**ARTICLE 11 – URBAN OVERLAY DISTRICT**

**11.01 PURPOSE**

The purpose of the Urban Overlay District (UO) is to promote and protect the public health, safety, comfort, convenience, morals and general welfare by providing for consistent and coordinated standards of development for land adjacent to or within one-half (1/2) of one mile of the corporate limits of the City of Crawfordsville. These standards are a tool designed to ensure harmonious development of land near the City of Crawfordsville and to promote development which is structurally and aesthetically similar to development in the City. The district’s character, vitality, quality and functionality are important to Montgomery County in the promotion of economic development, a high quality of life, and harmonious development, and the creation of the district will accomplish these purposes through:

1. the promotion of coordinated development in land near the boundaries of the City;

2. the establishment of high standards for development on properties in the district, including buildings, signs, parking, lighting and other site improvements;

3. the establishment of development and use standards that will promote the quality, scale, character, and type of development consistent with existing and future development in the City.

**11.02 BOUNDARIES**

The boundaries of the Urban Overlay District are those areas of the unincorporated area of Montgomery County adjacent to and within one-half (1/2) of one mile of the corporate boundaries of the City of Crawfordsville. If any portion of a parcel is located in the boundaries of the Urban Overlay District, the standards, rules and regulations of the District apply to the entire parcel.

**11.03 APPLICATION**

The standards and regulations contained in this Article do not affect the use of the land. Rather, these standards and regulations impose additional development standards over the underlying use of the land as provided for in the Montgomery County Zoning Ordinance. The standards and regulations apply only to development occurring after the effective date of this Article.

**11.04 OPEN SPACE**

All Planned Unit Developments in the District must provide for open space which is at least ten percent (10%) of the gross acreage of the Planned Unit Development, less rights-of-way. All such open space must be designated for recreational or scenic use, landscape buffers for adjoining uses, or set aside for future public facilities.

**11.05 PLANNED UNIT DEVELOPMENT STANDARDS**

All Planned Unit Developments for residential or mixed-use development must be at least five (5) acres. All residential lots in a PUD must have lot sizes of at least 7,000 square feet and must have a minimum lot width of at least 60 feet. If adjacent to single-family neighborhood(s), the PUD must provide that all two-family and multi-family uses are located in the center of the PUD rather than in the area adjacent to the single-family neighborhood. All mixed-use PUDs which contain residential use must contain at least fifty percent (50%) single family use and not more than thirty percent (30%) for two-family or multi-family use and not more than twenty percent (20%) for non-residential use. For purposes of calculating the percentage of use, the total number of square feet of use will be used.

**11.06 BULK STANDARDS**

For purposes of this district, the following standards apply:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Standard (in feet) | Agricultural | Residential | Commercial | Industrial |
| Minimum Lot Size |  |  |  |  |
| A. Single Family with sewer | 8,500 | 8,500 |  |  |
| B. Per Unit with sewer |  | 3,500 |  |  |
| C. Single Family without sewer | 43,560 | 43,560 |  |  |
| Lot Width | 250 | 60 | 200 | 100 |
| Front Yard Set Back | 100 | 25 | 40 | 30 |
| Side Set Back | 50 | 5 | 20 | 30 |
| Rear Yard Set Back | 50 | 25 | 40 | 30 |
| Maximum Height – Principal | 35 | 35 | 35 | 55 |
| Maximum Height – Accessory | None | 18 | 18 | 18 |
| Minimum Floor Area – single family |  | 950 |  |  |
| Minimum Floor Area – 2-family/multi-family |  | 500/unit |  |  |

**11.07 PARKING**

(A) Parking Space Size. All off-street parking must meet the following standards:

|  |  |
| --- | --- |
| Type | Width and Length |
| Parallel | 9 x 22 |
| Right Angle | 9 x 20 |
| 60-degree angle | 9 x 18 |
| 45-degree angle | 9 x 17 |
| Compact car | 8 x 15 |

(B) Minimum Number of Spaces: The number of required spaces must meet the requirements of Appendix B of the City of Crawfordsville Zoning Ordinance (shown as Table 11-1).

(C) Miscellaneous Standards: All off-street parking areas containing more than five (5) parking spaces must be graded and designed to manage storm water. All parking areas must provide lighting that is non-polluting and that reflect away from adjacent properties. If the parking area extends to the property line, wheel stops or other parking devices must be installed in order to prevent parking which extends over the property line.

(D) Minimum Number of ADA Spaces: The number of Americans with Disability Act (ADA) spaces required is as follows:

|  |  |
| --- | --- |
| Number of Required Spaces | Required ADA Spaces |
| 1-25 | 1 |
| 26-50 | 2 |
| 51-75 | 3 |
| 76-100 | 4 |
| 101-150 | 5 |
| 151-200 | 6 |
| 201-300 | 7 |
| 301-400 | 8 |
| 401-500 | 9 |
| 501-1000 | 2% of total |
| 1001 + | 20 plus 1 for each 100 over 1,000 |

**11.08 STACKING REQUIREMENTS**

For Commercial uses, the following drive-thru stacking standards apply:

|  |  |  |
| --- | --- | --- |
| Type of Use | Number of Cars | Measured |
| Bank | 4 per teller lane | Teller or box |
| Restaurant Order Area | 6 | Order Box |
| Restaurant Pick Up Area | 4 | Order Box to Pick Up Area |
| Car Wash Automated | 6/stall | Entrance |
| Car Wash Self-Serve | 3/stall | Entrance |
| Gasoline Pump Island | 2/pump | Pump Island |

**11.09 SIGNS**

All signs, except those exempt or prohibited by the City of Crawfordsville Zoning Ordinance, may be no more than 5 square feet in area for each foot of width of the principal structure associated with the sign. Signs may not blink, flash or flutter and may not change in light intensity or brightness.

**11.10 STREET LIGHTS**

For all residential subdivisions, street lighting must be constructed every 250 feet of the street, on opposite sides of the street in a stagger, and at the entrance and all street intersections.

**11.11 OFF-STREET LOADING REQUIREMENTS**

The following requirements for off-street loading apply:

|  |  |  |
| --- | --- | --- |
| Type of Use | Floor Area | Number of Spaces |
| Manufacturing, Distribution, Wholesale, Storage, Warehousing | 10,000 – 25,000  25,001-60,000  60,001 – 100,000  Each 50,000 above `100,000 | 1  2  3  1 |
| Office, Hotel, Motel, Retail Sales | 10,000 – 60,000  60,001-100,000  Each 50,000 above 100,000 | 1  2  1 |
| Other |  | As determined by Zoning Administrator |