

Part IV
Article XXXIX
Eastgate District Overlay Standards

Section 3900 Definitions

Building: means any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals or property, including detached garages and permanent canopy structures.

Building Addition: means a part added to a building, either by being built so as to form one architectural whole with it, or by being joined with it in some way, as by a passage, and so that one is a necessary adjunct or appurtenance of the other or so that both constitute the same building.

Building Frontage: “Building frontage” means the side, or facade, of a building closest to and most nearly parallel to an abutting street.

Building Frontage, Primary: “Primary building frontage” means a building frontage that abuts a street listed as a primary street in the applicable Overlay Areas subsection of this chapter

Building Frontage, Secondary: “Secondary building frontage” means a building frontage that abuts an alley or a street not listed as a primary street in the applicable Overlay Areas subsection.

Building Rear: “Building rear” means the wall or plane opposite the primary building frontage. For a building on a corner lot, the building rear is the wall or plane opposite the wall or plane containing the principal building entrance.

Building Setback Line: means the line, beyond which no building or parts thereof shall project, except as otherwise provided in this ordinance.

Conditional Use: Conditional uses are those uses that, because of special requirements or characteristics, may be allowed in a particular zoning district only after review by planning commission and granting of conditional use approval imposing such conditions as necessary to make the use compatible with other uses permitted in the same zone or vicinity.

District: means a portion of the territory of the City of Valparaiso, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this ordinance.

Driveway: is any access corridor leading from a public right-of-way to a parking lot, aisle, parking circulation area, garage, and off-street parking space or loading space. The division of traffic engineering and parking limits points of driveway access from residentially zoned lots abutting both an improved alley and street.

Drive-Thru: “Drive-thru” means a building or portion thereof that, by design, permits customers to receive goods or services while remaining in a motor vehicle.

Easement: means a grant of property by a property owner to the use of land by the public, a corporation, or persons for specific purposes as the construction of utilities, drainage ways, roadways, or public parking.

EOD: Eastgate Overlay District, (EOD)

Primary Facade: the exterior face of a building which is the architectural front that faces a primary street, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Gross Floor Area: means the total floor area of all main and accessory buildings, whether closed or unenclosed, measured from the exterior building face, including storage areas but excluding interior areas used for parking and loading and access thereto.

Interior Landscaping: All greenspace within the curb of the outer most perimeter of the paved parking area.

Overlay District: means a district established by ordinance to prescribe special regulations to be applied to a site in combination with the underlying or base district.

Parapet: A low guarding wall at any point of sudden drop, as at the edge of a terrace, roof, battlement, balcony, etc.

Parking Lot: “Parking lot” means any off-street public or private area, under or outside of a building or structure, designed and used for the temporary storage of motor vehicles.

Principal Building: “Principal building” means a building in which the principal use of the property is conducted. All parcels containing at least one building shall be deemed to have a principal building. A parcel may contain more than one principal building.

Public-Private Setback Zone: “Public-private setback zone” means an area between a principal building and a public street right-of-way line utilized for seating, outdoor dining, public art and/or other pedestrian amenities. Which is maintained by the property owner but granted to the city for improvements.

Reconstruction: “Reconstruction” means the replacement or rebuilding of a building, premises or structure.

Right of Way: means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utility or facility.

Setback: “Setback” means the distance between a lot line or right-of-way line and a building, structure, defined outdoor area serving as the primary activity, parking lot, or vehicular circulation area.

Site Triangle: means the triangular area formed by a diagonal line connecting two points located on intersecting street right of way lines (or right of way line and the curb or edge of driveway).

Street frontage: is defined as the width or depth of the lot or development site along any abutting public right-of-way.

Primary Street List: Lincolnway, Laporte Ave, Roosevelt Ave, Sturdy Rd, University Village Rd.

Section 3905 Eastgate Zoning Overlay Area

A parcel of land in both the Southeast Quarter (SE ¼) and the Southwest Quarter (SW ¼) of Section 19, Township 35 North, Range 5 West of the Second Principal Meridian, and in the Southeast Quarter (SE ¼) of Section 24, Township 35

North, Range 6 west of the Second Principle Meridian, the parcel located in the City of Valparaiso, County of Porter, Indiana, and described as:

Beginning at the centerline intersection of Lincolnway (State Road 130) with LaPorte Avenue; thence westerly along the centerline of said LaPorte Avenue and the westerly prolongation of said centerline to the west line of Garfield Avenue; thence north or south, as required, along said west line to the SE corner of lot 5 in DeWolf's Subdivision of Block 32 in Woodhull's Addition to the Town (now City) of Valparaiso; thence west along the south lines of said lot 5 and lot 6 in said subdivision to the SW corner of said lot 6; thence north along the west line of said lot 6 and the northerly prolongation of said west line to the north line of said Lincolnway and the south line of lot 2 in Block 31 of said Woodhull's Addition; thence west along said south line of lot 2 to the SW corner of said lot 2; thence north along the west line of said lot 2 to the south line of the east-west alley in said Block 31; thence east along said south line, and the easterly prolongation of said south line to the east line of said Garfield Avenue and the west line of lot 1 in Brown's Subdivision; thence north along said west line to the midpoint of said west line; thence easterly to the midpoint of the west line of lot 10 in said Brown's Subdivision; thence north along said west line and the northerly prolongation of said west line to the centerline of Jefferson Street; thence east along said centerline to the centerline of Roosevelt Road; thence north along said centerline to a point directly west of the NW corner of lot 5 in Mitzner's Addition to the City of Valparaiso, Indiana; thence east to said NW corner of lot 5; thence east along the north line of said lot 5 to the NE corner of said lot 5 and the east line of said Mitzner's Addition; thence north along said east line to an intersection with the westerly prolongation of the south line of Meyer's Addition to the City of Valparaiso; thence easterly along said prolonged line to the SW corner of said Meyer's Addition; thence east 482.63 feet along said south line of Meyer's Addition to the SE corner of lot 6 in said Meyer's Addition; thence south 25.0 feet along the southerly prolongation of the east line of said lot 6; thence east 100.0 feet to a point on the west line of Caryer's Addition to the City of Valparaiso, said point 200.0 feet south of the north line of said SW $\frac{1}{4}$, Section 19; thence south along said west line to the SW corner of said Caryer's Addition; thence east along the south line of said Caryer's Addition, and the easterly prolongation of said south line to the centerline of Marks Road; thence north along said centerline to a point 170 feet south of the intersection of said centerline with the centerline of Chicago Street from the West; thence easterly 295 feet, more-or-less, to a point on the west line of a lot described in a document recorded in Deed Record 406, Page 566, in the Porter County Recorder's Office, said point being 348.3 feet west of the east line of said SW $\frac{1}{4}$ Section 19; thence south parallel with said east line to the SW corner of a lot described in a document recorded as instrument number 01-203700 in said Recorder's Office; thence east along the south line of said lot, 348.3 feet to said east line, SW $\frac{1}{4}$ and the west line of Kaplan's Subdivision; thence north or south as required to a point on said west line that is on the westerly prolongation of the north line of lot 8 in said Kaplan's Subdivision; thence east along said prolongation and along said north line to the east line of said Kaplan's Subdivision; thence south along said east line, and the southerly prolongation of said east line to the south line of said LaPorte Avenue; thence northeasterly along said south line to an intersection with the right-of-way of the former State Road 49, said point of intersection also being the north corner of a tract containing a Dairy Queen Store; thence south 417.16 feet along the east line of said Dairy Queen tract to the SE corner of said tract; thence continuing on the southerly prolongation of the preceding course to the centerline of Knode Creek; thence easterly and northeasterly along said centerline to the west line of Streamwood – Unit 1; thence south along said west line to the south line of said SE $\frac{1}{4}$, Section 19; thence west along said south line to the centerline of Sturdy Road; thence north along said centerline to its intersection with said centerline of Lincolnway; thence northerly and northwesterly along said Lincolnway centerline to its intersection with said centerline of LaPorte Avenue and the point of beginning.

The purpose of the Eastgate Overlay District (EOD) is to regulate development in the defined 'Eastgate District' in order to establish harmonious definition between buildings, open space, parking, vehicular traffic and pedestrian movement throughout the corridor. This will be accomplished by providing clear linkages, safe routes, spatial transparency, even traffic/pedestrian flow, architectural integrity and a "human scale" feeling to the district. This document is meant to

encourage the best design of improvements to the built environment establishing a corridor that is consistent and contextual.

Successful corridors are typically characterized by pedestrian-oriented architecture, building setbacks, rear and side loaded parking lots, commercial land uses, street systems that incorporate alleys, and shared parking. The provisions of the EOD are intended to encourage pedestrian-scaled development featuring retail display windows, reduced building setbacks, and other pedestrian-oriented site design elements. Where applied, EOD standards generally require full compliance for new construction, partial compliance for exterior building additions/alterations and minimal or no compliance for routine maintenance and the replacement in-kind of materials.

IC 36-7-4-1401.5

Power of legislative body to designate zoning districts where plan required Sec. 1401.5.

- (a) A legislative body may, in a zoning ordinance, designate zoning districts in which a development plan is required. If a zoning district is designated under this section, the plan commission must approve or disapprove a development plan under this series for real property within the zoning district.
- (b) The plan commission has exclusive authority to approve or disapprove a development plan for real property located within the plan commission's jurisdiction.
- (c) Designation by the legislative body of a zoning district where a development plan is required is a legislative act, and is not subject to review by certiorari under section 1016 of this chapter.

As added by P.L.320-1995, SEC.24.

Section 3910 Goals of the Eastgate District Overlay

To facilitate the redevelopment of the Eastgate District into mixed use centers that reflects the vision and public consensus of the Eastgate Master Plan.

To promote the use of quality and long lasting building materials, as well as building design, landscaping and site designs.

To promote the creation of urban places which are oriented to pedestrians, thereby promoting citizen security and social interaction.

To encourage shared parking facilities, rather than separate off-street parking facilities for each individual use.

To expand the City of Valparaiso's tax base by facilitating quality reinvestment in the Eastgate District.

To integrate Eastgate businesses into the fabric of the City through connections with the street and sidewalk network, compatibility in design and architecture, and well designed and effective screening and buffering.

To enhance the local businesses by providing cost effective solutions for the upgrading and renovations of existing businesses and improving the aesthetics of the corridor to promote new and repeat business.

Section 3915 Applicability and Extent

- A. On a commercially-zoned, commercially-used, or multi-family residential property within the designated EOD area:
1. New placement, new construction, or new reconstruction of a principal building is subject to all standards and requirements of this Overlay.
 2. Any expansion of an existing principal building's gross floor area of less than 50% requires the front façade to be renovated in compliance with the Architectural Design Standards for Aesthetic Improvements of Existing Buildings. Upon the initial expansion of the building a sum will be totaled for that parcel. Once the building has expanded by 50% or greater (whether over a series of expansions or from an initial expansion) the building will be subject to meet all standards and requirements of this Overlay.
 3. The expansion of a principal building's gross floor area by 50% or more requires the entire building and site to meet all standards and requirements of this Overlay.
 4. Any new extension or expansion of a principal building façade is subject to all Architectural Design Standards for New Construction of this Overlay. (Subject to the approval of the Planning Commission)
 5. Any exterior alteration of a primary building frontage is subject to full EOD requirements for Architectural Design Standards for Aesthetic Improvements of Existing Buildings.
 6. Existing building and site improvements may remain in their current condition as long as no additions are added to the existing building.
 7. Use of available economic incentives will require conformance with the Architectural Design Standards for New Construction and/or Architectural Design Standards for Aesthetic Improvements of Existing Buildings.
- B. The construction or installation of parking lots, fences and other accessory structures on commercially-zoned, commercially-used, or residential properties shall comply with the EOD.
- C. The installation of new on-site lighting shall comply with Valparaiso Code and EOD.
- D. The standards and requirements of this overlay may be waived for buildings officially designated as historic if they would result in an unacceptable modification of the original, historic appearance of the building as determined by the Planning Commission.
- E. Routine maintenance and in-kind replacement of materials are exempt from the standards and requirements of this Overlay.
- F. Any modification of building facades (window replacement, material change, etc.) will require an ILP (Improvement Location Permit). Any modification that includes more than 25% of the facade will be required to comply with the Architectural Design Standards for Aesthetic Improvements of Existing Buildings. Any modification to the site by 50% or greater shall comply to all site related standards of this Overlay.
- G. Any expansion of an commercial use housed within an existing residential or historical structure shall conform to the intent of the Overlay Standards. Planning Commission can waive any standards to allow for architectural consistency with the existing structure.

- H. Cross-easement for access shared parking shall be granted by property owners for retail patrons of the Eastgate District.

The standards contained in the EOD are in addition to the regulations of the underlying zoning districts. Where the provisions of this Chapter conflict with those of the underlying zoning district or other provisions of this zoning code, the Eastgate Overlay District applies, when the overlay district code is silent, the zoning code applies.

Section 3920 Setbacks

- A. Along a primary street, any new building shall be constructed a maximum of twenty-five (25) feet, plus or minus two (2) feet from the curb line, and a minimum of fifteen (15) feet from the curb line. In no case shall the building be constructed inside the right-of-way line. An additional fifteen (15) feet of right of way shall be granted to the city by the property owner where parallel parking is planned in future widening of primary streets.
- B. Any new corner lot building shall be constructed a minimum of ten (10) feet and a maximum of fifteen (15) feet from the curb line of the secondary street. The building shall be constructed a maximum of twenty-five (25) feet, plus or minus two (2) feet from the curb line and a minimum of fifteen (15) feet from the curb line of the primary street. The building shall not be constructed inside the right-of-way line in either instance.
- C. A portion (no more than $\frac{2}{3}$) of any new building frontage setback can be increased from the setback line to a maximum of an additional ten (10) feet if the setback area is surfaced with brick, stone or concrete and provides an outdoor display or amenity such as dining. See diagrams above.
- D. Side yard building setbacks shall be a minimum of five (5) feet. A 0' building setback shall be permitted if an adjacent building is connected to an existing building provided the City of Valparaiso Fire Code is met.
- E. Any new buildings shall be constructed at a minimum ten (10) foot setback from each other.
- F. The outdoor display for the sale or leasing of merchandise or equipment is subject to a ten (10) foot setback from the curb line and may not be located within the right-of-way for pedestrian and vehicular safety.

Section 3925 Accessibility

- A. Pedestrian Easement: A minimum ten (10) foot, (5) feet of public sidewalk (measured from back of curb) and (5) feet wide of streetscape, corridor shall be provided along each primary street (excluding alleys) and extending the full length of the frontage and connecting to the sidewalks on adjacent properties.
- B. A pedestrian walkway shall be provided from the public sidewalk to each building entrance.

- C. All buildings along a primary street shall have their main entry along the primary frontage.
- D. More than one (1) curb cut along a primary street (per each parcel) will not be permitted unless Planning Commission determines that a new curb cut is the only means available to provide vehicular access to the site and that the proposed curb cut location meets all city standards and requirements.
- E. A pedestrian walkway shall be provided from a parking lot to a building entrance.
- F. Access points, curb cuts, shared driveways, parking layouts, and adjustments to the spacing requirements denoted in the EOD shall receive approval from the Planning Commission.
- G. A minimum of one hundred eighty-five (185) feet shall be provided between full service curb cuts on separate lots or to public streets, as measured from pavement edge to pavement edge.
- H. Existing curb cuts not conforming to the 185' minimum spacing may remain on isolated lots (subject to the approval of the Planning Commission and the City Engineer.) A lot is considered isolated if due to property size, minimum spacing standards cannot be achieved and where joint access that meets minimum spacing standards cannot be obtained or is undesirable in terms of conflicting land uses or traffic volumes. When joint access/shared parking to an approved full service curb cut becomes available that addresses these concerns, then the property owner shall close curb-cuts not conforming to the (185) feet minimum spacing.
- I. A lot may be permitted two (2) curb cuts when the curb cuts are spaced a minimum of one hundred and eighty-five (185) feet apart as measured from pavement edge to pavement edge, and when minimum spacing standards from adjacent access or public streets are met.
- J. A lot that contains a building with drive-thru service may have two (2), one (1)-way curb cuts depending on site layout, location of adjacent access, and whether adjacent access is available and may be shared. Subject to the approval of the Planning Commission.
- K. As new development or redevelopment occurs shared curb cuts with adjoining lots is encouraged, subject to the review of the Planning Commission.
- L. If needed for building use, a service alley or designated loading space shall be reserved at the rear of the building.
- M. Drive-thru pickup windows and coverings are prohibited on primary building frontages and shall be attached to the rear or side of the principal building.
- N. Corner lots are permitted (2) curb-cuts, one on each frontage street, providing it meets the minimum spacing requirements.
- O. Drive thru services will be subject to conditional use application and approval by Planning Commission.

Section 3930 Architectural Design Standards for Aesthetic Improvements of Existing Building (excluding residential)

- A. General Guidelines:

These guidelines apply to all existing buildings undergoing façade renovations/improvements.

All buildings with a proposed addition greater than 49% of the existing building square footage are required to follow the Architectural Design Standards for New Construction.

1. Traditional architecture is preferred in the overlay district in order to create the appearance of a cohesive district. Radical design themes, elaborate structures or forms are discouraged due to their inability to blend in or complement the adjacent buildings.
2. Primary exterior entrance shall be located, wherever possible, within the primary building frontage. At a building corner where building frontages meet, one main entrance door may be located so as to meet the regulations for both building frontages. No exterior entrance is permitted from an exterior balcony. Secondary side loaded pedestrian entryways are permitted provided that the primary entrance is located within the primary building frontage facing the right of way.
3. The building walls shall incorporate architectural elements and materials consistent with the primary building frontage. A building frontage shall be articulated to avoid the appearance of a blank wall exceeding 20' in length, subject to approval of the Planning Commission.
4. Building colors shall consist primarily of natural material colors, such as buff, warm white, light gray, brick tones, etc. Bright (High Chroma) colors are acceptable for elements such as awnings, doors and building accents, but should not exceed 20% of the overall façade, including the roof.
5. Storefront windows shall be large enough to encourage visual connection between the outside and the inside. Upper story windows are generally smaller, and spaced at regular intervals in a traditional manner.
6. Improvements shall conform to the following requirements:
 - a) Remove existing signage and replace with signage in compliance with the Overlay District Standards.
 - b) Add or replace awnings on primary façade as recommended in the Architectural Design Standards for new construction.
 - c) Revise existing parapet detail to conceal flat roofs and rooftop equipment from public view. The average height of such parapets shall not exceed 15% of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatments of not less than twelve inches in height, and shall incorporate no less than three reliefs. Parapets shall be provided on all sides of the building in order to avoid the appearance of false facades from the back or sides of the primary building.
 - d) Screen all mechanical equipment (both ground mounted and roof mounted), and dumpsters per the Architectural Design Standards for New Construction.

6.1 Encouraged improvements (but not required)

- e) Update primary facade storefront glass system to comply with the Architectural Design Standards for New Construction. Where possible, glass openings should be 50% to 75% of the total wall area. (subject to the approval of Planning Commission)

- f) Update, where possible, all secondary building facades to match renovations/improvements made to the primary building façade (frontage).
- g) Add or revise sloped roofs per the Architectural Design Standards for New Construction.

Section 3935 Architectural Design Standards for New Construction (Excluding Residential)

A. General Guidelines:

1. Traditional architecture is preferred in the overlay district in order to create the appearance of a cohesive district. Radical design themes, elaborate structures or forms are discouraged due to their inability to blend in or complement the adjacent buildings.
2. Primary exterior entrance shall be located within the primary building frontage. At a building corner where building frontages meet, one main entrance door may be located so as to meet the requirement for both building frontages. No exterior entrance is permitted from an exterior balcony.
3. A building frontage shall incorporate architectural elements and materials consistent with the primary building frontage. A building frontage shall be architecturally articulated every 20 feet to avoid the appearance of a blank wall. Articulation includes but not limited to: pilasters, windows, material change, etc. Subject to approval of the Planning Commission.
4. Building colors shall consist primarily of natural material colors, such as buff, warm white, light gray, brick tones, etc. Bright (High Chroma) colors are acceptable subject to approval of the Planning Commission for elements such as awnings, doors and building accents, but should not exceed 20% of the overall façade, including the roof.
5. Storefront windows shall be large enough to encourage visual connection between the outside and the inside. Upper story windows are generally smaller, and spaced at regular intervals in a traditional manner.
6. Proposed Institutional building architectural design shall be approved by Planning Commission in accordance to these guidelines. Planning Commission has the flexibility to modify the architectural requirements of this Overlay.

B. Building Facades (All building frontages facing public right of way)

1. Materials: Materials should be traditional, such as brick, stone, simulated stone, wood or composite wood, stucco, or architectural precast concrete. EFIS shall be permitted as an accent material and not as a primary façade material. EFIS shall be limited to 30% of the entire building façades (front, sides and rear) excluding windows.

a) *40% of the building façade (excluding windows) shall be brick, stone, or simulated stone.*

2. Building Elements and Accent Materials: cornices, accents, or canvas awnings, overhangs, recesses/projections, peaked roof forms, arches, architectural details such as tile work and moldings, integral planters or wing walls, etc., shall be incorporated into the theme of the facade.
3. Configuration: Building facades shall be articulated through the use of fenestration (windows), structural expression (piers/columns), and similar details. Building façade (fronting a public right of way) glass openings shall be a minimum of 50% and a maximum of 75% of the wall area for the first floor. Building façade openings above the first floor shall be at least 25% and a maximum of 60% of the wall area. Non-frontage (accept rear) building walls shall be limited to a minimum of 15% glass openings and a maximum of 60%. Rear building walls and building walls not visible from public streets shall not exceed 30% glass openings. Building wall architectural detailing and articulation shall apply to rear and side walls per overlay code requirements.
4. All buildings with flat or barreled roofs frontages shall have a parapet up to a minimum of 15' above the adjacent ground plane. It is encouraged to provide an appropriate cornice detail to finish the parapet. Frontages may have a sloped roof.

C. Building Glass

1. All glass on the first floor shall be clear glass, permitting a view into the building's interior to a minimum depth of 4'. Reflective glass is not permitted. Tinted glass shall be permitted for Office uses only.
2. Storefront windows may use non-visual glass (i.e. frosted) up to 30" above the sidewalk or above 10' above the sidewalk provided it is in addition to the minimum of 50% clear glass.
3. Upper story windows should be of a traditional proportion with a maximum width equal to ½ of the window height.

D. Building Roofs

1. Sloped roofs and roof facades shall be traditional materials, natural or simulated, such as slate, wood shakes, dimensional shingles, metal standing seam or copper.
2. Roofs shall be a minimum 6/12 pitch and a maximum of 12/12 pitch with the eave line at a minimum of 12' above the sidewalk or adjacent ground. Total roof height shall be limited to 1½ times the height of the facade below. Eaves shall extend a minimum of 8" and a maximum of 3' beyond all building facade walls.

E. Awnings

1. Use of canvas awnings above storefront windows shall be incorporated in order to provide a pedestrian-friendly scale and a unified district appeal. Awnings shall be incorporated on all windows facing the public right of way.
2. All primary exterior entrances shall have an awning or architectural treatment directly over the door(s) to aid in identifying the entrance.

3. Awnings shall be made of canvas or similar waterproof material. Use of aluminum, fiberglass, plastic or similar materials is not permitted, except as structural components. Permanent steel canopies with standing seam roofs are acceptable, provided they are consistent with the overall theme of the façade.
4. Awnings shall be attached to the building wall, rather than only supported by poles or columns.
5. Awnings are not permitted to be backlit.

F. Mechanical Equipment

1. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties, by using walls, fences, roof elements, penthouse-type screening devices or landscaping.
2. There shall be no exterior fire escapes.
3. All roof-mounted mechanical equipment shall be screened from public view. The roof screen shall be similar in material and color to the sloped roof or building wall. The roof screen shall be equal to or greater in height than the mechanical equipment.

G. Fences and Screens

1. Dumpsters and all ground-mounted mechanical equipment shall be located in an inconspicuous location at the side or rear of the building and screened from public view to the height of (1) foot above the dumpster/equipment. Screening material shall be consistent with the materials used on the building.
2. Fences, with or without masonry piers, shall be decorative and constructed of ornamental metal tubes, or solid metal bars. Fences may not exceed a height of 4 feet. Chain-link fences are not permitted.
3. Masonry or stone walls may be used for screening, sitting wall, or used as independent architectural elements. Walls may not exceed a height of 4 feet, unless used as a screening element for security, dumpsters or mechanical equipment.
4. Security fencing of up to 6' tall shall be permitted at the rear 1/3 of the property only. The fencing material shall be constructed of wood, metal tubes, masonry or solid metal bars. Chain-link, barbed wire, razor wire or any other 'high security' fencing is not permitted.

H. Side and Rear Building Walls

1. Wherever a side or rear façade is visible from a public street, or if parking is located at the side or rear of a building, the façade shall be designed to create a pleasing appearance, compatible with the primary facades and in accordance with the following design criteria:
 - a. Materials and architectural features used on the primary façade shall be incorporated on the side and rear façade for architectural consistency, subject to the approval of the Planning Commission.

- b. A building facade shall be architecturally articulated every 20 feet to avoid the appearance of a blank wall. Articulation includes but not limited to: pilasters, windows, material change, etc. Subject to approval of the Planning Commission.
- c. The sides of buildings shall continue the use and architectural articulation of the front façade for a minimum distance of 1/3 the length of the side elevation. This requirement is to avoid ‘one sided architecture’.

I. Utilities

- 1. All utilities servicing any buildings within the overlay shall be run underground to reduce visual clutter within the corridor.

Section 3940 Residential Architectural Standards

A. Residential Uses C-1, C-2 and C-3 shall be permitted in the Eastgate Overlay District. (Excluding single family)

1. Building Walls

- a. Brick shall be earth-tone colors in standards sizes.
- b. Stone shall be natural or simulated material with a smooth finish.
- c. Siding shall be wood, simulated wood, or vinyl (minimum thickness .046")
- d. Stucco and EIFS shall be permitted as an accent material only.
- e. Siding shall be traditional profiles such as 4"-8" horizontal beveled or shake. Siding surfaces may not be more than 75% of any wall surface.
- f. Stucco and EFIS shall be detailed to look like traditional wall cornices, soffits window trim, etc.
- g. Brick shall be laid in traditional masonry pattern.
- h. 40% of the building façade materials shall of masonry construction, ie. Brick, stone, etc.

2. Building Elements

- a. Awnings, canopies, etc. shall consist of fabric coverings. Metal or plastic are not an acceptable covering.
- b. Columns, cornices, and similar elements shall be natural or simulated natural materials such as wood, steel or stone.

3. Roofs

- a. Dimensional shingles shall be required (30 year)
- b. Sloped roofs are required on all buildings 3 stories (thirty feet) or lower in height.
- c. Minimum slope is 5/12
- d. Maximum slope is 12/12
- e. Maximum roof height shall not exceed 1.5 times the height of the building façade.
- f. No rooftop mechanical equipment or window/wall mounted air conditioning units shall be visible from the street level.
- g. Use of eaves, rakes, cornice lines, and frieze boards are encouraged.

h. Roof vents shall be located to the rear and be painted to match roof shingles.

4. Windows and Doors

- a. Windows and door frames shall have the appearance of a traditional wood frame when practical.
- b. Glass shall be clear or tinted, reflective glass shall not be permitted. Frosted glass shall be permitted in appropriate applications
- c. The appearance of divided-light windows is strongly encouraged.
- d. Frames and trims shall be light neutral colors, such as warm white or cream.

5. Building Lighting

- a. Fixtures with exposed bulbs shall not be permitted.
- b. Exterior light fixtures shall have an appropriate scale and appearance when visible from the public right of way.

Section 3945 Parking and Circulation

- A. No new parking lot shall be created nor any existing parking lot expanded in front of a building unless the Planning Commission determines that parking in front of the building would be acceptable for either of the following reasons:
 - 1. Front yard parking is required to maintain the continuity of building setbacks in the block while making efficient use of the site, or
 - 2. Front yard parking is required for the purposes of traffic safety and to minimize driveway curb cuts where the new parking lot is proposed to connect with one or more parking lots on adjoining parcels.

Unless the Planning Commission determines that parking in front is permissible, new or expanded parking lots on the interior of the premises shall be located to the rear or side of the buildings, accessed by means of common driveways, preferably from side streets or lanes. Parking lots shall be small in scale where possible, and connected with parking lots on adjacent properties. Cross-access easements for adjacent lots with connected parking lots shall be required. Common, shared parking facilities are encouraged. Required parking may be accommodated offsite in common, shared parking facilities.

- 3. In order to maximize the amount of land area left for landscaping and open space, paving shall be confined to the minimum area necessary to comply with the parking requirements.
- 4. The parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving and shall be integrated into the pedestrian network system. Pavement textures shall be required on pedestrian access ways, and are strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents.
- 5. Surface parking lots shall be screened from the street as detailed herein.

6. Parking, access and vehicular circulation standards are as follows:

- a. The required number of off-street parking spaces may be reduced by up to 50% by the Planning Commission. Factors to be considered include, but are not limited to: the availability of on-street, public, permit or shared parking; available transit service; pedestrian traffic and accessibility; elimination of arterial curb cuts; hours of operation, peak use comparisons, and existing/proposed land use. The required number of loading spaces may be eliminated at the discretion of the Planning Commission, with due consideration given to: frequency and time of deliveries; size and nature of vehicles accommodated by the loading spaces; the character of the neighborhood; and impact upon adjoining streets or alleys.

B. Parking Setbacks

1. Rear and side yard setbacks for all parking lots are ten (10) feet from face of curb to property line. This area is intended for landscape buffering (see landscape and screening section).
2. The setback for any vehicular circulation area, such as a drop-off drive, along a primary street shall be a minimum of fifteen (15) feet from the primary street curb line.
3. The setback for a parking lot along a primary street shall be a minimum of twenty-five (25) feet and a minimum of fifteen (15) feet along any other street curb line.
4. When there is an opportunity to provide 'shared parking' and both property owners agree to share parking, the parking setback at shared points will be zero (0) feet.

C. Driveway

1. Each driveway shall be located and designed in a manner that provides for the safety of motorists and pedestrians.
2. A driveway serving a parking lot shall be designed so that vehicles entering or leaving parking lot will be traveling in a forward motion.
3. A driveway serving a residential parking area containing one to eight parking spaces shall have a minimum width of twelve (12) feet.
4. All other driveways shall have a minimum width of twenty-two (22) feet.

D. Vision Clearance

Minimum acceptable vision clearance standards for motorist and pedestrian safety at vehicular access points along streets are hereby established by restricting the placement, opacity, height and configuration of any fence, wall, planting or other obstruction in a required yard. Any person establishing a parking space which uses a driveway leading to a public street shall maintain vision clearance at the intersection of such driveway and street right-of-way line.

1. Clear vision for driveways to parking lots. An owner shall maintain unobstructed vision clearance between the elevations of two and one-half (2-1/2) to six (6) feet above the driveway grade within "clear vision triangles"; 10'x 20', right-angle triangles formed by the intersection of a driveway pavement edge and street right-of-way line.
2. Clear vision for other driveways. An owner shall maintain vision clearance on each residential lot abutting a street and having access thereto or abutting such access. No portion of a fence or wall exceeding two and one-half (2-1/2) feet in height above the finished lot grade shall exceed twenty-five (25) percent opacity when located in a required yard having vehicular access to a street or abutting such access; and mature plantings with foliage between two and one-half (2-1/2) and six (6) feet above the finished lot grade shall extend no closer than twelve (12) feet to the street right-of-way line.

E. Parking space

A parking space shall be a rectangular area of not less than nine (9) feet by eighteen (18) feet, exclusive of any driveway or other circulation area; shall be accessible from a street, alley, or maneuvering area; and shall be designed for parking a motor vehicle.

F. Striping and Marking

Parking space striping is required and shall be maintained in good condition. Each parking space and aisle shall be clearly designated and marked to assure approved utilization of the space, direction of traffic flow and general safety. When a parking space is designated for handicapped or small car use, it shall be clearly marked. Markings shall be installed prior to occupancy of a building or property. Parking lot striping shall be white in color.

G. Surface

The surface of any parking or loading space, parking lot, aisle or driveway shall be designed to control storm water runoff and be improved with Portland cement, asphaltic concrete or hard surface other than gravel or loose fill. Drainage shall conform to the standards of the Engineering and Utilities Departments in conjunction with the Stormwater Management Board. This section is intended to apply to any parking, loading, or maneuvering area regardless of whether or not such area is required.

H. Dumpster area

A Dumpster, when provided, shall be in a designated area that does not interfere with any aisle, driveway, parking space, loading space or other circulation area.

The location of a Dumpster, if any, shall be shown on the site plan with proper loading and maneuvering space; and for the purpose of location, shall be treated as a structure. A Dumpster shall be screened from view as defined herein.

Such area shall not be located in any required yard or setback and shall be maintained according to the requirements of the board of health.

I. Parking Garages

1. Garage door openings shall be no more than thirty feet (30') in width. Ventilation grills more than four (4) square feet in area shall not be visible from any public street.
2. Parking garages shall not exceed 50 feet in height.
3. Retail and office uses are encouraged at the street level of parking garages. All architectural design elements of the Overlay apply to the 1st floor of the parking garage if retail / office uses are included.
4. Garages shall have an architectural finish, finishes to include the use of brick, stone, and /or architectural precast. Additionally, the finish is recommended to be a minimum of 25% brick.
5. Architectural screening (metal, aluminum, trellis/mesh like structure, etc.) is recommended on all openings facing public right of ways.
6. Garage exterior walls shall be a minimum of 42" above each parking deck to screen views of parked cars.

J. Drive Thru Facilities

1. Establishments serving and or selling food and or drinks -minimum number of waiting spaces: 10 waiting spaces
2. Facilities with serving or drive-thru windows such as banks, ATM's, ticket/toll booths, pharmacy/drug stores -minimum number of waiting spaces: 10 waiting spaces, but not less than 5 spaces per window/stall when there are 2 or more windows or stalls
3. (Planning Commission can reduce the number of required waiting spaces by up to 50% if it can be shown that the reduction provides no conflicts with public and vehicular safety.)
4. Waiting Space Dimensions: Each off street waiting/stacking space shall have an area not less than 144 sq. ft. (measuring 8 ft. by 18 ft.) exclusive of access drives and parking aisles.
5. A minimum of fifty percent (50%) of the required waiting spaces shall not interfere with other circulation and parking for principal use, although spaces should be designed to interfere or impede on-and off-site traffic movements as little as possible. Vehicles shall not be permitted to wait within or block any public right of way or pedestrian sidewalk for service at such drive in or drive thru facilities.

Section 3950 Eastgate Overlay Parking Requirements

A. Residential types:

1. Apartment hotel - One (1) per dwelling unit.
2. Dormitory, fraternity house having sleeping rooms or rooming house - One-half (1/2) per occupant.
3. Housing for elderly - Three-fourths (3/4) per dwelling unit.

4. Mobile home – Two (2) per dwelling unit.
5. Multi-family with three (3) or more dwelling units - Two (2) per dwelling unit.
 - a. For dwelling units containing less than 600 square feet in a project without any accessory building or use such as, but not limited to, a party house, tennis court, or swimming pool - One and one-half (1-1/2) per dwelling unit.
6. Single-family or two-family dwelling - Two (2) per dwelling unit.
7. Town house development - Two and one-half (1-1/2) per dwelling unit.

B. Commercial types:

1. Amusement arcade - One (1) for each fifty (50) square feet of gross floor area.
2. Auditorium, stadium, conference center, or large place of assembly - One (1) for each thirty (30) square feet of gross floor area of the auditorium or assembly space.
3. Automobile car wash, automatic - Two (2) per site in addition to required stacking spaces. A washing space is not a parking space.
4. Automobile car wash, self-service - No parking space is required; One (1) drying space plus two (2) stacking spaces are required per washing space. A washing space is not a parking space.
5. Automobile repair garage - Two (2) per service bay. A service bay is not a parking space.
6. Automobile sales/rental - One (1) for each five thousand (5,000) square feet of development lot area used for vehicle display and one (1) for each three hundred (300) square feet of gross floor area.
7. Automobile service station which sells gas and provides lubrication, oil changes and repairs - Two (2) per automobile service station. A pumping space is not a parking space.
8. Bowling alley - Four (4) per alley or lane.
9. Funeral parlor and mortuary - One (1) for each one hundred fifty (150) square feet of gross floor area.
10. General office - One (1) for each three hundred (300) square feet of gross floor area.
11. Hotel or motel - One (1.2) per guest room.
12. Medical or dental office - One (1) for each two hundred fifty (250) square feet of gross floor area.
13. Restaurant, tavern or dining room - One (1) for each seventy-five (75) square feet of gross floor area.
14. Retail store - One (1) for each two hundred fifty (200) square feet of sales floor area.
15. Skating rink or dance floor - One (1) for each one hundred (100) square feet of gross floor area.
16. Swimming pool, indoor or natatorium - One (1) for each one hundred (100) square feet of water surface area; plus one (1) for each thirty (30) square feet of gross floor area used for spectator seating purposes.
17. Swimming pool, outdoor - One (1) for each fifty (50) square feet of water surface area; plus one (1) for each thirty (30) square feet of gross floor area for spectator seating purposes.
18. Tennis or racquetball facility - Two (2) per court.
19. Any other type of business or commercial use in a commercial district or other permitted district - One (1) for each two hundred fifty (250) square feet of gross floor area.
20. Medical and Clinical Uses- One (1) per 150 sq. ft. of gross floor area.

C. Institutional types:

1. Any type of electrical substation, gas regulating station, telephone exchange or utility station - One (1) per employee on the largest shift for which the facility is designed, plus one (1) per motor vehicle used in the operation and based, for operational purposes, on the premises, but in no case shall less than one (1) parking space be required.
2. Child day care center, kindergarten or nursery school - Two (2) per classroom but in no case shall less than six (6) parking spaces be required.

3. Church or other place of religious assembly - One (1) for each thirty (30) square feet of gross floor area of the sanctuary, auditorium or main place of worship.
4. Elementary school - Two (2) per classroom and one (1) for each sixty (60) square feet of gross floor area in the auditorium or assembly hall.
5. High school, business, technical or trade school, college or university - Two (2) per classroom and one (1) for every ten (10) students for which the facility is designed; or one (1) for each sixty (60) square feet of gross floor area in the auditorium or assembly hall, whichever is greater.
6. Hospital - Two and one-half (2-1/2) per bed. A bassinet is not a bed.
7. Library, museum or art gallery - One (1) for each four hundred (400) square feet of gross floor area.
8. Medical or dental type office - One (1) for each two hundred fifty (250) square feet of gross floor area.
9. Sanitarium, nursing home, children's home or asylum - One (1) per two (2) beds.

D. Industrial types:

Warehousing - One (1) per motor vehicle used in the business and based, for operational purposes, upon the premises;

Plus

For the first twenty thousand (20,000) square feet of gross floor area, one (1) for each one thousand (1,000) square feet of gross floor area;

Plus

For any amount over twenty thousand (20,000) square feet of gross floor area but less than one hundred twenty thousand (120,000) square feet, one (1) per each additional five thousand (5,000) square feet of gross floor area;

Plus

For any amount over one hundred twenty thousand (120,000) square feet of gross floor area, one (1) for each additional ten thousand (10,000) square feet of gross floor area.

Manufacturing or other industrial use - One (1) per motor vehicle used in the business and based, for operational purposes, upon the premises;

Plus

For the first twenty thousand (20,000) square feet of gross floor area, one (1) for each seven hundred fifty (750) square feet of gross floor area;

Plus

For any amount over twenty thousand (20,000) square feet of gross floor area, but less than one hundred twenty thousand (120,000) square feet, one (1) for each additional one thousand five hundred (1,500) square feet of gross floor area;

Plus

For any amount over one hundred twenty thousand (120,000) square feet of gross floor area, one (1) for each additional three thousand (3,000) square feet of gross floor area.

Section 3955 Eastgate Storm Water Management

A. Purpose:

The purpose of this section is to provide standards for the management of runoff from the redevelopment sites within the Eastgate Overlay District (District). The standards are supplemental to, and supplemented by, the City's existing drainage requirements, and do not stand alone. In the event of conflicting standards the City's Storm Water Engineer (Engineer) shall determine the standard to be met.

B. Exemptions:

Exemptions or waivers from this section and its standards rest fully with the City of Valparaiso and may be granted by the Engineer when, in his opinion, the section or the standards do not, or should not apply, or, are not warranted or practical and will not exacerbate downstream drainage conditions.

C. Administration:

The Engineer, his office or assigns, shall administer this section and have full rights of approval or denial of drainage plans for projects located within the District.

Appeals of decisions made by the Engineer under this section may be addressed to the City's Board of Public Works and Safety.

D. Management of Off-site Runoff:

Existing runoff from upstream tributary areas may be bypassed around the redevelopment site under the following conditions:

1. If the existing off-site runoff flows through the redevelopment site with no attenuation, it may be allowed to continue.
2. If the existing off-site runoff is attenuated in any manner on the redevelopment site, that attenuation shall continue on the redevelopment site to the same degree as existing.

E. Redevelopment Site Drainage Requirements:

1. Sites located north of Lincolnway and west of Roosevelt Road shall meet the requirements of the existing drainage standards and shall not be eligible to use the standards under this section.
2. Except as provided herein, sites shall detain the runoff from the redeveloped site. The storage volume shall be that required for the runoff from a storm with a 100-year recurrence interval less that volume discharged by the allowable discharge rate.
 - a. For calculating the allowable discharge rate a runoff coefficient value C of 0.57 shall be used with the Rational formula and a curve number CN of 78 when using TR 55.
 - b. For calculating the allowable discharge rate the time of concentration shall be determined using the existing site slopes, and as if the upstream half of the travel path were through a good condition grass surface with C = 20 or CN = 61, and the lower half of the travel path paved with C = 0.95 or CN = 98.
3. Detention storage may be provided, in whole or in part, by using conventional basins, surface parking lot depressions, underground vaults, pervious pavements or other approved means. Appropriate credits will be given for the use of "green roof technology" to detain runoff and/or reduce impervious area.
4. Sites less than 2 acres that are immediately adjacent to Knode Creek may discharge runoff directly to the Creek without detention except that for those sites, the requirements of item 6 below are required and are not discretionary. The discharge shall be accomplished in a manner that will not cause erosion.
5. Under no circumstances shall impervious area(s) greater than 5000 square feet drain directly to a City or State maintained right-of-way.
6. In addition to, or as a part of, the requirements above, developers are encouraged* to incorporate water quality components in their storm water management system.

- a. For purposes of this District, runoff from roofs is considered “clean” and is not subject to water quality requirements.
- b. Runoff from parking lots and drives should be treated before discharged by using, as a minimum, catch basin/inlets with traps on the outlet pipes and sumps in the bottom, flat sloped vegetated swales, or other approved methods.
- c. Credit will be given towards both detention and water quality requirements when bio-retention systems are used on a site. Site developers are encouraged to incorporate bio-retention systems with the site landscaping.

* Requirements are discretionary only until such time as water quality requirements are made a part of the City’s Standards.

Section 3960 Lighting

A. Parking lot lighting shall be in accordance with the following standards:

1. Light fixtures shall not exceed twenty (20) feet above grade when located on a lot or premises of two (2) acres or less.
2. Light fixtures shall not exceed twenty-eight (28) feet above grade when located on a lot or premises of more than two (2) acres.
3. When located within twenty-five (25) feet of a residential district the height of a light fixture shall not exceed fourteen (14) feet above grade.
4. In parking lots, lights shall be placed in landscaped parking lot islands or on a solid base to protect both lights and vehicles from possible damage.
5. All on-site utilities, within a new development or a fifty (50) percent or greater expansion of a building’s gross floor area, shall be underground.
6. Gasoline service station canopy lighting shall be recessed within a canopy and use an opaque shield around the sides of a light.
7. The minimum (average) foot candle level shall be 1 foot candle. The average horizontal illumination level on the ground shall not exceed two (2) foot-candles. The light level along a property line adjacent to a residentially-zoned or used property shall not exceed an average intensity of one-half (1/2) foot-candle.
8. Exterior building illumination shall be from concealed sources. Strobe, colored or flashing lights are not permitted. Lighting fixtures shall not generate excessive light levels, cause glare, or direct light beyond the façade onto neighboring property, streets, or the night sky. The maximum illumination of any vertical surface or angular roof surface shall not exceed four (4) foot-candles. Holiday light displays are not subject to the standards herein.

9. Security lighting shall be from full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

B Exterior lighting shall be designed, located, constructed, and maintained to minimize light trespass and spill over off the subject property. To achieve this objective, the following are mandatory site lighting requirements:

1. Area lighting fixtures shall direct light downwardly, i.e. shall be full cut-off type fixtures.
2. Exterior building light fixtures shall not generate excessive light levels, cause glare, or direct light beyond the façade onto neighboring property, streets, or the night sky.
3. Landscape up lighting and build up lighting are permitted provided they don't generate excessive light levels.
4. High Pressure Sodium fixtures shall not be permitted for parking lot lighting. Accent lighting on building facades is permitted.
5. All lighting fixtures shall be black in color in parking lots.

Section 3965 Signage

A. Prohibited Signs

The following signs or similar devices are prohibited: Off-premise signs, trailblazer signs, externally visible neon and neon look-alike signs, trailer signs, search lights, laser lights, pennants, streamers, spinners, bench signs, roof signs, billboards, flashing signs, projected images and animated signs, signs with moving or moveable parts, and any look-alike version of any of these prohibited sign types. Signs on vending machines, trash bins, or other devices serving any premises shall be screened from view of any public right-of-way and adjoining private property. Neon may be used for internal illumination if totally enclosed and not externally visible.

B. Attached Signs.

1. *Wall or Projecting Identification Signs:* Each business on the premises shall be allowed one (1) attached identification sign, and one (1) blade sign, per street frontage, with a maximum of two (2) signs, subject to the following provisions:
 1. *Contents.* Identification by letter, numeral, symbol or design, its name and/or address and the nature of the use.
 2. *Sign Area.* The sign area shall be computed at one (1) square foot per lineal foot of building width or tenant space width (for multiple tenants) along the wall which faces the public right-of-way on which the business has its main address. The maximum area of a blade sign shall be sixteen (16) square feet. The maximum sign area shall be limited to aggregate seventy (70) square feet.
 3. *Exception.* When a main building is set back farther than 200 feet from the public right-of-way, an additional one-half (½) square foot will be permitted per foot of setback, beyond the first 200 feet.

4. However, the maximum permitted sign area shall not exceed two (2) square feet per lineal foot of the width of the building or tenant space.
5. Height. No sign shall be erected above the tallest wall of the subject building. Signs shall not be located or attached to roofs. All signs shall be located a minimum of 1 foot under the eaves of all buildings.
6. *Illumination.* Signs may be illuminated but shall not flash, blink, fluctuate, be animated or change physical position by movement or rotation.
7. *Canopy Signs.* Each business on the premises shall be allowed two (2) non-illuminated canopy signs with the area for each sign limited to three (3) square feet. No back-lighting of the canopies shall be permitted.

C. *Permitted Detached (free-standing) Identification Signs.* One (1) Ground mounted sign per _____ property per frontage. Each ground mounted development sign shall be allowed one (1) double-_____ faced detached identification sign per street frontage, with a maximum of two (2) signs when the _____ fronting streets are nonintersecting. When on intersecting streets, the placement of the second sign shall be a minimum distance of 350 feet from the first sign, measured along the street edges, _____ subject to the following provisions:

1. *Contents.* The contents are limited to identification by letters, numerals, or symbols referring to the name, address or nature of the business(es).
2. *Sign Face Area.* No detached sign shall have an area greater than one (1) square foot per lineal foot of building frontage, up to a maximum of twenty-four (24) square feet per sign face.
3. *Changeable Message Area.* A message area or menu board designed as an integral part of the sign may be utilized and shall be limited to 50% of the total permitted sign face area.
4. *Height.* The height of any detached sign shall be limited to a maximum of six (6) feet.
5. *Setback.* Any detached sign shall be set back a distance at least fifteen (15) feet from the back of curb. This setback is to be measured from the nearest portion of the sign.
6. *Landscaping.* Landscaping shall be provided around the base of any ground mounted sign to a minimum of 3 ft. beyond the foundation of the sign.
7. *Illumination.* Signs may be illuminated but shall not flash, blink, fluctuate, be animated or change physical position by movement or rotation. Exterior illuminated signs shall be lit from a concealed source.

D. *Window Display Signs.* Signs incorporated into the window display of a business are permitted, provided such window display signs are:

1. Limited to one sign per window, with the total area of each sign not exceeding 10% of the area of the window in which it is placed, or six square feet, whichever is less, and limited to an aggregate maximum of 24 square feet per business.
2. Place only in ground level windows.
3. Erected for no longer than 30 days each. All previously displayed window signage shall be removed and not reinstalled for 30 days.

4. The name of the company or business is limited to a maximum of 25% of the actual size of the window display sign.
5. All signage shall be professionally designed, printed and mounted installed by a contractor licensed to work in the City of Valparaiso.
6. Signage shall be limited to the advertisement and sales of merchandise or services directly associated with the business type.

E. *Movable Signage Boards.* Signs that are movable to display daily specials such as sandwich boards.

1. Limited to one sign board per tenant/business with the total area of the sign not exceeding seven (7) square feet per business.
2. All signage boards shall be professionally designed, printed and mounted on durable signage board.
3. Signage shall be limited to the advertisement and sales of merchandise or services directly associated with the business type.

Section 3970 Landscaping and Screening

The intent of the requirements contained below is to provide adequate screening of parking lots, to create a defined “edge” along streets within the overlay boundaries, and to provide interior parking lot landscaping.

Tree plantings, landscaping, and screening are required along street frontages and in the interior of parking lots; the following standards are required:

A. Species shall be installed and maintained as follows:

1. Deciduous trees shall be a minimum of two and one-half (2.5) inches in caliper, as measured four (4) feet from top of soil level.
2. Ornamental trees shall be a minimum of two (1.5) inches in caliper, as measured four feet from top of soil level.
3. Tree canopies within walkways or sight lines shall be installed at a minimum of six (6) feet from the ground where adjacent to pedestrian walkways or parking facilities.
4. Hedges and shrubs may be deciduous or evergreen but shall be a minimum of twenty-four (24) inches in height and width with an expected height of thirty-six (36) inches within three (3) years when used as screening.
5. All plants and landscaped areas shall be maintained in a neat and healthy condition. All dead plant material shall be replaced shall be planted no later than the next planting season; and shall also meet the size requirements herein.

B. *(5) percent of all parking lot interiors shall be landscaped. Parking Interior is defined from the face of curb or perimeter of pavement inward.*

C. Landscaped islands shall be installed within the interior of a parking lot in accordance with the following standards:

1. One landscape island is required for every twenty (20) parking spaces. If a site, due to its size and configuration, cannot meet this standard, two (2) landscape peninsulas may be substituted for one (1) landscape island.
2. All landscaped islands shall have a minimum width of eight (8) feet.
3. Landscaped islands do not need to be uniformly spaced, but shall be contained within and dispersed throughout the interior of a parking lot. Landscaped islands that define a main entranceway and separate parking areas can count towards the required five (5) percent interior landscaping.
4. One tree shall be provided for each 10 parking spaces. Each island shall include (1) shade tree.

D. All off-street parking shall be screened by a minimum three (3)-foot / (4) foot maximum high continuous row of shrubs or masonry wall. Shrubs shall achieve an overall opacity of seventy-five (75) percent when in leaf within 3 years of being planted. Ornamental plantings, in addition to the above requirement, are encouraged but not required. Such row of shrubs cannot exceed two hundred (200) lineal feet without incorporating one or more of the following changes in treatment:

1. A different species of shrub. (artificial plant material shall not be permitted)
2. A masonry pier with a minimum height of forty-eight (48) inches.
3. Access drive, which is compliant with all standards herein.
4. A 4-foot high solid masonry or stone wall; or
5. A 4-foot high (black in color) decorative metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports.
6. Shade trees shall not be planted within 15 ft. of parking lot light fixtures.

For all parking areas facing a primary street shall consist of a minimum 3 foot wide landscape area, a metal (black in color) 4 feet tall picket fence and continuous shrub row consistent with the standards herein. The landscaped area shall be planted with evergreen shrubs and one deciduous shade tree per 30 feet of frontage.

F. An auto dealership* is not required to plant trees, or otherwise screen view of areas used solely for new and used automobile display and inventory areas, but shall maintain perennial plantings or a minimum twenty-four (24) inch high continuous hedge or shrub on any perimeter, which faces or abuts a public street. Employee and customer parking shall be landscaped, planted and screened to the standards of the overlay district. Areas used for the storage of cars awaiting repair shall be screened to the standards of this section if they abut a public street. All display, inventory, parking, and storage areas shall be clearly delineated on a site plan. Building foundation plantings shall be incorporated along the portions of the building fronting public right of ways.