are not immediately and clearly identifiable as mechanical equipment. Facade mounted equipment is prohibited.

~~vi) Facade patterning and articulation shall be provided to create a dynamic and interesting composition and avoid monotonous and/or blank facades. All facades shall employ a minimum of one of the following strategies:-~~

~~a) A repeating pattern of recesses and/or projections with a minimum depth of 12 inches. These elements shall repeat a minimum of every 30 feet on facade facing streets and/or public ways and a minimum of every 70 feet on all other facades.—~~

~~b) A deeper change in wall plane, a minimum depth of 36 inches, which corresponds to a change in the building's~~

~~massing. These shall occur at intervals of between 25 feet and 100 feet.~~

~~vii) At least one of the following elements shall be used to enhance a blank wall that is more than 30 feet wide.~~

~~a) Vegetation including evergreen shrubs, vertical green walls, and/or trellis.~~

~~b) Architectural ornament consisting of repeating element that create a visually interesting pattern over 55% of the wall area.~~

~~c) Contrasting materials and/or material reveals over 50% of the wall area.~~

b. Facades and Materiality in the Office/Innovation, Franklin College Uses, Mixed-Use and Multifamily areas only:

i) Building facades shall include a rhythm of repeating architectural elements of at least one of the following:

a) Columns, pilasters, or major vertical architectural expressions at a regular interval no more than 25 feet apart.

b) Major vertical mullions or fins a minimum of 5 inches wide on all-glass facades areas.

c) Vertical reveals no less than 6 inches wide.

d) Belt courses along the entire facade (above the ground floor)

e) Lintels, arches, or other architectural features above windows.

ii) Buildings shall include architectural elements which distinguish the base from the rest of the building; utilize a minimum of one of the following strategies:

a) Change in primary material, color, and/or texture.

b) Ornamentation unique to the ground floor

c) A change in depth no less than 6 inches from the primary wall face; where this intersects vertical elements required elsewhere in this code (e.g., pilasters) the minimum depth change is permitted to be reduced to 2 inches.

- iii) Ground floors shall include a minimum of 55% window area on facades facing streets, public ways, and parking areas and a minimum of 35% window area on other facades.
- iv) Floors other than the ground floor shall include a minimum of 25% window area calculated per floor.
- v) All windows shall be recessed into the building facade a minimum of 4 inches.

vi) Facade patterning and articulation shall be provided to create a dynamic and interesting composition and avoid monotonous and/or blank facades. All facades shall employ a minimum of one of the following strategies:

- a) A repeating pattern of recesses and/or projections with a minimum depth of 12 inches. These elements shall repeat a minimum of every 30 feet on facade facing streets and/or public ways and a minimum of every 70 feet on all other facades.
- b) A deeper change in wall plane, a minimum depth of 36 inches, which corresponds to a change in the building's massing. These shall occur at intervals of between 25 feet and 100 feet.

vii) At least one of the following elements shall be used to enhance a blank wall that is more than 30 feet wide.

- a) Vegetation including evergreen shrubs, vertical green walls, and/or trellis.
- b) Architectural ornament consisting of repeating element that create a visually interesting pattern over 55% of the wall area.
- c) Contrasting materials and/or material reveals over 50% of the wall area.

c. Facades and Materiality in the Attached Residential and Detached Residential areas only:

- i) Buildings shall differentiate between individual units by utilizing a minimum of one of the following strategies:
  - a) Change in primary material, color, and/or texture.
  - b) A change in depth no less than 6 inches from the primary wall face; where this intersects vertical elements required elsewhere in this code (e.g., pilasters) the



minimum depth change is permitted to be reduced to 2 inches.

- c) For Attached Residential areas, where sloped roofs are used, the sloped sections shall be coordinated and aligned with the demising wall between units.
- ii) All facades facing streets ~~or public ways~~, not including alleys, shall have a minimum of one window per 20 linear feet of façade area.
- iii) All windows on facades facing streets ~~or public ways~~, not including alleys, shall be recessed into the building facade a minimum of 4 inches.
- iv) Facade areas containing garage doors shall be placed a minimum of 3 feet behind the adjacent building facade area.

## 2.     ~~3.~~ Building Entrances

### a.     Building entrances in all areas of the IPFC PUD:

- i) Building entries shall have a direct pedestrian connection to the street ~~or public way~~ and to nearby parking areas.

### b.     ~~ii)~~ Building entries in the Office/Innovation, Franklin College Uses, Mixed-Use and Multifamily areas shall be enhanced by a minimum of three of the following strategies:

- i)     ~~a)~~ Recessed or projected entries a minimum of 2 feet from adjacent facade areas facing streets ~~and/or public ways~~.
- ii)     ~~b)~~ Projected covering of a height and scale unique to other non-entry coverings on all facades (i.e., it is only used for entries and not elsewhere on the building.)
- iii)     ~~c)~~ Vision glass on either side of the entry measuring a minimum of 2 feet each side for non-residential buildings or 4 inches for residential buildings.
- iv)     ~~d)~~ Vision glass above the entry doors a minimum of 2 feet tall for non-residential buildings or 4 inches for residential buildings.
- v)     ~~e)~~ Ornamental light fixtures unique to entries on the building (i.e., it is only used for entries and not elsewhere on the building.)
- vi)     ~~f)~~ Oversized entry doors.

- vii) ~~g)~~ Stone, masonry, or tile paving for a minimum of 6 feet horizontally from the exterior doors.
- viii) ~~h)~~ Planters on each side of the entry approach with ornamental landscaping.
- ix) ~~i)~~ Seating along at least one edge of the approach to the entry.

#### 4. Sustainability

~~a. Buildings shall promote water conservation and treatment by the utilizing two of the following methods:~~

- ~~i) Where provided, irrigations systems shall utilize a rain sensor to prevent watering during rain events. Or provide a drip-only irrigation system. Or do not provide an irrigation system instead using native and drought-tolerant plantings throughout the project.~~
- ~~ii) On-site rainwater gardens, bioswales, and storage and detention facilities shall be provided in accordance with applicable City, State, and local stormwater requirements.~~
- ~~iii) Utilize permeable paving, pavers, or a combination of both on public ways and pedestrian areas for the maximum area technically feasible.~~

~~b. Promote Energy Efficiency in building design by utilizing a minimum of two of the following methods:~~

- ~~i) Building entrances, except at detached and attached single-family residential, shall consist of double doors in stacked configuration to limit conditioned air loss.~~
- ~~ii) Orient the long axis of the building east-west to maximize solar access on the south facade and roof.~~
- ~~iii) Locate windows to take advantage of passive solar gain and include appropriate architectural shading devices to minimize solar heat gain in summer months while promoting solar heat gain in the winter months.~~
- ~~iv) Provide skylights or other daylighting means to at least 75% of the building floor area as measured by sDA% standards sDA% shall be calculated per ANSI/IES LM-83-12; compliance via testing report or daylight modeling results shall be accepted.~~
- ~~v) Install rooftop-mounted solar panels sufficient to provide 10% of the typical yearly building energy use. Yearly energy use may be estimated using comparable building typologies located in~~

~~central Indiana for the purposes of planning solar panel sizing and layout.~~

~~vi) Plant a vegetated roof over a minimum of 20% of the total roof area.~~

**B. Development Standards ~~(based on Franklin Zoning Ordinance Article 7)~~**

**1. Height Standards**

~~a. Franklin Zoning Ordinance Section 7.2 (A) shall be replaced by the following:~~

- ~~a.~~ ~~i)~~ Height Requirements: The maximum height permitted shall be as described below, subject to the exceptions listed ~~in Section 7.2~~ below in subsection IV(B)(1)(d).
  - ~~i)~~ ~~a)~~ The maximum height of a primary structure in the IPFC PUD shall be as described in Part III of this ordinance.
  - ~~ii)~~ ~~b)~~ The maximum height of an accessory structure in the IPFC PUD shall be as described below in Section IV(B)2 (Accessory Use and Structure Standards.)
- ~~b.~~ ~~ii)~~ Measuring Height: In all instances, the height of a structure shall be measured from grade level at the lowest point of the base of the structure to the highest point of the of the structure, excluding the necessary appurtenances listed in ~~Section 7.2~~ subsection IV(B)(4)(d).
- ~~c.~~ ~~iii)~~ Additional Residential Limitations: No accessory structure located in a single-family residential zoning district may exceed the height of the primary structure on the property.
  - ~~i)~~ ~~iv)~~ Fire Department Limitations: The height of no structure shall exceed the fire-fighting ability of the Franklin Fire Department.
- ~~b. Franklin Zoning Ordinance Section 7.2 (B) and 7.2 (C) shall apply as written or as may be amended.~~
- ~~d.~~ Exceptions: No structure may be erected or changed so as to make its height greater than the maximum height specified in this IPFC PUD, except as noted below. For the purposes of this subsection, the height of church steeples, chimneys, and other structures which are attached or otherwise a part of another structure shall be measured from grade level.

- i) General Exceptions: The following structures may exceed the permitted height regulations by twofold (x2):
  - a) Church steeples;
  - b) Spires, belfries, and cupolas; and
  - c) Industrial related storage tanks, mechanical equipment, and smokestacks.
- ii) Telecommunications Towers and Antenna: The height of telecommunication towers and antenna shall meet the requirements of the City of Franklin Zoning Ordinance.
- iii) Amateur Radio Towers: No amateur radio tower shall exceed 48 feet in height from ground level or 5 feet in height above the highest point of the roof of the primary structure, whichever is greater. Amateur radio towers shall be permitted to exceed these height requirements if a determination is made by the City of Franklin Board of Zoning Appeals, through the development standard variance process, that the increased tower height is technically necessary to successfully engage in amateur radio communications.
- iv) Necessary Appurtenances: The following structural elements may exceed the permitted height standards for the zoning district in which they are located by up to 10 feet:
  - a) Necessary mechanical appurtenances;
  - b) Utility substations and related essential facilities;
  - c) Water tanks;
  - d) Chimneys;
  - e) Fire towers;
  - f) Stair towers;
  - g) Stage bulkheads; and
  - h) Elevator bulkheads.
- v) Watertowers: Watertowers may exceed the permitted height standards and be erected to a maximum height of 200 feet

2. **Accessory Use & Structure Standards: The following standards shall apply to all real estate in the IPFC PUD, except as specifically noted otherwise.**

~~a. Franklin Zoning Ordinance, Section 7.3 (Accessory Use & Structure Standards) parts A, B, C, E, G and H shall apply as written or as may be amended.~~

a. Order of Establishment: No accessory use or structure shall be permitted to be located, placed, or established on any lot prior to the establishment of a primary use or structure. All accessory uses and structures shall be permitted only in association with, and on the same lot as, the primary use or structure.

b. Incidental Uses & Structures: The following shall be considered incidental uses and structures and shall meet the requirements specified.

i) Satellite Dish: All satellite dishes located in **Attached Residential and Detached Residential** areas that exceed 1 meter (approximately 3.3 feet) in diameter and those located in all other areas in the IPFC PUD that exceed 2 meters (approximately 6.6 feet) in diameter shall comply with the following requirements. All smaller satellite dish shall be exempt from the requirements of this Ordinance.

a) Location: No satellite dish (including anchors or supports) shall be located in any side yard.

b) Height: No satellite dish shall exceed 10 feet in height from ground level (if mounted on the ground) or 5 feet in height above the highest point of the roof of the primary structure (if mounted on the roof). Satellite Dish shall be permitted to exceed these height requirements if a determination is made by the Board of Zoning Appeals, through the development standard variance process, that the increased height is technically necessary to successfully receive satellite signals.

ii) Other Incidentals: Bird baths and houses, swing sets, mailboxes, lamp posts, doghouses, attached & detached decks that are less than 30 inches above finished grade, patios, fences, yard ornaments, athletic courts, and similar items, except as otherwise stated in this IPFC PUD Ordinance, shall be exempt from the requirements of this Subsection IV(B)(2).

- c. Vehicle Use: In no instance shall a vehicle be used as an accessory structure in any district (such as for storage, etc.).
- d. Accessory Structure Location: Accessory structures shall comply with the following location requirements:
  - i) Septic Fields: No accessory structures shall be placed in any operable septic fields.
  - ii) Landscaping & Buffer Areas: No accessory structure shall encroach into any required landscaped area or buffer yard.
  - iii) Yard Location: No accessory structure shall be permitted in any front yard, or within the required side and rear yard setbacks specified by the Permitted Accessory Structures table in Subsection IV(B)(2)(h) below.
- e. Park & Recreation Facility Accessory Uses & Structures: Where park and recreation facilities are permitted, customary accessory uses & structures such as restrooms, groceries, refreshment stands, restaurants, laundries, and sporting goods sales are also permitted, subject to the following standards:
  - i) Area: The maximum cumulative area occupied by accessory uses and structures, including any associated parking shall not exceed 10 percent of the park and recreation site;
  - ii) Subordinate Role: The accessory uses and structures shall be subordinate to the recreational character of the development;
  - iii) Design Focus: The accessory uses and structures shall be located, designed and intended to serve only the needs of the park and recreation facility;
  - iv) Visibility: The accessory uses and structures shall present no visible evidence of their business nature to areas outside the park or recreation park facility;
  - v) Parking: Parking for accessory uses and structures shall be consistent with the Parking Standards in this IPFC PUD Ordinance; and
  - vi) Waste Containers: All dumpsters and other waste containers shall be screened as provided in the City of Franklin Zoning Ordinance.

- f. Multi-family Dwelling Accessory Uses & Structures: In the Multifamily Residential area, customary incidental uses and accessory structures such as management offices, sales offices, storage facilities, day-care centers, self-service laundries, fitness centers, community centers, and recreation centers, shall also be permitted, subject to the following standards:
- i) Area: The maximum cumulative area occupied by accessory uses and structures, including any associated parking shall not exceed 10 percent of the park and development site;
  - ii) Subordinate Role: The accessory uses and structures shall be subordinate to the recreational character of the development;
  - iii) Design Focus: The accessory uses and structures shall be located, designed and intended to serve only the needs of the development;
  - iv) Visibility: The accessory uses and structures shall present no visible evidence of their business nature to areas outside the multifamily or manufactured home park facility;
  - v) Parking: Parking for accessory uses and structures shall be consistent with the Parking Standards of this IPFC PUD Ordinance; and
  - vi) Waste Containers: All dumpsters and other waste containers shall be screened as provided in the City of Franklin Zoning Ordinance.
- g. ~~b. Franklin Zoning Ordinance Section 7.3 (D) (Permitted Accessory Uses) is hereby amended as follows.~~ Accessory uses shall be permitted in the IPFC PUD as provided in the following table below:

Accessory Uses	Areas of the IPFC PUD					
P=Permitted	Innovation / Office	Franklin College Uses	Mixed-Use	Multifamily Residential	Attached Residential	Detached Residential

Accessory dwellings (per FZO Section 7.3(D)(1) (as amended))						P
Day Care homes (per FZO Section 7.3(D)(2) (as amended))						P
Home occupations (per FZO Section 7.3(D)(3) (as amended) and FZO Section 7.7 (as amended))			P	P	P	P
Parking lots or garages (See also section IV(A)(5) below.)	P	P	P	P		
<b>Other accessory uses related to the primary use</b>	<b>The Planning Director shall determine whether a proposed use is permitted based on the consistency of the use with the intent of the Area in which it is located.</b>					

~~e. Franklin Zoning Ordinance Section 7.3 (F) (Permitted Accessory Structures) is hereby amended as follows. Accessory Structures shall be permitted in the IPFC PUD as provided in the table below:~~

h. Accessory Structures shall be permitted in the IPFC PUD as provided in the Permitted Accessory structure table below:

<b>Accessory Structures</b>	<b>Areas of the IPFC PUD</b>					
<b>P=Permitted (1)</b>	<b>Innovation / Office</b>	<b>Franklin College Uses</b>	<b>Mixed-Use</b>	<b>Multifamily Residential</b>	<b>Attached Residential</b>	<b>Detached Residential</b>
Amateur radio and television & radio receiver antenna (per FZO Section 7.3)(F)(2) (as amended)	P	P	P	P	P	P
Attached & detached decks above 30 inches or more from grade	P	P	P	P	P	p



Recreational greenhouses						P
Detached garages and carports (2)(3)			P	P	P	P
Gazebos	P	P	P	P	P	P
Swimming pools & hot tubs (above-ground & in-ground)	P	P	P	P	P	P
Sheds	P	P	P	P		
Dumpsters, recycling, and trash enclosures	P	P	P	P	P	
<b>Other accessory structures related to the primary structure</b>	<b>The Planning Director shall determine whether or not accessory structures not specifically listed are permitted based on the consistency of each structure with the intent of the PUD Area in which it is located.</b>					
Minimum side & rear yard setback for accessory structures (2)(3)	25 feet	25 feet	5 feet	5 feet	5 feet	5 feet
Maximum height of accessory structures	60 feet	25 feet	25 feet	25 feet	25 feet	5 feet

- (1) A maximum of 5 of these accessory structures may be permitted per residence or business use, with no more than 2 of any one type of accessory structure permitted.
- (2) No garage vehicle entrance from a street or alley shall have a setback of less than 20 feet (to allow for off-street parking).
- (3) Carports not on a permanent foundation and less than 200 square feet shall not be counted as an accessory structure and shall be exempt from this Ordinance.

### 3. Temporary Use & Structure Standards

- a. The Franklin Zoning Ordinance Section 7.4, Part 1 (General Temporary Use & Structure Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.
- b. The Franklin Zoning Ordinance Section 7.4, Part 2 (Residential Temporary Use & Structure Standards) shall apply to the Detached Residential areas and shall apply as written or as may be amended.

4. **Industrial Standards:** The Franklin Zoning Ordinance Section 7.5 shall apply to the Office/Innovation areas and shall apply as written or as may be amended.

### 5. Residential Standards

- a. The Franklin Zoning Ordinance Section 7.6, Part 1 (Residential Facility Standards) shall apply to the Detached Residential, Attached Residential, Multifamily, Mixed-Use and Franklin College Uses areas of the IPFC PUD and shall apply as written or as may be amended.
  - b. The Franklin Zoning Ordinance Section 7.6, Part 2 (Traditional Residential Standards) shall apply to the Detached Residential areas and shall apply as written or as may be amended.
- 6. **Home Occupation Standards:** The Franklin Zoning Ordinance Section 7.7 shall apply to the Detached Residential, Attached Residential, Multifamily, and Mixed-Use areas and shall apply as written or as may be amended.
- 7. **Environmental Standards:** The Franklin Zoning Ordinance Section 7.9 shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.
- 8. **Parking Standards**
  - a. The Franklin Zoning Ordinance Section 7.10 Part 1 (General Parking Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.
  - b. The Franklin Zoning Ordinance Section 7.10 Part 2 (Residential Parking Standards) shall apply as provided below:
    - i) The Detached Residential area shall be governed by Section 7.10 Part 2 (A) and (C) which shall apply as written or as may be amended.
    - ii) Any Sorority/Fraternity/Student Co-op Facilities to be located within the Franklin College Uses area shall be governed by Section 7.10 Part 2 (A) and (E) which shall apply as written or as may be amended.
    - iii) The Attached Residential, Multifamily and Mixed-Use areas shall be governed by Section 7.10 Part 2 (A) and (G), except that 7.10(G)(1) is hereby amended as follows:
      - a) In the Attached Residential area, a minimum of 2.0 off-street parking spaces are required for each dwelling unit.
      - b) In the Multifamily Residential and Mixed-Use areas, a minimum of 2.0 off-street parking spaces are required for each dwelling unit ~~(rounded to the nearest complete space)~~.
      - c) In addition, parking spaces for management offices, sales facilities, self-service laundries, and other

accessory uses shall be equal to 1/2 of the requirements for those uses established by Chapter 7.10 (Part 3).

The remainder of 7.10(G) shall apply as written or as may be amended.

- c. The Franklin Zoning Ordinance Section 7.10 Part 3 (Non-Residential Parking Standards) shall apply to the Office/Innovation, Franklin College Uses, and Mixed-Use areas, and shall apply as written or as may be amended.

- 9. Loading Standards:** The Franklin Zoning Ordinance Section 7.11 shall apply to the Office/Innovation, Franklin College Uses, and Mixed-Use areas, and shall apply as written or as may be amended.

**10. Entrance / Drive Standards**

- a. The Franklin Zoning Ordinance Section 7.12 (General Entrance/Drive Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.
- b. Section 7.12(C)(6) (Commercial Area Internal Linkages) shall apply to the Mixed-Use area and shall apply as written or as may be amended.

- 11. Sight Visibility Standards:** The Franklin Zoning Ordinance Section 7.13 shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.

**12. Telecommunication Facility Standards**

- a. Except as otherwise provided below, the Franklin Zoning Ordinance Section 7.14 shall apply to the Office/Innovation, Franklin College Uses, and Mixed-Use areas of the IPFC PUD, and shall apply as written or as may be amended.
- b. Section 7.14 (D) (4) (Tower Height) shall be amended as follows:
  - i) In the Mixed-Use and Franklin College Use areas, the maximum height of the tower shall be 150 feet. The maximum height of any accessory structure shall be 15 feet.
  - ii) In the Office/Innovation area, the maximum height of the tower shall be 200 feet. The maximum height of any accessory structure shall be 15 feet.
- c. Section 7.14 (E)(1) (Site Requirements, Residential Areas) shall be amended as follows. No tower shall be placed closer than 500 feet to any property included in a residential zoning district or residential area of the IPFC PUD.

- d. Section 7.14 (E)(3) (Site Requirements, Vehicular Access) shall be amended as follows. Access drives shall be and paved in all areas of the IPFC PUD.
- e. Section 7.14 (E)(7)(B) (Site Requirements, Fencing) shall be amended as follows. In the Franklin College Use and Mixed-Use areas, the required security fence enclosing the facility shall be 100% opaque and made of wood, brick, or stone construction. Opaque, 8-foot-tall wooden gates shall be provided to access the facility.

### **13. Fence, Hedge, & Wall Standards**

- a. The Franklin Zoning Ordinance Section 7.15, Part 1 (General Fence, Hedge, and Wall Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.
- b. The Franklin Zoning Ordinance Section 7.10, Part 2 (Residential Fence, Hedge, & Wall Standards) shall apply to Detached Residential, Attached Residential, and Multifamily areas and shall apply as written or as may be amended.
- c. The Franklin Zoning Ordinance Section 7.10, Part 3 (Non-Residential Fence, Hedge, & Wall Standards) shall apply to the Office/Innovation, Franklin College Uses, and Mixed-Use areas, and shall apply as written or as may be amended.

### **14. Landscaping Standards:** The Franklin Zoning Ordinance Section 7.16 shall apply to the Office/Innovation, Franklin College Uses, Mixed-Use, and Multifamily areas, and shall apply as written or as may be amended. In addition, any portion of a required perimeter bufferyard required in Section IV(B)(15) below that is not located on common area to be maintained by an owner's association shall be located in a landscape easement created by a plat or declaration placed of record in the office of the Recorder of Johnson County, which allows an owner's association, Franklin College and the City the right to repair, replace and maintain the required landscaping in the bufferyard subject to reimbursement by the applicable property owner or owner's association. If created by plat, the form of such landscaping easement shall be submitted as part of the plat or Site Development Plan approval.

### **15. Buffering & Screening Standards:** ~~The Franklin Zoning Ordinance Section 7.17 shall apply as provided below~~following standards apply to all real estate in the IPFC PUD unless specifically noted otherwise.

- a. ~~Section 7.17, Part 1 (A) shall be amended as follows~~Perimeter Buffer Yard Requirements:
  - i) ~~A~~Regardless of the zoning district of the adjacent real estate, a buffer yard of 25 feet in width shall be provided

around the perimeter of the IPFC PUD, except where a) abutting the existing Franklin College campus, and b) in any area designated as Park/Open Space/Detention on the Conceptual Plan, c) that portion of the perimeter marked as “NO BUFFER” on the Buffer Exhibit, and d) that portion of the perimeter marked Type 1 Buffer, which requires a buffer yard of 15 feet in width. Such buffer ~~yard~~yards may be located within the required setbacks for the area in which it is located.

- ii) In the Detached Residential area, the Attached Residential area and along the northern border of the IPFC PUD that is included in the Office/Innovation Area as shown on the Buffer Exhibit as a Type 2 Buffer (modified), the required perimeter buffer yard shall include, at a minimum, one broad-leaf deciduous canopy tree or 2 evergreen conifers that shall be planted in the buffer yard for every 25 feet of boundary between the properties.
- iii) Along the frontage of Park Avenue and Umbarger Lane as shown on the Buffer Exhibit as a Type 4 Buffer (modified), the required perimeter buffer yard shall include, at a minimum, that 1 broad-leaf deciduous canopy tree be planted in the buffer yard for every 30 feet of boundary between the subject and adjoining properties.
- iv) Along the eastern and southern boundary of the Office/Innovation area and Mixed Use area as shown on the Buffer Exhibit as a Type 1 Buffer, the required perimeter buffer yard shall be a minimum of 15 feet in width and include, at a minimum, 1 broad-leaf deciduous canopy tree be planted in the buffer yard for every 30 feet of boundary between the subject and adjoining properties.
- v) ~~ii)-~~The specific design of ~~the~~a required buffer yard shall be ~~determined~~included at the time of Site Development Plan or Plat approval, as applicable, ~~based on the following:~~and shall comply with the requirements of this Section IV(B)(15)(a).

~~a) The location of buffer yards must avoid any conflict with legal drains and utility easements such that no third party shall have the right to remove any of the trees, shrubs or plants located in the buffer yard.~~

vi) No portion of any required perimeter buffer yard may include any portion of a legal drain, utility easement, drainage easement or public right-of-way.

vii) ~~b)-~~ Existing vegetation ~~should~~ to be located in a designated buffer yard shall be retained to the extent possible, provided no construction activity of any kind shall take place within the area defined by the dripline of any vegetation that is to be retained. Existing vegetation shall count towards the required plantings in a perimeter buffer yard.

b. Internal Buffer Yard Requirements: No buffer yard shall be required on real estate located in the IPFC PUD except for perimeter buffer yards required in Section IV(B)(15(a). Buffer yards shall not be required between common boundaries of lots that are both located within the IPFC PUD.

c. Perimeter Buffer Yard Standards:

~~e)- Required plantings may be consistent with a Type 1, 2 or 3 buffer yard as described in the Franklin Zoning Ordinance Section 7.17(A) 1-3, based on the need for buffering and the retention of existing vegetation.~~

~~d)- The Planning Director may authorize a reduction in size or change in location for a required buffer yard if it cannot be accommodated based on the preceding conditions.~~

~~b. Section 7.17, Part 1 (B) shall be amended as follows. The buffer yard requirements shall apply only to the perimeter of the IPFC PUD, except for the boundary between the IPFC PUD and the existing Franklin College Campus, and not between internal areas or lots of the IPFC PUD.~~

i) Responsibility: The developer or owner of the property within the IPFC PUD being developed or otherwise changed in use is responsible for installing the buffer yard at the time of that development or change. The adjacent property owner shall not have to participate in installing the buffer yard.

ii) Buffer Yard Location: All required buffer yard areas shall be provided entirely on the subject property and shall be included within the minimum perimeter setbacks required by this Ordinance.

~~iii)- The remainder of Section 7.17, Part 1 (B) (items 3-7) shall apply as written or as may be amended.~~

- iii) Planting Location: Required buffer yard trees may be placed either at regular intervals or in irregular patterns representing a natural landscape. However, no two buffer yard trees (excluding evergreen trees) shall be placed within 10 feet of one another. No buffer yard or required landscape materials shall be placed within any easement, right-of-way, or septic field.
- iv) Tree Size: All broad leaf / deciduous trees must have at least a 2- 1/2 inch caliper measured at 6 inches above the top of the rootball, and all evergreen conifers must be a minimum of 5 feet in height measured from the top of the rootball when planted.
- v) Ground Cover: All portions of the buffer yard not planted with trees, shrubs or other landscaped materials shall be covered with grass or other ground covering vegetation. Landscaping stone or other non-vegetative surfaces may not be substituted for ground covering vegetation.
- vi) Maintenance: All landscape materials must be properly maintained, and kept in a neat and orderly appearance, free from all debris and refuse.
  - a) All plant material which is unhealthy or dead, in the opinion of the Planning Director, shall be replaced by the end of the next spring or fall planting season.
  - b) Landscape materials are intended to grow, spread and mature over time. Pruning, limbing-up, topping and other growth inhibiting measures may only be used to ensure the public safety.

d. ~~e.~~ Section 7.17, Part 2 (Materials & Equipment Buffering and Screening Standards) shall apply to the Office/Innovation, Franklin College Uses, Mixed-Use, and Multifamily Residential areas and shall apply as written or as may be amended.

**16. Exterior Lighting Standards:** The Franklin Zoning Ordinance Section 7.18 shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.

**C. Signage:** The Franklin Zoning Ordinance Article 8 shall apply as provided below.

**1.** Section 8.1 (General Sign Standards) shall apply to all areas of the IPFC PUD and shall apply as written or as may be amended.

2. Section 8.2 (Residential Sign Standards) shall apply to Detached Residential, Attached Residential, and Multifamily areas and shall apply as written or as may be amended.

3. ~~Section 8.3~~ (Non-Residential Temporary Sign Standards):

~~a. Section 8.3, Part 1 (Non-Residential Temporary Signs) shall be amended as follows:~~

~~i) Section 8.3, Part 1 (A) shall apply to the Office/Innovation, **Franklin College Uses, and Mixed-Use areas, except that Changeable Copy signs shall be prohibited.**~~ and Mixed Use areas:

a. Banners: Shall be permitted provided they meet the following guidelines:

i) Maximum size of 32 sq. ft.

ii) Only one banner permitted per business use.

iii) Messages shall be permanently affixed with no changeable copy.

iv) All parts of any freestanding banner shall be a minimum of 5 feet from the right-of-way.

v) ~~ii) Section 8.3, Part 1 (B) Signs shall not apply~~ be illuminated in any way.

~~b. Section 8.3, Part 2 (Non-Residential Permanent Signs) shall be amended as follows~~ A-Frame Signs: Shall be permitted provided they meet the following guidelines:

~~i) Section 8.2, Part 2 shall apply to the Office/Innovation and Mixed-Use areas, as further amended below:~~

~~a) Section 8.2, Part 2 (B) (Freestanding Signs) shall be amended as follows. Freestanding signs shall be permitted in the Office/Innovation Area but prohibited in the Mixed-Use Area. Signs may only be the monument type, and the pole type shall be prohibited.~~

i) Maximum size of 8 sq. ft.

ii) Must be located within 5 feet of main entrance.

iii) No permit shall be required.



- iv) One (1) sign permitted per business use.
- c. Other Portable Signs: Freestanding signs that are temporary in nature, may be easily moved and not specifically mentioned above:
  - i) Yard Signs (under 6 sq. ft.):
    - a) Permitted for 90 days per year.
    - b) Up to two (2) signs may be permitted per business use at any one time.
    - c) No permit shall be required.
    - d) Messages shall be permanently affixed with no changeable copy.
    - e) Shall be located a minimum of five (5) feet from any property line.
  - ii) ~~b) Section 8.2, Part 2 (F) (Changeable Copy Signs) shall not apply; such signs shall be prohibited:~~ Shall not be permitted.
- d. Window Signs: Window signage shall be permitted provided they meet the following guidelines:
  - i) Maximum coverage of 25% of total glass area.
  - ii) No permit shall be required.
- 4. Non-Residential Permanent Signs Standards shall apply to the Office/Innovation and Mixed Use areas. Sign permits shall be required for each of the following signs unless otherwise specifically provided:
  - a. Sign Area: The total square footage of sign face area allowed for each business use shall be determined by the length of the front facade of the building that is occupied by that use as specified in the Permitted Signs table.
    - i) Corner Properties: Corner Properties may use only the largest frontage for the purpose of sign area calculation; however, signs may be placed on any building side.
    - ii) Over-riding Limitation: In no instance shall any legally established parcel or single business use be limited to less than 50 square feet of signage, regardless of the presence of a building or the amount of building frontage.

- b. Freestanding Signs: Permanent signs that are not attached to any building or other structure. Monument type signs shall be permitted but pole type shall be prohibited.
  - i) Only one freestanding sign per parcel, with the following exceptions:
    - a) Parcels over 5 acres in size and contain multiple street frontages are allowed one additional freestanding sign that does not count against the maximum total number of signs allowed.
    - b) All parts of all freestanding signs must be located a minimum of 10 feet from the public right-of-way.
    - c) Signs may be pole or monument type.
  - ii) Wall Signs: Any sign attached to or painted on the façade of the primary structure and does not project more than 12 inches.
  - iii) Awning Signs: Any awning containing words and/or logos incorporated into the awning shall be considered an awning sign. Only the advertising area shall be measured for size requirements.
- c. Projecting Signs: Signs which are attached to the façade of the main building and project more than 12 inches.
  - i) Any projecting sign must be a minimum of 8.5 feet above grade level.
  - ii) Only one projecting sign shall be permitted per business use.
- d. ~~e) Section 8.2, Part 2 (G) (Electronic Message Board Signs) shall not apply; such signs shall be~~ are prohibited.
  - ~~d) Section 8.2, Part 2 (J) (Multi-Tenant Joint Signs) shall be amended as follows:~~
- e. Signs for Upper Floor Uses: Signage for upper floor uses shall be permitted in addition to the signage for ground floor uses, subject to the following standards. A permit shall be required.
  - i) Single Upper-Floor Uses; If the upper-floors of any structure are occupied by a single use that is separate and distinct from any use located on the ground floor, that use

shall be permitted wall signs not exceeding a total of 1.5 square feet for every one linear foot of building frontage, with a maximum of 100 square feet allowed.

ii) Multiple Upper-Floor Uses; If the upper-floors of any structure are occupied by multiple uses, separate and distinct from any use located on the ground floor, a multi-tenant joint wall sign shall be provided. The size shall average 10 square feet for upper-floor business use, with a maximum of 100 square feet allowed.

f. Signs for Residential Uses: Residential uses located within the Mixed Use area shall be permitted signs consistent with the provisions of Chapter 8.2 of the Franklin Zoning Ordinance.

g. ~~1)~~In the Office/Innovation area, structures and/or centers containing multiple businesses shall establish one freestanding sign for the structure for the joint use of all tenants for which the facility is designed, including outlots. The use of individual freestanding signs for each tenant, including those on outlots, is prohibited. This shall not count toward total square footage of signage allowed.

h. ~~2)~~In the Mixed-Use area, structures and/or centers containing multiple businesses may establish one wall sign for the structure for the joint use of all tenants for which the facility is designed, but this shall count toward total square footage of signage allowed. The use of individual wall signs for each tenant is also permitted.

5. ~~e.~~Section 8.3, Part 3 (Institutional Signs) shall apply to the Franklin College Uses areas and shall apply as written or as may be amended.

- 6.** ~~d.~~ The Permitted Non-Residential Sign Chart ~~from Franklin Zoning Ordinance Section 8.3 is hereby amended~~is as follows:

Sign Standard	Areas of the IPFC PUD	
	Office/Innovation	Mixed-Use
<b>Step 1: Calculate Permitted Sign Area &amp; Number of Signs Allowed</b>		
Building Frontage/Sign Size Ratio	2 sf/1 linear foot of bldg. frontage	<del>1.5</del> <u>2</u> sf/1 linear foot of bldg. frontage
Maximum Total Signage Allowed (square feet)	500	350
Maximum Number of Signs	4	3
<b>Step 2: Identify Permitted Sign Types (P - Permitted, X - Not Permitted)</b>		
Wall	P	P
Awning	X	P
Projecting	P	P
Changeable Copy*	X	X
Freestanding	P	X
Multi-Tenant	P	P
<b>Step 3: Review the General Sign Standards</b>		
<b>Maximum Sign Size (square feet) &amp; Height</b>		
Wall	200	100
Projecting	50	50
Freestanding	100	X
Freestanding – Maximum Height	10	X
Changeable Copy	X	X
Multi-Tenant Joint Sign - Height	10	n/a not freestanding
Multi-Tenant Joint Sign – Area per Tenant	30	20
Window Signs	25%	25%

**D. Plat/Site Development Plan Requirement**

1. The subdivision of any part of the PUD Real Estate shall comply with the then applicable provisions of the City of Franklin Subdivision Control Ordinance.
2. The City of Franklin Zoning Ordinance, Article 9, Site Development Plans, shall apply to the IDFC PUD as follows. Site Development Plan approval shall be required for all development:
  - a. for which an Improvement Location Permit is required by the City of Franklin Zoning Ordinance Section 11.8 ~~and~~,
  - b) that are located in the Office/Innovation, Franklin College Uses, Mixes-Use areas, and Multifamily Residential Areas, ~~or~~and
  - c) in the Attached Residential Area if not being platted into individual lots.

## V. Miscellaneous

### A. City of Franklin Zoning Ordinance

1. **Applicability:** Development of the PUD Real Estate shall be governed by (i) the provisions of this PUD Ordinance and its exhibits, and (ii) the provisions of the City of Franklin Zoning Ordinance, as amended and applicable to the referenced zoning district, except as modified, revised, supplemented or expressly made inapplicable by this PUD Ordinance. To the extent of any conflict between this PUD Ordinance and any other provision of the City of Franklin Zoning Ordinance, the terms of this PUD Ordinance shall control.
2. **References:** Article (“*Article*”) and Section (“*Section*”) cross-references in this PUD Ordinance shall hereinafter refer to the article as specified and referenced in the City of Franklin Zoning Ordinance.
3. **Supersede:** All provisions of the City of Franklin Zoning Ordinance that conflict with the provisions of this PUD Ordinance are hereby made inapplicable to the PUD Real Estate and shall be superseded by the terms of this PUD Ordinance.
4. **Defined Terms:** Capitalized terms not otherwise defined in this PUD Ordinance shall have the meanings ascribed to them in the City of Franklin Zoning Ordinance. Terms that are defined in the City of Franklin Zoning Ordinance that are used in this PUD Ordinance shall have the meanings ascribed to them in the City of Franklin Zoning Ordinance unless specifically stated otherwise. The following definitions describe the intent of specific terms used in this ordinance.
  - a. building massing: The overall composition of a building in three dimensions. For example, the term “big box stores” relates to their composition that resembles a large rectangular box. The Design Standards for Building Massing in this ordinance (Section IV(A)1) have been developed to encourage buildings with greater visual interest and appeal.
  - b. dwelling, attached residential (two ~~to eight~~ dwelling units per structure): A building that ~~include two to eight~~includes two dwelling units and in which the individual units are accessed by their own door to the exterior of the building; such units might or might not be platted as individual lots.
  - c. dwelling, multifamily (more than ~~5~~2 dwelling units): A building that ~~include five~~includes three or more dwelling units and in which the individual units are accessed by means of a common lobby or hallway on the interior of the building.
  - d. perimeter boundary of the PUD: The property lines defined by the legal description attached to this ordinance, and which are depicted in the Concept Plan.

~~e. public way: Any passageway (such as a street, alley, sidewalk, trail, greenway, or public plaza) open as of right to the public and dedicated or commonly used for pedestrian or vehicular traffic or other similar purposes. They may have private or public ownership.~~

<b>Summary report:</b> <b>Litera® Change-Pro for Word 10.14.0.46 Document comparison done on</b> <b>5/7/2024 11:35:57 AM</b>	
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<b>Intelligent Table Comparison:</b> Active	
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Embedded Graphics (Visio, ChemDraw, Images etc.)	0
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Format changes	0
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