

FILED
AUG 8 2011
CITY CLERK

GENERAL ORDINANCE NO. 13, 2011

AN ORDINANCE TO AMEND THE *TERRE HAUTE CITY CODE*, CHAPTER 10, TO ADOPT A RURAL HEALTH INNOVATION COLLABORATIVE (RHIC) OVERLAY DISTRICT TO BE INSERTED INTO THE UNIFIED DEVELOPMENT ORDINANCE UPON ITS ADOPTION.

WHEREAS, the Rural Health Initiative Collaborative (hereinafter "RHIC"), consisting of nine (9) partner organizations, has developed and approved a conceptual redevelopment plan; and

WHEREAS, the RHIC has outlined and identified a specific area of the City located between Union Hospital and Indiana State University that it desires to revitalize and redevelop to attract the investment and talent to meet its goals; and

WHEREAS, it is necessary to integrate and coordinate physical development of the area to establish a form and character for new development and redevelopment that is complementary and consistent with such goals,

WHEREAS, in order to direct such development and redevelopment, it is necessary to establish an overlay district which will provide regulation specific to the designated area.

THEREFORE, BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

Section 1. The *Terre Haute City Code*, Chapter 10 Zoning, is hereby amended by insertion of the RHIC Overlay District (hereinafter "overlay") provisions attached hereto as Exhibit "A" and incorporated herein.

Section 2. The provisions, sections, sentences, clauses, and phrase of said overlay ordinance are severable and if any provisions, section, sentence, clause or phrase shall be declared unconstitutional or invalid by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining provisions, sections, sentences, clauses, and phrases of such ordinance.

Section 3. Violations, penalties, and remedies available for enforcement of said overlay ordinance provisions shall be subject to the provisions detailed in Chapter I. Administration, of the Unified Development Ordinance (UDO).

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

WITHDRAWN

WHEREAS, this ordinance shall be in full force and effective upon its passage and passage of the Unified Development Ordinance by the Terre Haute City Council, approval by the Mayor, and publication as required by law.

Introduced by: _____ Neil Garrison, Councilman

Passed in open Council this _____ day of _____, 2011.

_____ John Mullican, President

ATTEST: _____ Charles P. Hanley, City Clerk

Presented by me to the Mayor this _____ day of _____, 2011.

_____ Charles P. Hanley, City Clerk

Approved by me, the Mayor, this _____ day of _____, 2011.

_____ Duke A. Bennett, Mayor

ATTEST: _____ Charles P. Hanley, City Clerk

TERRE HAUTE, INDIANA
THE RHIC

OVERLAY DISTRICT ORDINANCE

ADOPTION DRAFT: JULY 26, 2011



RATIO



DCI

vs



ACKNOWLEDGEMENTS

RURAL HEALTH INNOVATION COLLABORATIVE (RHIC) PARTNERS:

Indiana State University
Indiana University School of Medicine
Union Hospital, Richard G. Lugar Center for Rural Health
Ivy Tech Community College Wabash Valley
Terre Haute Economic Development Corporation
City of Terre Haute
Vermillion-Parke Community Health Center
Hamilton Center, Inc.
Indiana Rural Health Association (IRHA)

PROJECT STEERING COMMITTEE

John Adkins | Ivy Tech Community College - Wabash Valley Region
Jim Buechler | Richard G. Lugar Center for Rural Health (Union Hospital)
Karl Burgher | Indiana State University
David Doerr | Union Hospital
Peter Duong | Indiana University School of Medicine
Tina Elliott | Indiana Rural Health Association
Neil Garrison | Terre Haute City Council
Lorrie Heber | Union Hospital
Cliff Lambert | Terre Haute Department of Redevelopment
Cheri Lewis | Neighborhood Resident
Pat Martin | City of Terre Haute
Jim Nichols | First Financial Bank
Chris Pfaff | Indiana State University Center for Business Support & Economic Innovation
Kym Pfrank | Union Hospital
Kevin Runion | Indiana State University Facilities Management
Sarah Snider | RHIC Executive Director

Scott Teffteller | Union Hospital

Jeremy Weir | Vigo County Area Planning Department

Biff Williams | Indiana State University College of Nursing, Health, and Human Services

Steve Witt | Terre Haute Economic Development Corporation

STAKEHOLDER GROUPS

Neighborhood Residents
Potential Developers
City/County Staff
Elected and Appointed Officials

PREPARED BY:

RATIO Architects, Inc. | Indianapolis, IN
Development Concepts, Inc. | Indianapolis, IN
VS Engineering | Indianapolis, IN

PUBLIC PARTICIPATION

During this master plan and overlay district planning process there were two opportunities for public input and guidance.

- A planning and design workshop was held in July 2010. All neighborhood property owners and residents were personally mailed invitations to the two-day workshop. Several attendees returned for a presentation given at the conclusion of the second day.
- A Public Open House was held in June, 2011. A draft of the Master Plan and Overlay District Ordinance was available for public review prior to the open house. Attendees were invited to voice their comments and suggestions regarding the Plan.

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IMPORTANT NOTE

The steering committee, interested public, stakeholders and consultants combined to produce the RHIC Overlay District Ordinance for the area identified for the purposes of the planning process as the RHIC District. The RHIC Overlay District Ordinance is most fully understood when used in tandem with the Conceptual Redevelopment Plan which is a document that documents the past process and also looks to the future providing recommendations for implementation and an illustrated vision of what the neighborhood can become. That vision constitutes only one view of an ideal development scenario based on the principles developed during the master planning process and is not a definitive statement of property development.

The development forms illustrated on the following pages may rely on changes to the standards and policies in other City and County departments that deal with the public realm such as Streets, Public works, Parks in order to provide the best chance of successful redevelopment.



The Summer 2010 Public Workshop Presentation.

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ADOPTION DRAFT

1. GENERAL PROVISIONS

The RHIC Overlay District Ordinance is incorporated by reference into Chapter V. IV of the Vigo County Unified Development Ordinance as Section F. It will become effective upon passage of the Vigo County Unified Development Ordinance.

1.1 INTENT

The RHIC Overlay District Ordinance is intended to provide guidance for revitalization and redevelopment to attract the investment and talent to the north end neighborhood located between two of Terre Haute’s prominent medical and education campuses.

The RHIC Overlay District Ordinance also intends to facilitate investment and redevelopment in the neighborhood by providing for a mixture of uses (integrated office/retail/residential development) providing sustainability in the fluctuating market and economy of the 21st century. The standards and guidelines contained within the RHIC Overlay District will establish a form and character for new development and redevelopment of property in such a way as to stimulate and protect reinvestment, and enhance the quality of life for existing residents. The RHIC Overlay District Ordinance **does not** change the existing base or underlying district zoning, but does add requirements in recognition of the desired community vision.

1.2 RHIC OVERLAY DISTRICT BOUNDARIES

The boundaries of the RHIC Overlay District are hereby established as shown on the Official Zoning Map for Terre Haute / Vigo County as illustrated in Figure 1: RHIC District. The boundaries extend roughly from Third Street (US 41) on the west, Tippecanoe Street on the south, the alley east of Ninth Street to the east, and jogs along Beech and Hancock Streets, and just north of Eighth Avenue on the north. Figure 1: RHIC District does not constitute an official record of applicability.

1.3 APPLICABILITY

The regulations and standards contained herein shall apply to all land within the RO RHIC Overlay

District. This district will serve as an overlay district that applies supplementary regulations in addition to all other applicable underlying or overlay zoning district regulations. In the case of conflicting standards and requirements, the more stringent standards and requirements shall apply.

The standards contained herein shall be applicable to all new development and any existing lots, structures or buildings proposing an expansion of the lot, structure, or building by fifty percent (50%) or more of the existing, as well as new signs, fences, and major facade renovations, within the boundaries of the RHIC Overlay District. The standards contained herein are not applicable to structures undergoing interior renovation only.

1.4 HOW TO USE THIS DOCUMENT

This ordinance contains the requirements and recommendations for future development envisioned within the RHIC Overlay District.

- **Section 2: Subdistricts** divides the RHIC Overlay District into subdistricts based on existing and future development character similarities.
- **Section 3: Building Form and Style** more specifically provides subdistrict requirements and recommendations, supplemented by illustrations for building form and style.
- **Section 4: Development and Design Standards** includes development and design requirements and recommendations that would apply throughout the district.

The RHIC Overlay District incorporates both **requirements** according to the Zoning Ordinance and **recommendations**. Requirements, also referred to as regulations, will include wording such as “shall” and “must.” Recommendations, also referred to as guidelines, will include wording such as “should,” “may,” “preferred,” and “encouraged.” Use of the word “standards” generally refers to the level of design the community desires, and may refer to both requirements and recommendations.



DEVELOPMENT STANDARDS | GENERAL PROVISIONS

The recommendations within the RHIC Overlay District ordinance do not carry the weight of a regulation but are strongly recommended in order to attain the fullest vision for the community.

1.5 INTERPRETATION

The RHIC Overlay District regulations apply in addition to the underlying zoning district regulations (zoning map available at <http://www.terrehaute.in.gov/departments/engineering/gis-information>). The RHIC Overlay District regulations shall supersede conflicting regulations of the underlying zoning district or a separate overlay district.

In some instances, the RHIC Overlay District standards may specifically defer to / refer to the Terre Haute Vigo County Unified Development Ordinance (UDO). In cases where the RHIC Overlay District does not address or is silent on a specific standard, the standards of the UDO shall apply.

1.6 PROCEDURES

The City Engineer's Office will be charged with review of development proposals within the RHIC Overlay District. Decisions made by staff are appealable to the Plan Commission.

1.7 PERFORMANCE STANDARDS AND INCENTIVES

To catalyze redevelopment and investment in certain areas, entities such as the Terre Haute Redevelopment Department, Vigo Area Plan Commission, or members of the Rural Health Innovation Collaborative (RHIC) identified on page 2, may offer incentives. The incentives, which are wide ranging and may vary depending on market conditions, include:

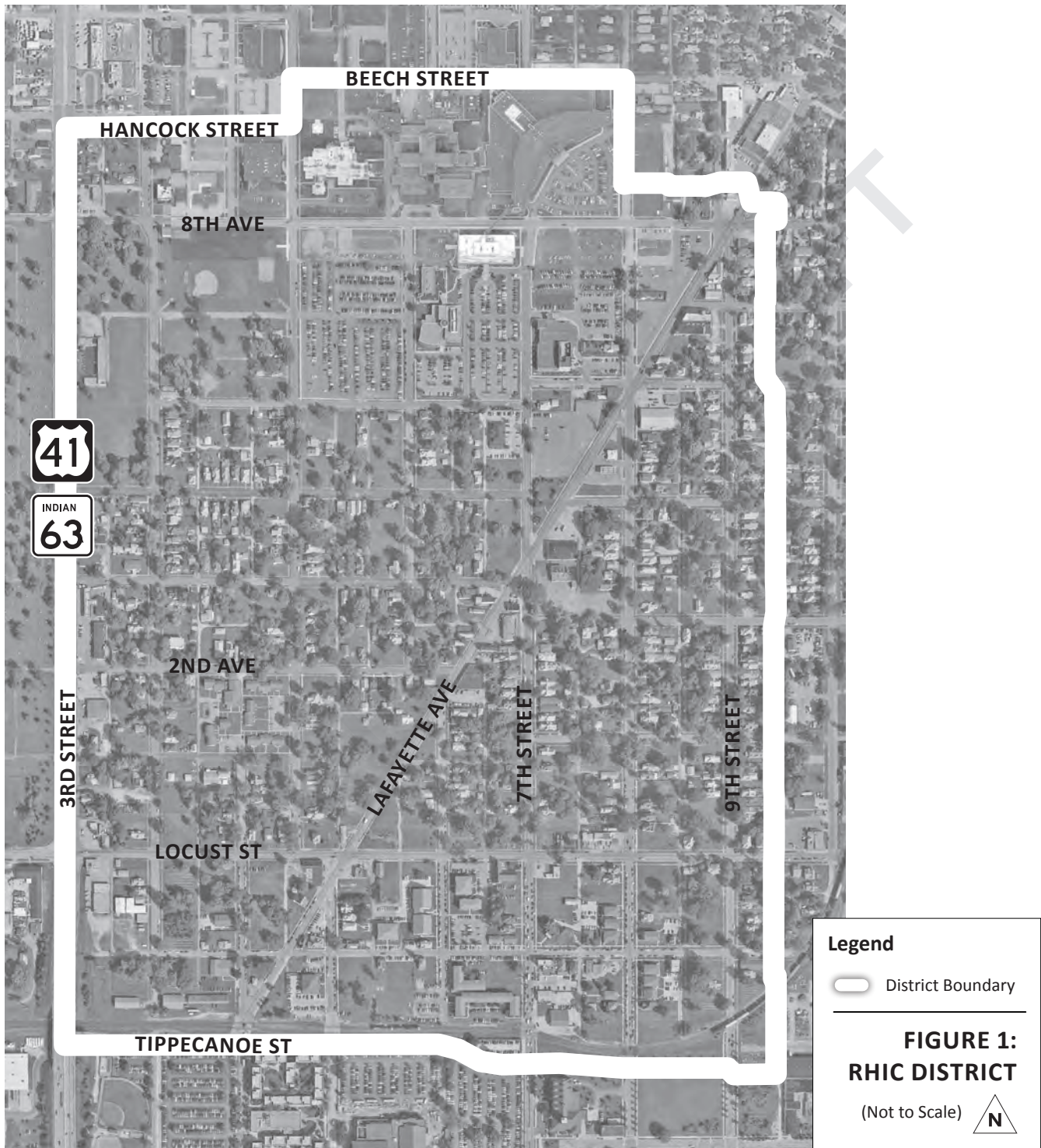
- Providing land
- Assistance with assembling and holding parcels

- Public provision of infrastructure or upgrades
- Tax incentives (abatements/refunds/TIF/etc.)
- Occupancy guarantees through partnership with interested users like Union Hospital or ISU for medical offices, student housing, etc.
- Community Development Block Grant (CDBG) opportunities
- Expediting plan review and permitting
- Reductions or exemptions from certain impact or other fees
- Low-interest loans / revolving loan program
- Decreases in required minimum lot area, setbacks, parking space requirements, etc.
- Increases in impervious lot coverage, floor area ratios, heights, etc.
- General (appropriate) granting of variances or waivers without fee for projects that go beyond or make a significant contribution to the public realm.

1.8 PROHIBITED USES

While the intent of the RHIC Overlay District is to influence form of new and redevelopment, and reduce the focus on the use of land, there are some land uses that are considered to be generally incompatible with the intended vision for the RHIC Overlay District. Therefore, land uses that shall be prohibited anywhere within the RHIC Overlay District boundaries include:

- Heavily Auto-Oriented Uses (gas station, car wash, auto repair)
- Large Outdoor Display or Storage Area along Frontage (includes vehicle merchandise display)
- Surface Parking Lot as Primary Use
- Adult Businesses
- General and Light Industrial and Warehousing



DEVELOPMENT STANDARDS | SUBDISTRICTS

2. SUBDISTRICTS

Future neighborhood development is influenced by several factors including historic development and travel patterns, distinctive architectural styles, or cultural experiences. Compatibility between new and existing development is the goal.

Within a vital neighborhood there exists a conglomeration of uses, but frequently there is a predominant land use, such as a place to work or a place to live. To this end, the RHIC Overlay District is divided into five subdistricts based on predominant existing land use or similar characteristics. Precedents from neighborhoods similar to the RHIC Overlay District are included as an illustrative reference for each subdistrict.

2.1 DESCRIPTIONS

Subdistrict 1 (S1) is primarily a residential district with a mixture of housing types. This area is largely in-tact and well-maintained, and should be considered primarily for residential rehabilitation and infill development in the future. Traditional neighborhood-scale retail and live-work scenarios may be appropriate in this subdistrict.

Subdistrict 2 (S2) is ripe for reinvention. The diversity of uses can result in innovative adaptive reuse of existing structures and the development of new ones. The goal is to create a dense, central activity core that supports a mix of educational, professional, commercial, entertainment, and residential uses. This area could provide daily goods and services for institutional employees and surrounding neighborhoods north of Downtown.

Subdistrict 3 (S3) comprises Union Hospital, affiliated services, medical professional offices and supporting commercial uses. It is a major employment center and a growing location for innovative research and development collaborations like the RHIC. Parking is an essential component of development in this area for commuting workers, patients and visitors, but there is a desire to minimize the prominence of the automobile to promote alternative modes of transportation especially in an environment of health.

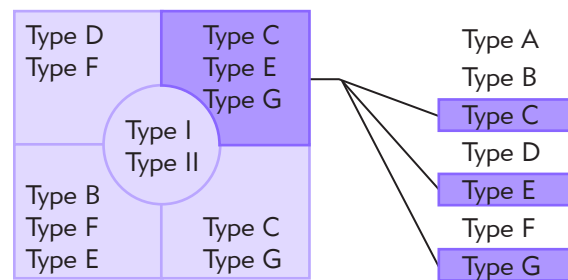
Subdistrict 4 (S4) is just north of the ISU campus, providing an opportunity for additional off-campus student housing for near- and post-graduate students and fraternal organizations.

Subdistrict 5 (S5), is designated open space with large swaths located adjacent to Third Street, rail line and centrally in the district. This open space provides opportunities for active and passive recreation, stormwater detention, and corridor enhancement.

2.2 HOW TO APPLY THE FORM STANDARDS

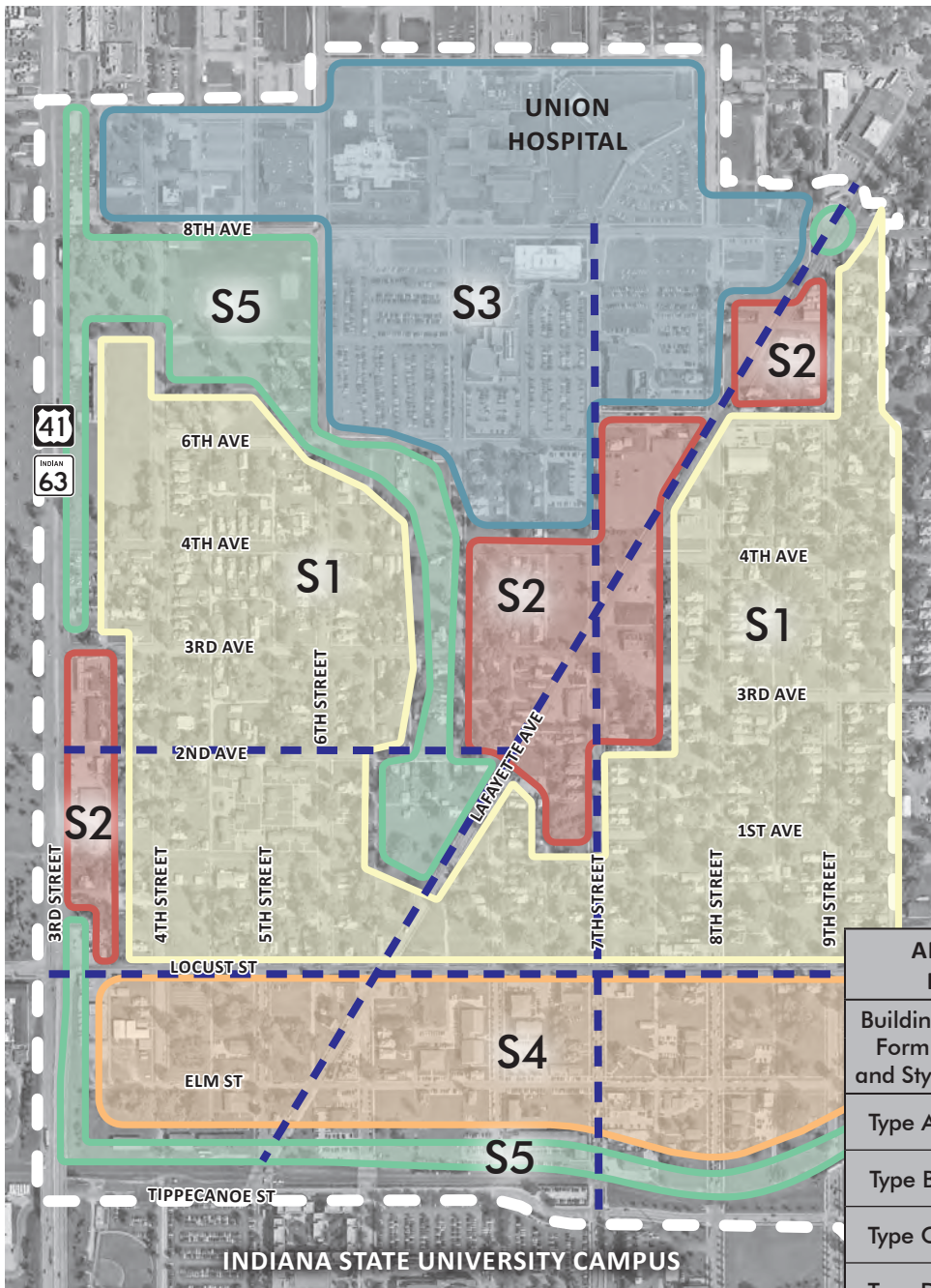
Development and design standards for the RHIC Overlay District focus on the form of development with less emphasis on land use, though certain land uses are prohibited in all subdistricts (see 1.8 Prohibited Uses). To further this goal, six examples of “building types” have been created. Each subdistrict, previously described, will permit compatible building types to achieve the desired character.

Below is a simplified example of how this will work. In the example there are seven types to choose from, but the highlighted sector permits only three of these seven types.



Sample for application of requirements and regulations.

SUBDISTRICTS | DEVELOPMENT STANDARDS



The six RHIC Overlay District building types described and illustrated on the following pages are broadly characterized as:

- Type A: Detached Housing
- Type B: Attached Housing
- Type C: Multi-Unit Housing
- Type D: Campus Development
- Type E: Core Development
- Type F: Corridor Development

Special setbacks are required along Second Avenue, Lafayette Avenue, Seventh Street, and Locust Street, as indicated by each corridor's highlighting in the adjacent map.

APPLICABLE BUILDING FORMS AND STYLES					
Building Form and Style	Subdistricts				
	S1	S2	S3	S4	S5
Type A	✓				
Type B	✓	✓		✓	
Type C	✓	✓		✓	
Type D		✓	✓		
Type E		✓	✓	✓	
Type F		✓			

Figure 2: Subdistricts. The RHIC Overlay District's five subdistricts each permit one or more building forms and styles as indicated by the checks in the adjacent grid.



DEVELOPMENT STANDARDS

3. Building Form and Style: Type A | Detached Housing

3.1 TYPE A | DETACHED HOUSING

3.1.1 DESCRIPTION

This building type is suitable for residential infill that fits into the context of the existing, residential areas.

The structure is placed within a twenty-foot (20') front facade zone creating a small front yard between the street and the sidewalk. Structures are limited to three (3) stories in height. Accessory residential uses are permitted on the same lot but to the rear and are preferably accessed from the alley. The side yard setback shall be a minimum of five feet (5'), with a minimum aggregate distance between structures of ten feet (10').

3.1.2 SPECIAL REQUIREMENTS

- a. If proposed, garages shall be in the rear and preferably alley accessible.
- b. In areas with existing residential uses, an alternate front facade zone may be determined by averaging the front setbacks of the three existing structures either side of the infill.
- c. Accessory residential uses (carriage house, granny flat, etc.) shall be under common ownership with the primary residential use.
- d. The only sign type permitted for this development type shall be for Home Businesses or Home Occupations. One (1) non-illuminated sign, mounted flush to the wall of the structure, no more than one (1) square foot in size is permitted per structure.
- e. A front porch, no less than seven feet (7') in depth is recommended.
- f. Cedar shake, wood, and cement fiberboard siding are preferred as primary siding.



Residential infill between two existing structures.

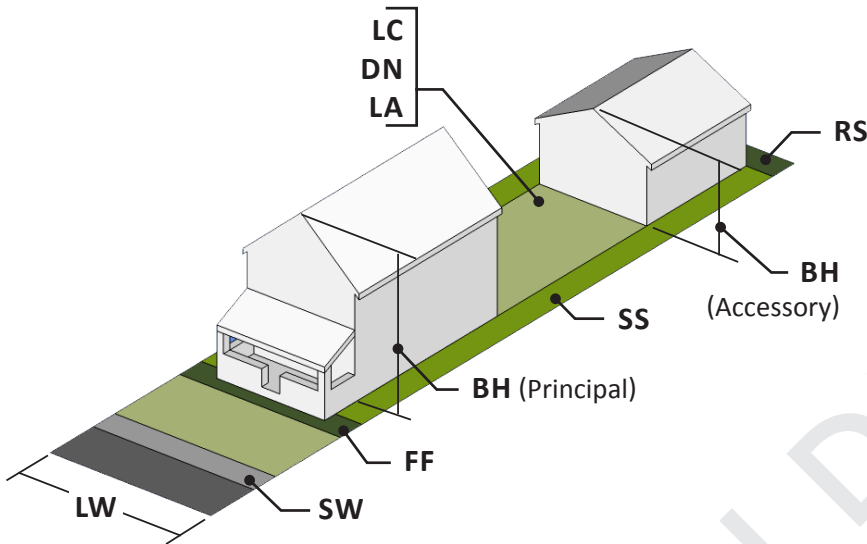


Accessory residential use.

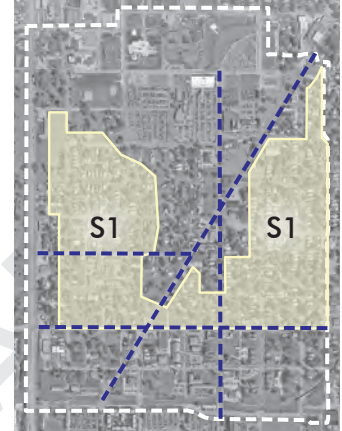
DEVELOPMENT STANDARDS

3. Building Form and Style: Type A | Detached Housing

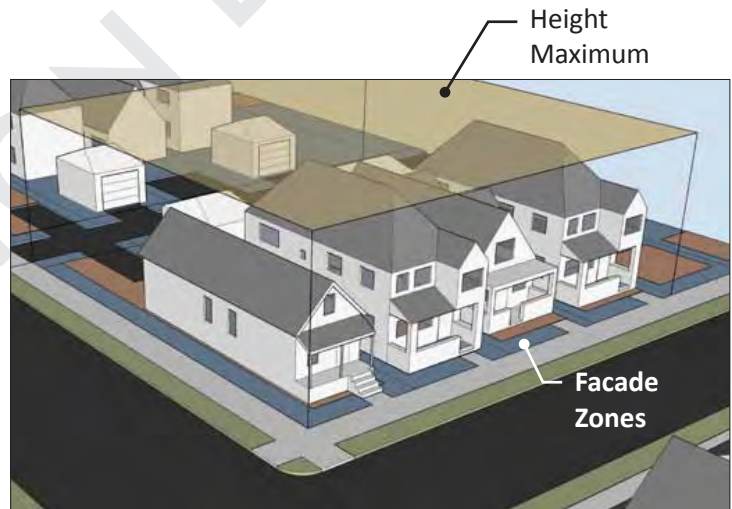
LOT STANDARDS



BUILDING LOCATION KEY



LC	LOT COVERAGE	50% max
DN	DENSITY	8 du/ac min
LA	LOT AREA	3,600 sf min
LW	LOT WIDTH	30' min
FF	FRONT FACADE ZONE	15'-20' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'
RS	REAR YARDS	5' min
SS	SIDE YARDS (EACH)	5' min
SW	SIDEWALK WIDTH	5' min
BH	BUILDING HEIGHT	35' max (principal) 20' max (accessory)
	BUILDING SEPARATION	10' min



This massing model illustrates some of the development standards for Type A Buildings.

Note: The graphics contained in this section including illustrative plans, sketches, photographs, etc., are intended to portray design intent and not final architecture or site design. Final architecture and site design will vary depending upon end uses and review of submitted development proposals.



DEVELOPMENT STANDARDS

3. Building Form and Style: Type B | Attached Housing

3.2 TYPE B | ATTACHED HOUSING

3.2.1 DESCRIPTION

Building Form Type B is representative of attached row housing. This type of housing may serve the needs of students, empty nesters, people who work in or adjacent to the neighborhood, or others wanting to live downtown. There is an opportunity for limited office or business uses within appropriately designed structures.

3.2.2 SPECIAL REQUIREMENTS

- a. Structures may be developed as independent properties, or as property under common ownership.
- b. Parking facilities shall be located behind structures, accessible from alleys or drives, and not visible from public streets.
- c. Parking facilities may be provided independently for each primary structure or as a shared parking area with appropriate easements. At least fifty percent (50%) of the required parking shall be covered.
- d. Structures shall be sited to interact with the street.
- e. No more than eight (8) structures shall be attached in a single group. Groups of attached structures shall be separated by at least twenty feet (20').

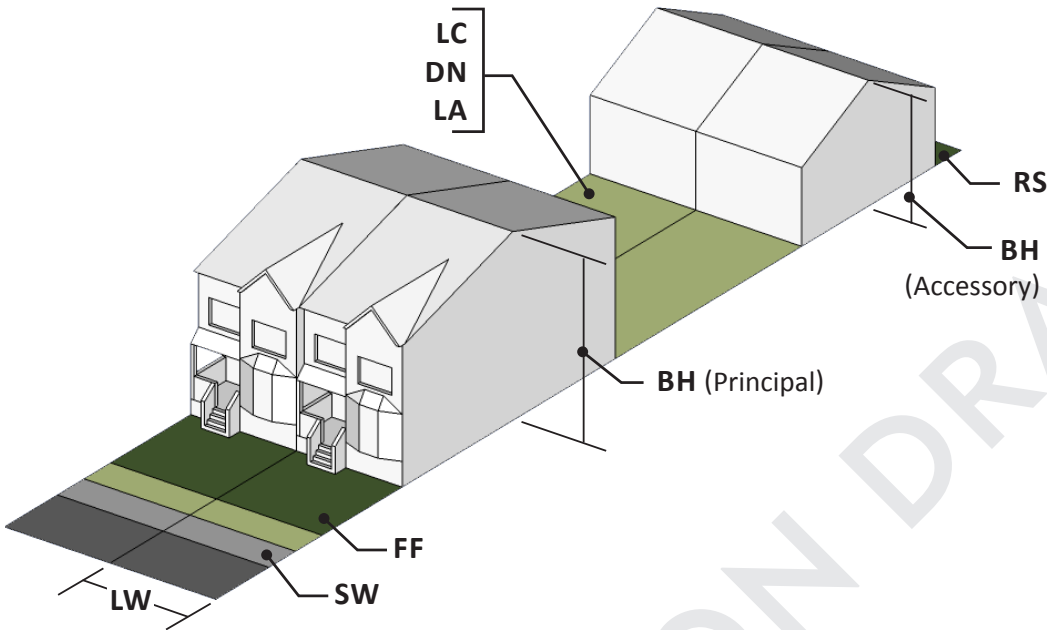


Examples of building design that is suitable for Type B development.

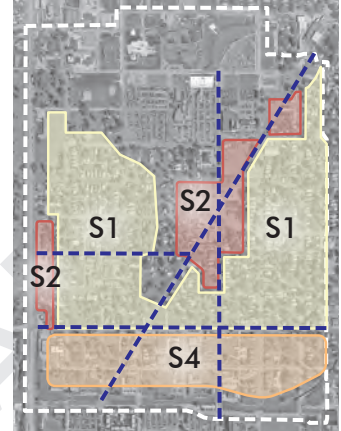
DEVELOPMENT STANDARDS

3. Building Form and Style: Type B | Attached Housing

LOT STANDARDS



BUILDING LOCATION KEY



LC	LOT COVERAGE	NA
DN	DENSITY	10 du/ac min
LA	LOT AREA	1,875 sf min
LW	LOT WIDTH	15' min
FF	FRONT FACADE ZONE	5'-20' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'
RS	REAR YARDS	5' min
SS	SIDE YARDS (EACH)	NA
SW	SIDEWALK WIDTH	5' min
BH	BUILDING HEIGHT	40' max (principal) 25' max (accessory)
	BUILDING SEPARATION*	20' min

*Applies to attached structure groups

Note: The graphics contained in this section including illustrative plans, sketches, photographs, etc., are intended to portray design intent and not final architecture or site design. Final architecture and site design will vary depending upon end uses and review of submitted development proposals.



DEVELOPMENT STANDARDS

3. Building Form and Style: Type C | Multi-Unit Housing

3.3 TYPE C | MULTI-UNIT HOUSING

3.3.1 DESCRIPTION

This development type suggests larger structures, primarily multi-family use. The proportions, mass, and scale should respect the context in which it is placed. Off-campus student apartments, condominiums, assisted living facilities, and nursing homes are typical uses in these structures.

3.3.2 SPECIAL REQUIREMENTS

- a. In areas with existing residential uses, an alternate front facade zone may be determined by averaging the front setbacks of the three existing structures either side of the infill.
- b. Multi-family residential building forms should be sited in ways that protect the privacy of residents yet present the building to the street.
- c. Gathering spaces should be provided.
- d. Surface parking and garages should be minimized.



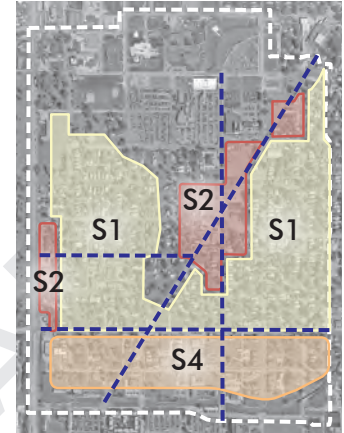
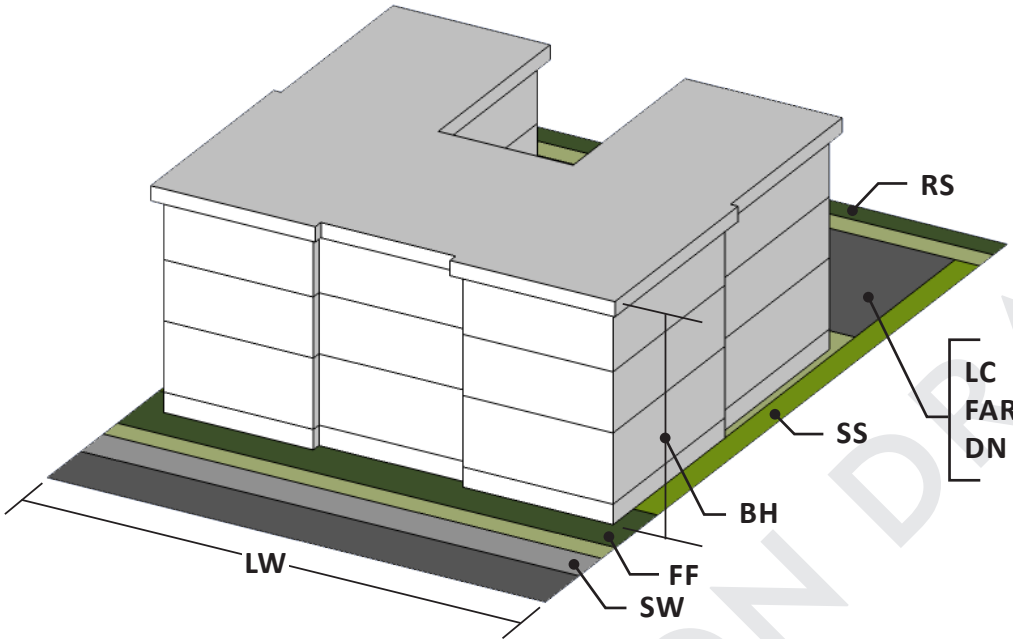
Examples of appropriate multi-unit housing design.

DEVELOPMENT STANDARDS

3. Building Form and Style: Type C | Multi-Unit Housing

LOT STANDARDS

BUILDING LOCATION KEY



LC	LOT COVERAGE	50% max
DN	DENSITY	15 du/ac min
LA	LOT AREA	NA
LW	LOT WIDTH	60' min
FF	FRONT FACADE ZONE	5'-20' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'
RS	REAR YARDS	5' min
SS	SIDE YARDS (EACH)	5' min
SW	SIDEWALK WIDTH	8' min
BH	BUILDING HEIGHT	45' max (principal) 25' max (accessory)
	BUILDING SEPARATION	20' min

Note: The graphics contained in this section including illustrative plans, sketches, photographs, etc., are intended to portray design intent and not final architecture or site design. Final architecture and site design will vary depending upon end uses and review of submitted development proposals.



DEVELOPMENT STANDARDS

3. Building Form and Style: Type D | Campus Development

3.4 TYPE D | CAMPUS DEVELOPMENT

3.4.1 DESCRIPTION

Development Type D recommends a structure that can primarily house a variety of office-type uses including research space and classrooms. It includes taller structures than what is found in other development types.

3.4.2 SPECIAL REQUIREMENTS

- a. The architectural styles and materials should be compatible with existing medical campus structures.
- b. The structures shall provide good quality public space.
- c. Maximum building floor area shall be 45,000 sf.
- d. High-quality year-round pedestrian spaces and connections shall be provided.



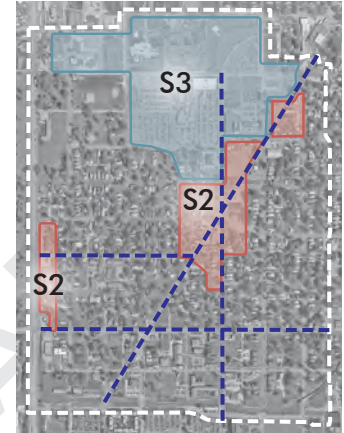
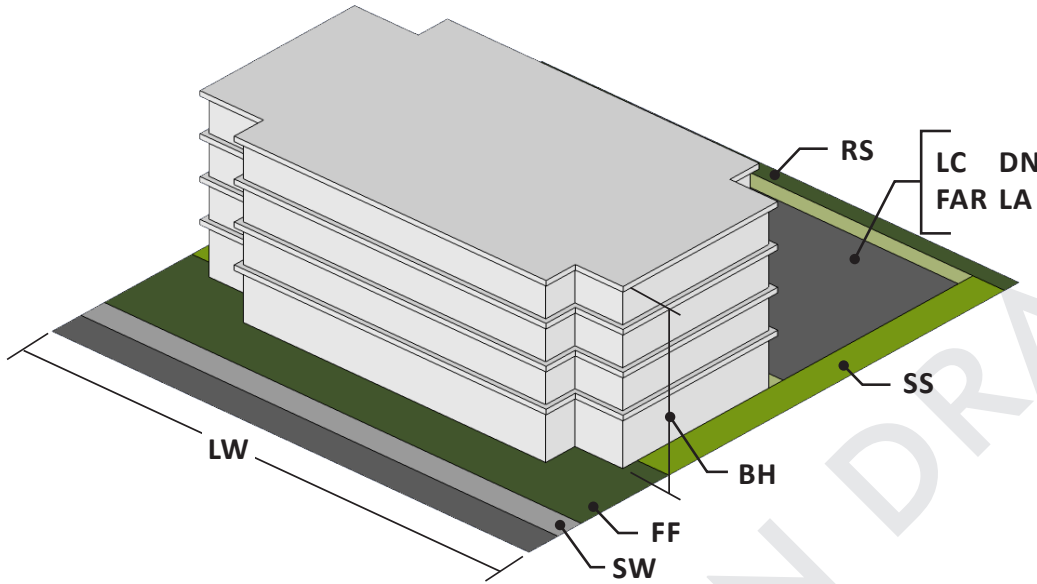
Examples of office/classroom/research and development/institutional building design.

DEVELOPMENT STANDARDS

3. Building Form and Style: Type D | Campus Development

LOT STANDARDS

BUILDING LOCATION KEY



LC	LOT COVERAGE	NA
DN	DENSITY	NA
LA	LOT AREA	0.5 acre min
LW	LOT WIDTH	150' min
FF	FRONT FACADE ZONE	0-30' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'
RS	REAR YARDS	5' min
SS	SIDE YARDS (EACH)	10' min
SW	SIDEWALK WIDTH	8' min
BH	BUILDING HEIGHT	65' max 14' first floor height min
	BUILDING SEPARATION	20' min

Note: The graphics contained in this section including illustrative plans, sketches, photographs, etc., are intended to portray design intent and not final architecture or site design. Final architecture and site design will vary depending upon end uses and review of submitted development proposals.



DEVELOPMENT STANDARDS

3. Building Form and Style: Type E | Core Development

3.5 TYPE E | CORE DEVELOPMENT

3.5.1 DESCRIPTION

This building type represents mixed-use developments that allow a mix of retail, office, residential, and entertainment uses in a specified node. The streetscape will be designed to include a wider sidewalk and a variety of amenities, on-street parking, and prominent crosswalks.

3.5.2 SPECIAL REQUIREMENTS

- a. Structures shall be at least seventy-five percent (75%) transparent at ground level. At least fifty percent (50%) of the area between the height of two feet (2') and ten feet (10') shall be transparent.

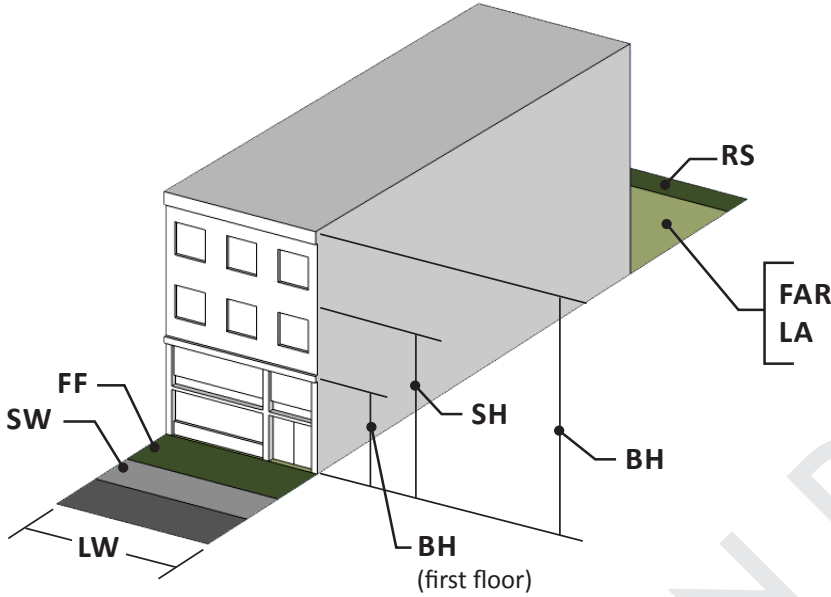


Mixed-use business/residential structures.

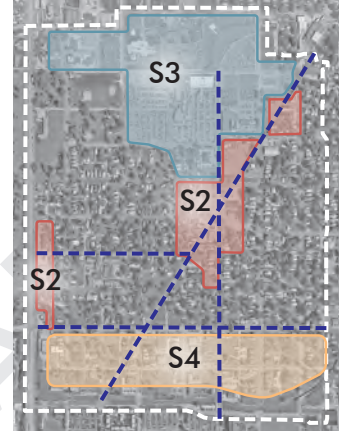
DEVELOPMENT STANDARDS

3. Building Form and Style: Type E | Core Development

LOT STANDARDS



BUILDING LOCATION KEY



LC	LOT COVERAGE	NA
DN	DENSITY	NA
LA	LOT AREA	3,000 sf min
LW	LOT WIDTH	25' min
FF	FRONT FACADE ZONE	0-10' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'
RS	REAR YARDS	5' min (alley adjacent)
SS	SIDE YARDS (EACH)	NA
SW	SIDEWALK WIDTH	8' min
BH	BUILDING HEIGHT	50' max 14' first floor height min
SH	MINIMUM STREETWALL HEIGHT	2 Stories within the Front Facade Zone

Note: The graphics contained in this section including illustrative plans, sketches, photographs, etc., are intended to portray design intent and not final architecture or site design. Final architecture and site design will vary depending upon end uses and review of submitted development proposals.



DEVELOPMENT STANDARDS

3. Building Form and Style: Type F | Corridor Development

3.6 TYPE F | CORRIDOR DEVELOPMENT

3.6.1 DESCRIPTION

The corridor development building type is typical of late 20th Century commercial development and will generally be found adjacent to highly traveled corridors. To provide safe, buffered pedestrian movement and enhance it aesthetically, a greenbelt is used. This building type should set the image and be designed to provide a good first impression. Structures will be developed at a moderate density with consideration for medium-scale retail uses on reduced lot sizes.

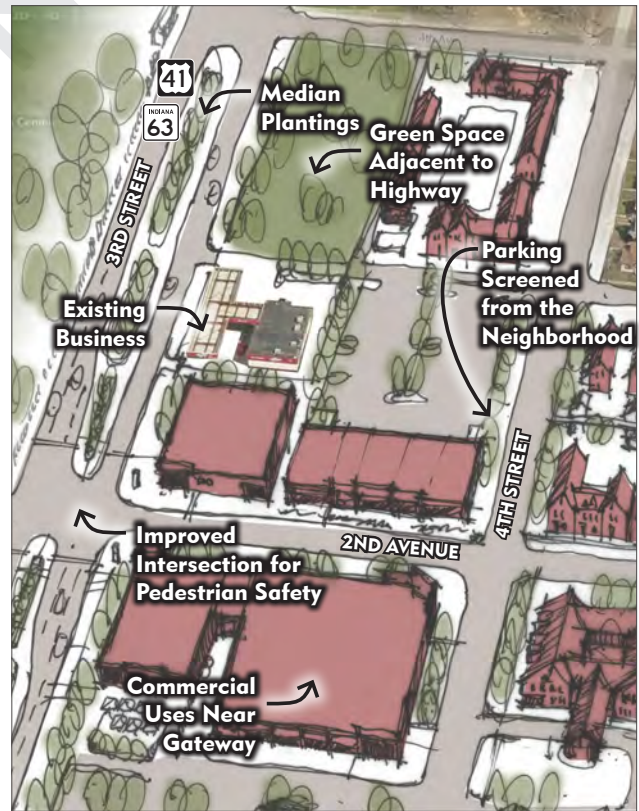
This area will include a mixture of community- and regionally-scaled commercial and office uses. Parking should not be located between developed structures and the Third Street corridor, but rather behind or to the side of buildings in landscaped parking lots.

3.6.2 SPECIAL REQUIREMENTS

- Driveways should be shared to reduce ingress and egress points.
- Additional curb cuts from public streets shall not be permitted unless an alley entry or side yard ingress/egress is not practical, as determined by the City Engineer.
- Parking areas shall be screened per Section 4.7(b) of this document's standards.
- Retail facades should be at least fifty percent (50%) transparent on the ground floor. Glass should be clear and not highly tinted or reflective in order to engage the customer.
- Blank, unarticulated facades are discouraged.



Examples of appropriate Type F development within the RHIC District.

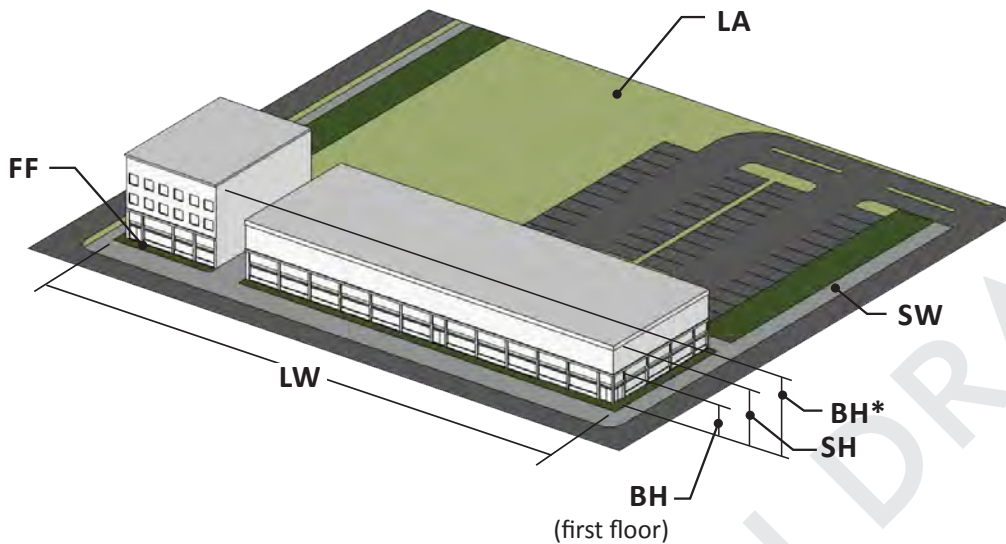


One possible development pattern for the RHIC District.

DEVELOPMENT STANDARDS

3. Building Form and Style: Type F | Corridor Development

LOT STANDARDS



BUILDING LOCATION KEY



LC	LOT COVERAGE	NA
DN	DENSITY	NA
LA	LOT AREA	1/4 acre min
LW	LOT WIDTH	100' min
FF	FRONT FACADE ZONE	0-20' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'
RS	REAR YARDS	10' min
SS	SIDE YARDS (EACH)	NA
SW	SIDEWALK WIDTH	8' min
BH	BUILDING HEIGHT	45' max 14' first floor height min *4.2(g)(ii) - exception
SH	MINIMUM STREETWALL HEIGHT	1 Story within the Front Facade Zone



An examples of appropriate Type F development within the RHIC District.

Note: The graphics contained in this section including illustrative plans, sketches, photographs, etc., are intended to portray design intent and not final architecture or site design. Final architecture and site design will vary depending upon end uses and review of submitted development proposals.



DEVELOPMENT STANDARDS | STANDARDS

TABLE 1: LOT STANDARDS BY BUILDING TYPE

Lot Type	TYPE A HOUSING 1	TYPE B HOUSING 2	TYPE C MULTI-UNIT HOUSING
Lot Coverage	50% max	NA	50% max
Density	8 du/ac min	10 du/ac min	15 du/ac min
Lot Area	3,600 sf min	1,875 sf min	NA
Lot Width	30' min	15' min	60' min
Front Facade Zone*	15'-20' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'	5'-20' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'	5'-20' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'
Rear Yard Setback	5' min	5' min	5' min
Side Yards (Each)	5' min	NA	5' min
Building Separation	10' min	20' min (applies to attached structure groups)	20' min
Sidewalk Width	5' min	5' min	8' min
Building Height	35' max (principal) 20' max (accessory)	40' max (principal) 25' max (accessory)	45' max (principal) 25' max (accessory)
Minimum Streetwall Height	NA	NA	NA

* For a definition, see page 41 of the supplemental Conceptual Redevelopment Plan.

STANDARDS | DEVELOPMENT STANDARDS

TABLE 1: LOT STANDARDS BY BUILDING TYPE (cont.)

Lot Type	TYPE D CAMPUS DEVELOPMENT	TYPE E CORE DEVELOPMENT	TYPE F CORRIDOR DEVELOPMENT
Lot Coverage	NA	NA	NA
Density	NA	NA	NA
Lot Area	0.5 ac min	3,000 sf min	1/4 acre min
Lot Width	150' min	25' min	100' min
Front Facade Zone*	0-30' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'	0-10' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'	0-20' 2nd Ave, 7th St, Lafayette Ave: 0'-5' Locust St: 5'-15'
Rear Yard Setback	5' min	5' min (alley adjacent)	10' min
Side Yards (Each)	10' min	NA	NA
Building Separation	20' min	NA	NA
Sidewalk Width	8' min	8' min	8' min
Building Height	65' max 14' first floor height min	50' max 14' first floor height min	45' max 14' first floor height min**
Minimum Streetwall Height	NA	2 Stories within the Front Facade Zone	1 Story within the Front Facade Zone

* For a definition, see page 41 of the supplemental Conceptual Redevelopment Plan.

**4.2(g)(ii) - exception



4. DEVELOPMENT AND DESIGN STANDARDS

4.1 INTENT

The following standards will be applicable to all new development within the boundaries of the RHIC Overlay District unless otherwise stated.

These standards are intended to guide the creation of compatible and desirable development within the RHIC Overlay District, and to protect individual land owners from poor design and development on adjacent properties.

4.2 ARCHITECTURAL DESIGN STANDARDS: Non-Residential, Mixed-Use, and Multifamily

The following building design standards are intended to allow for architectural diversity while encouraging building design that relates to and reinforces the overall existing and desired character of the district. The standards aim to create a strong building-to-pedestrian relationship through the use of building details that establish a human scale. Building design should reinforce exterior spaces, respond to the natural and existing built environment, use contextual building materials, and contribute positively to the social environment.

a. Massing

The scale, proportion, and massing of adjacent structures should inform the design of infill development.

b. Primary Facades

- i. Pedestrian level facades abutting public roads and/or parking lots or otherwise permanently exposed to the view of pedestrians or front facades of other structures shall have arcades, display windows, entry areas, awnings or other such features. Animating features such as these must total no less than sixty percent (60%) of their horizontal length.
- ii. Residential structures shall not have attached front facing garages. Garages shall be accessed from alleys.
- iii. Building facades should be oriented to adjacent streets or to the intersection of two streets if located on a corner.

c. Secondary Facades

- i. Any facade, other than a primary facade, shall include an expression of architectural or structural bay such as offsets, reveals, or projecting ribs through a change in plane of no less than twelve inches (12") in width, spaced no less than every twenty-five feet (25').
- ii. Building facades should be oriented to adjacent streets or to the intersection of two (2) streets if located on a corner.

d. Transparency

For pedestrian-level nonresidential and mixed-use facades, not more than fifty percent (50%) of the area between the height of two feet (2') and ten feet (10') shall be solid or opaque.



Suitable facade transparency at the pedestrian-level.

e. Windows

The size and proportion of upper story window openings shall be similar to those on surrounding primary facades.

f. Entrances

- i. There shall be a minimum of one (1) functional pedestrian entrance per building frontage accessed directly from the primary street frontage. Corner entrances may satisfy the intent of a primary entrance for corner buildings.
- ii. Principal entry doors shall be oriented toward the street and recessed, covered or otherwise clearly

identifiable through the use of architectural design elements including but not limited to: canopies, overhangs, recesses, arcades, peaked roof forms, arches, outdoor patios, display windows, and integral planters.

- iii. Entry areas shall be well-lit.
- iv. Building entrances should be oriented to adjacent streets or to the intersection of two streets if located on a corner.

g. Building Corner Treatment

- i. Buildings on corner lots shall address facade design on all street frontages.
- ii. The height may exceed established limits by ten percent (10%) for emphasis up to a distance of fifty feet (50') extending along each property line from the corner of the property.

h. Building Materials

- i. New structures, excluding roof application, shall incorporate the following materials or similar with regard to lifespan, durability, and aesthetic context.
 - Brick
 - Cast Stone
 - Native Stone
 - Cement Fiber-board (such as Hardie Plank or similar)
 - Glass with reflectance of thirty percent (30%) or less
 - Textured, Precast Concrete
 - Stucco
 - Terracotta
 - Wood
- ii. Materials, excluding roof application, shall not include:
 - Aluminium siding
 - Prefabricated steel panels
 - Smooth-faced concrete block



Appropriate building materials.

iii. Reflectance

- (a) Glass that is opaque or has a reflectance of greater than ten percent (10%) shall not be used on pedestrian-level facades. The use of low emissivity (low-E) glass is encouraged to maintain transparency.
- (b) Glass with a reflectance greater than thirty percent (30%) shall be prohibited.

i. Awnings/Canopies

- i. No structural element of an awning or canopy shall be located less than eight feet (8') above finished grade. Canopies and awnings shall be at least eighteen inches (18") behind the face of curb or recessed at least one foot (1') from an established or proposed tree line. Awnings on which awning signs are mounted may extend over a public right-of-way no more than seven feet (7') from the face of a supporting building. No awning, with or without signage, shall extend above the roof line of any building. Awnings or canopies which project over the public right-of-way require approval from the Board of Public Works and Safety.



Canopy protects outdoor seating area.

- ii. Awnings shall not be internally illuminated. Lighting directed downwards that does not illuminate the awning is allowed.

j. Balconies

- i. Balconies shall be a minimum of eight feet (8') above sidewalk grade.
- ii. Balconies should be designed so that they do not encroach into a public right-of-way more than four feet (4') and do not require support systems to be anchored within sidewalk clearance zones. Balconies which project over the public right-of-way require approval from the Board of Public Works and Safety.

k. Building Roof

- i. Parapets shall conceal flat roofs and rooftop equipment, such as HVAC units, from public view. Average height of such parapets shall not exceed fifteen percent (15%) of the supporting wall.
- ii. Overhanging eaves shall extend no more than three feet (3') past the supporting wall.
- iii. Sloping roofs shall not exceed the average height of the supporting wall.

4.3 ARCHITECTURAL DESIGN STANDARDS: Attached Housing

The standards in this section are applicable to: multiple-family dwellings including condominiums of three (3) stories or less, multiple-family dwellings including condominiums, attached single-family structures with three (3) or more units, or townhouse complexes. Additions to or the expansion of existing former residential structures now being used for multiple-family or commercial uses shall also employ the following standards.

Multiple-family structures greater than three (3) stories shall comply with the standards in Section 4.2.

a. Townhouse Complexes

- i. Units may not be connected on more than two (2) sides (each unit shall have a front and rear exterior wall).
- ii. Buildings shall be separated so that no single building has more than ten (10) ground floor units.
- iii. Units shall not have garage doors facing public streets. Garages shall be accessed from alleys.



Garage access is on the rear, not facing public streets.

b. Additions

- i. Additions to the front or side of an existing structure that are visible from a public street shall face the front of the lot on which they are located.
- ii. Additions to existing buildings that are visible from the street should be compatible with the original structure's character and the neighborhood context by relating to the basic shape, form, scale and setback.

c. Building Materials

- i. Building materials should:
 - be compatible with the character of adjacent buildings and the surrounding area
 - be durable and convey a sense of permanence
 - not diminish the existing character of the area
 - not present ongoing maintenance issues
- ii. The following materials are recommended for primary and/or accent uses on structures:
 - Clay Brick
 - Glass with reflectance of thirty percent (30%) or less
 - Granite

- Limestone
 - Marble
 - Cast Stone
 - Sandstone
 - Stucco
 - Terra cotta
 - Wood
 - Cement Fiberboard (such as Hardi-plank or a similar material)
- iii. Recommended materials for sloped roofs visible from the public rights-of-way include:
- Architectural shingles
 - Slate
 - Standing-seam metal or other similar materials
 - Tile
- iv. The use of a single building material visible from public streets - especially concrete, stucco or stone - without definition or accent is discouraged. Changes in material and surface can create a play of light and shadow across a facade, creating depth and visual interest.
- v. Trim board should be used on all building roof lines, corners, porches, windows, and doors on all elevations. Buildings constructed with a masonry exterior are exempt from this recommendation.



Attached housing demonstrating sloped roofs, appropriate/varied building materials.

d. Vertical And Horizontal Divisions

The front elevation (facade) of residential structures should be divided into smaller planes by recessing or projecting sections of the facade.

e. Building Roof

- i. Parapets shall conceal flat roofs and rooftop equipment, such as HVAC units, from public view. Average height of such parapets shall not exceed fifteen percent (15%) of the supporting wall.
- ii. Where appropriate, projecting roof eaves are encouraged on all elevations.
- iii. Overhanging eaves shall extend no more than three feet (3') past the supporting wall.
- iv. Sloping roofs shall not exceed the average height of the supporting wall.

f. Windows

- i. Windows are encouraged on all levels and on each facade. Windows should be proportionate to the facade.
- ii. Windows should be energy efficient and be compatible with the architecture of the primary structure.

g. Landscaping

- i. All street-facing building setback areas should include landscaping.
- ii. The landscaping should be proportionate to the overall size of the structure.

h. Balconies

- i. Balconies shall be a minimum of eight feet (8') above sidewalk grade.
- ii. Balconies should be designed so that they do not encroach into a public right-of-way more than four feet (4') and do not require support systems to be anchored within sidewalk clearance zones. Balconies which project over the public right-of-way require approval from the Board of Public Works and Safety.
- iii. Balconies should be fully or partially recessed into the structure.

4.4 ARCHITECTURAL DESIGN STANDARDS: Detached Infill Housing

The lots that are currently platted within the district are distinctive of an urban neighborhood in width, length, and the presence of rear alleys. In order to maintain the historic residential density of the area (which can heavily impact the streetscape environment) while allowing for modern design that is compatible to existing residential structures within the neighborhood, the following recommendations and requirements shall apply.

a. Facade

- i. A single house elevation (including its mirror image) shall be separated by no less than two other differing elevations along the same block face to reduce monotony.
- ii. Residences shall include windows on all sides of a structure to avoid the use of blank, unarticulated facades on residential structures.
- iii. The inclusion of the following elements (whether some or all) is strongly encouraged in detached housing design: a front porch at least eight feet (8') wide and four feet (4') deep; reverse gable; turrets; sunroom, screened porch, or other projection; transom windows; bay windows; dormers; decorative geometric front, rear and side gable roof vents; or shutters.

b. Garages

Residential structures shall not have attached front facing garages. Garages shall be accessed from alleys or side streets.

c. Materials

Prohibited materials include:

- i. T111 Wood Siding
- ii. Cinder Block or similar masonry unit
- iii. Vinyl Siding less than 0.044 inches in thickness. Vinyl siding shall be approved and endorsed as meeting or exceeding ASTM D3679 by the Vinyl Siding Institute (VSI) through the VSI siding certification program.

4.5 STREETScape

Streets and sidewalks often form the greatest amount of public space in urban areas. Streetscape amenities including lighting, landscaping, public art, awnings and signage can contribute to the vibrancy of an urban neighborhood. Similarly, vending machines or outdoor storage can detract. Development that affects the right-of-way shall adhere to these standards.

a. Sidewalks

- i. Sidewalks for Type A and B development shall be a minimum width of five feet (5').
- ii. Sidewalks for Type C, D, E, and F development shall be a minimum width of eight feet (8').
- iii. Maintain a minimum clear zone of forty-two inches (42") for accessibility.
- iv. Sidewalks shall be provided on both sides of a street.
- v. Objects placed within the right-of-way require approval from the Board of Public Works and Safety.

b. Alleys

- i. Buildings should generally be serviced from alleys.
- ii. Alleys shall be constructed to be suitable for emergency and service vehicle access and are subject to applicable local, state, and federal laws.
- iii. Curb cuts along any given block edge shall be located no closer than sixty feet (60') to each other and parallel right-of-way edges.

c. Shared Access

Development that includes adjacent parking areas within the same block shall share access from right-of-way or provide opportunity for cross-access between parking areas.

d. Utilities

New utility infrastructure including electrical, communication, and other forms shall be located underground.

e. Maintenance

Property owners shall be responsible for the maintenance of sidewalks adjacent to their properties per Terre Haute City Ordinance 6-160. Attention to the maintenance of sidewalks, landscaping, lighting, parking, fences and walls prevents decline, protects investment, and increases the perception of safety.

4.6 LANDSCAPE DESIGN

A well-landscaped site is not only visually appealing, it also serves to screen and buffer structures and uses, delineate separations, conserve energy, and moderate the effects of sun and wind.

a. Street Trees

Deciduous street trees shall be provided within the right-of-way along the frontage of any new construction or renovation unless street trees already exist. Coordinate the planting of street trees with the City. Existing street trees that are in decline as determined by the City shall be replaced. Refer to the City's Preferred Street Tree Species List (May 2009) for a list of trees that are appropriate for streetscaping and compatible with utility infrastructure.

- i. Street trees shall be spaced between twenty to forty feet (20-40') on center, depending on mature crown width and utility conflicts.
- ii. Plant material shall not be placed in the sight prism as defined by UDO (IV)(L)(10)(c).
- iii. Street trees shall be a minimum of three and one-half inch (3-1/2") caliper at the time of planting.
- iv. Street trees shall be planted in a planting area that is a minimum width of four feet (4') and an overall minimum square footage of thirty-two feet (32'). A linear tree well is preferred and more conducive to sidewalk planting. Where necessary, a tree grate shall be placed to maintain a flush grade.

b. Parking Area Landscaping

The following requirements shall be applicable to new parking areas or those expanded by more than thirty percent (30%).

- i. For any development that provides parking for more than ten (10) vehicles, interior planting shall be required for at least ten percent (10%) of the total area of the parking lot.
 - (a) A minimum of one (1) tree (planted in tree islands) shall be provided for each five (5) parking spaces.
 - (b) Tree islands shall be installed intermittently, and measure at a minimum eighteen feet (18') in length (the equivalent of a parking stall), four feet (4') in width and four feet (4') in depth to protect plantings from vehicles and foot traffic and to accommodate a tree root system.

- (c) All unimproved earth areas shall be planted, restored or otherwise protected from erosion.
- (d) Ongoing maintenance, including the replacement of dead or unhealthy plants, shall be provided by the parking area owner/leaseholder.

- ii. Surface parking lot perimeters shall be screened from public streets and residential areas by a continuous screen a minimum of forty-two inches (42") in height, including a minimum of one (1) deciduous shade tree per twenty-five feet (25'). If shade trees already exist in the right-of-way adjacent to the parking area, such trees may be counted to satisfy this requirement. The screen may be achieved through the use of:
 - (a) living plant material a minimum of five feet (5') in width; fifty percent (50%) of which shall be evergreen species
 - (b) masonry walls, metal or wrought iron decorative fencing a minimum of two feet (2') in width
 - (c) or a combination of 1 and 2 above.



Parking edge landscape treatments

- iii. See the City's zoning ordinance for additional landscaping standards, review and approval procedures.

c. Native Plants

Native plants that are suitable to Terre Haute's environmental conditions (soil, temperature, rain, snow-melt substances, etc.) are recommended for required and voluntary landscaping projects. Native plants are often hardier, and require less irrigation than non-native plants.



4.7 PARKING AND ACCESS

The following standards encourage use by all modes of transportation (“Complete Streets”). For minimum number of required spaces and additional parking standards, refer to UDO VII.II(C) for the City’s Parking, Loading, and Stacking requirements.

a. Parking Maximums

If the number of proposed parking spaces exceeds the maximum set forth in the UDO, then one of the following shall apply:

- i. The additional spaces shall be placed entirely within a parking structure.
- ii. Vegetated swales and permeable paving shall be used to detain stormwater runoff and to filter toxins.
- iii. Canopy trees and other plant material shall be provided for a minimum of fifteen percent (15%) of the total paved area in such a manner as to achieve shade over fifty percent (50%) of the area.

b. Surface Parking Areas

These standards attempt to minimize the visual effect of surface parking lots and create a walkable, pedestrian-friendly, urban community.

- i. Surface parking lots within the neighborhood shall be located behind proposed structures in order to maintain a consistent street wall. Surface parking lots shall not be located in the front or side yard of any new structure. In the event that a use is large enough to occupy an entire block, eliminating the opportunity for hidden parking, the lot shall be screened from public streets, public open spaces, and buildings that front the parking lot according to the standards of the landscape design section 4.6(b) herein.
- ii. The minimum number of required parking spaces shall be in accordance with UDO Table VII.5: Off-Street Parking Space Requirements.
- iii. Vegetated swales, permeable paving, or other best management practice (BMP) shall be used to partially or wholly detain stormwater runoff and filter toxins.
- iv. Refer to section 4.6(b) for parking lot interior landscaping requirements.

- v. Parking areas shall be hard surfaced and internally drained. Stone or gravel shall not be permitted as a parking surface. Pervious pavement (shown in the adjacent photo) and individual pavers shall be permitted.

c. Parking Structures

- i. Parking structures shall adhere to all building location and design standards.
- ii. Ramped floors shall not be visible from the street.
- iii. Parking garages may be accessed by alleys or streets not identified in the Conceptual Redevelopment Plan as “major”.

d. Joint (Shared) Off-Street Parking Facilities

Joint facilities are permitted in accordance with UDO VII.II (C)(5). Parking facilities may not be located off-site.

e. Drive-Through Facilities

Drive-through facilities (drive-up windows, fuel pumps, etc.) shall only be permitted if allowed in the underlying zoning district. Vehicular access should be provided from an alley or rear drive. If accessed from streets, preference should be given to the street with the least traffic volume.

f. Bicycle Facilities

All modes of transportation are encouraged including bicycle transportation.

- i. One bicycle parking space shall be provided per 10,000 square feet of building gross floor area (GFA).
- ii. Bicycle parking facilities shall be located
 - (a) within seventy-five feet (75’) of the primary entrance of the structure they are associated with, or
 - (b) in adjacent parking lots, structures, or designated interior space.
- iii. Designated bike parking facilities may be located within the public right-of-way upon approval by Board of Public Works and Safety.

g. Shared Access

Shared access shall be coordinated with contiguous lots Access at the side or rear of buildings is encouraged.

h. Access Management

New access points onto the major and minor arterials within the district shall be coordinated with existing access points whenever possible and approved by the City Engineer. Vehicular access for residential properties shall be solely provided by alleys.

- ii. Site lighting shall be required to illuminate pedestrian areas outside of the public right-of-way including parking areas, building entries, service areas, sidewalks, pathways, parks, and plazas.
- iii. Luminaires used only to illuminate pedestrian facilities shall not be mounted higher than fifteen feet (15') from the finished grade of the walking surface.
- iv. Luminaires used only to illuminate surface parking areas shall not be mounted higher than twenty-five feet (25') from the finished grade of the walking surface.
- v. The electrical service to all outdoor lighting shall be underground.
- vi. Partially shielded fixtures, partial cut-off fixtures, unshielded fixtures, and any fixtures that are not fully shielded with opaque or translucent shielding are prohibited.

4.8 SIGNAGE

The following standards shall apply:

a. General Sign Standards

The requirements within UDO Table VIII-4: Downtown Zoning District Signs shall apply to signs within the RHIC Overlay District.

b. Permitted Signs

- i. Monument Signs
- ii. Wall Signs
- iii. Awning Signs
- iv. Canopy Signs
- v. Projecting Signs
- vi. Window Signs

c. Prohibited Signs

- i. Off-premise Signs (Billboards)

4.9 SITE LIGHTING

Lighting serves many functions in a downtown environment. It extends the energy of the daytime street life into the evening, contributes to the perception of safety and enhances the appearance of the downtown. Existing light fixtures being repaired or replaced by the City or those already approved or existing in private developments are exempt from the requirements of this section.

a. General Lighting Standards

- i. Refer to UDO VII.II (B) for complete outdoor lighting standards.

4.10 OPEN / PUBLIC SPACE

Open space comes in the form of plazas, parks, athletic fields, and places to rest on the street.

a. Provision

- Multifamily and mixed-use development that includes a residential component shall provide semi-public or public open space at a rate of five percent (5%) but not smaller than one hundred fifty (150) square feet.
- i. Open space may be landscaped or hard surfaced and may include patios, plazas, parks, squares, water features, and similar spaces.
 - ii. Open space may be combined with the public streetscape to create an enlarged, publicly accessible area that meets these requirement.
 - iii. Retention ponds and designated parking areas shall not count toward minimum open space requirements.
 - iv. Development sites located within five hundred feet (500') of a public park shall not be required to provide common open space.



DEVELOPMENT STANDARDS | STANDARDS

b. Tree Preservation

Existing trees, unless diseased or otherwise determined to be a hazard due to age or condition, shall be incorporated into planned open spaces that are intended to serve as natural, active or passive recreation park areas.

c. Public Space as Infrastructure

Parks and open space areas may also serve as drainage infrastructure when raingardens, swales, and similar stormwater filtration techniques are integrated into the design.



This green area doubles as both public open space and stormwater infrastructure.

d. Green Roofs

Rooftop gardens may count for up to thirty percent (30%) of required open space.

4.11 FENCE / WALL

Fences and walls shall not exceed forty-two inches (42") in height in a front yard or six feet (6') in height in a side or rear yard.

a. Materials

Fences and walls shall be constructed of wood, decorative metal, textured masonry, stone, or synthetic materials styled to simulate natural materials.

b. Height

Fences and walls shall not exceed six feet (6') in height in any side or rear yard or forty-two inches (42") in height in any front yard.

c. Opacity

Front yard fences shall be at least fifty percent (50%) open.

4.12 MECHANICAL AND SERVICE AREAS

a. Visibility

Roof-, ground-, and building-mounted mechanical equipment such as air conditioning units or meters shall not be visible from and/or shall be screened from adjacent streets or sidewalks.

b. Screening

Except for dumpsters recessed into a building, the minimum height service area or dumpster enclosure screening shall be six feet (6'). Gates shall be provided.

4.13 OUTDOOR STORAGE AND DISPLAY

a. Approval

No outdoor sales, display or storage of equipment shall occur within the right-of-way without approval by the Board of Public Works and Safety.

b. Screening

Outdoor storage of equipment or materials, or outdoor display of merchandise, shall be screened in accordance with the UDO.

4.14 SUSTAINABLE STANDARDS

It is important to promote an ecologically healthy environment which can, in turn, contribute to economic health by reducing long-term energy costs and demands on utilities and infrastructure.

a. Drainage and Erosion Control

Due to necessary mitigation of Terre Haute's combined sewer overflow (CSO) system, new development must manage stormwater on-site. Sandy soils present within the study area facilitate stormwater infiltration, making it possible for sustainable design solutions (i.e. rain gardens, bio-swales, pervious pavements, etc.) to manage stormwater in redeveloped areas.

- i. Redevelopment of roadways and sidewalks shall not raise existing grades along the edges of the right-of-way.
- ii. Roadways that utilize rain gardens/infiltration basins within medians should have a cross slope of one percent (1%) towards the center of the roadway.
- iii. Planted areas adjacent to roadways should be considered for redesign to function as raingardens.



Rain gardens between sidewalk and parking lane drain stormwater runoff and provide space for vegetation.

- iv. Native plants are encouraged to decrease the amount of care and watering needed. Plants used in the downtown landscape should be hardy, drought-resistant, and tolerant of winter conditions including cold and snow-melting substances.

b. Waste Control

Recycling containers are encouraged as part of both public and private development in addition to or in combination with trash containers.

c. Sustainable Utilities

Sustainable utility alternatives such as solar and wind energy or others are encouraged.

d. Sustainable Buildings

- i. All development projects including renovation and new construction are encouraged to meet or obtain LEED (Leadership in Energy and Environmental Design) certification standards as an expression of

commitment to sustainable construction, energy efficiency, and a healthy environment.

- ii. Rainwater harvesting is encouraged (in appropriate quantities) to be used for watering landscapes as opposed to using chlorinated, potable water.
- iii. Solar access, both for energy generation and access to natural lighting, is encouraged as a form of alternative energy. Buildings that utilize solar generation equipment have lower energy costs. Buildings with a high amount of natural “daylighting” have lower lighting costs and may have lower heating costs during colder seasons.
- iv. Where possible, natural ventilation is encouraged as an alternative or supplement to fan-forced ventilation. Natural ventilation uses the natural forces of wind and buoyancy to deliver fresh air into buildings that can alleviate odors, provide oxygen for respiration, and cool a warm environment. The use of natural ventilation can have an effect on building design.
- v. New construction and existing buildings are encouraged to incorporate awnings into building design. Aside from the aesthetic benefits, awnings can provide shade for interior spaces contributing to lower cooling costs. Awnings can be designed to be adjustable to respond to sun angles during different times of day or year.
- vi. The use of roofing materials with a high amount of reflectivity is encouraged. This can contribute to lower cooling costs during months of extreme sun exposure. It can also help to combat the Urban Heat Island effect.

4.15 DEMOLITION

At times, it becomes necessary to demolish structures for safety reasons. Whether the structures are historic or not, this action should not be taken lightly as each of these buildings possesses a certain amount of embodied energy that is lost forever. For historic buildings, it is important to consider the building owner’s property rights, the structural condition of the building, and the integrity of the surrounding context. There are programs available to work with and assist property owners, designers, and developers. If buildings must be demolished (without proposing infill or redevelopment of the site), landscaping and other site elements should be encouraged to establish a street wall boundary.





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