

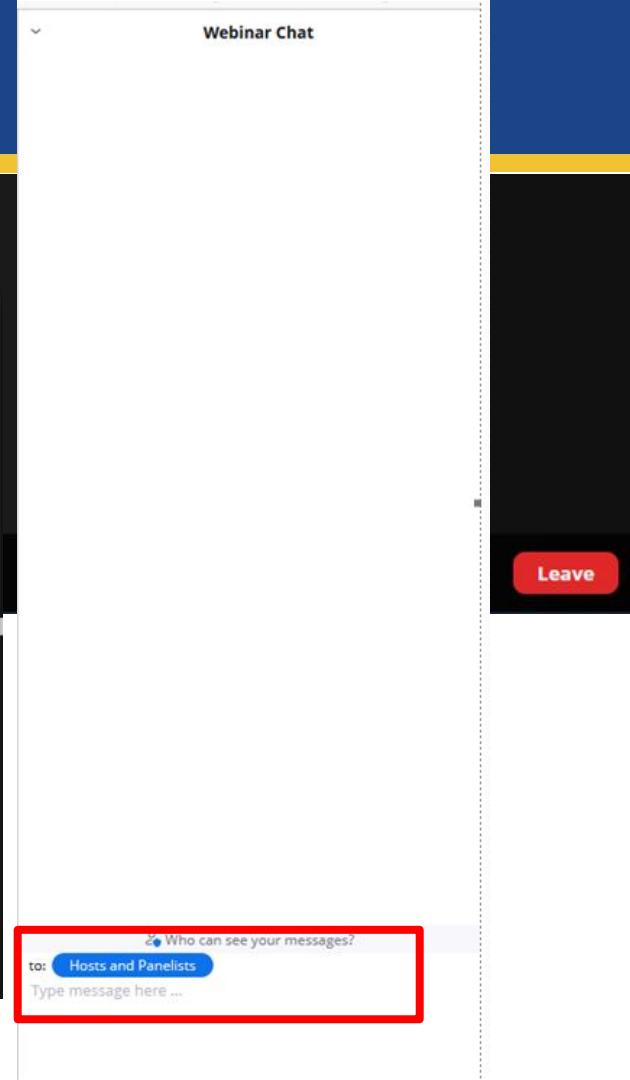
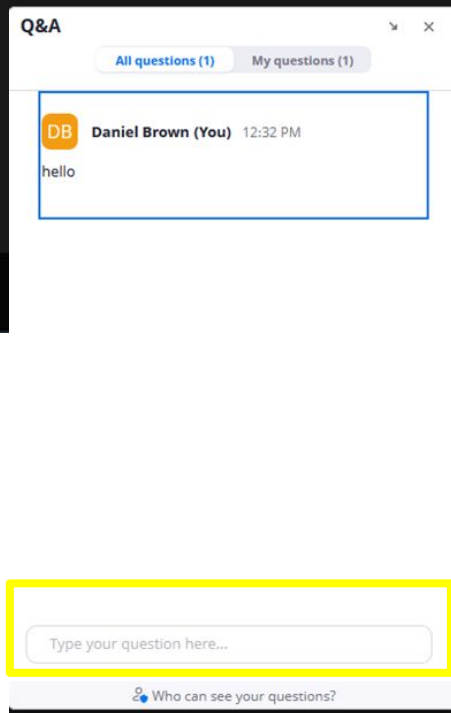
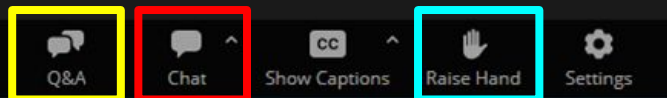


# CONSTRUCTION REVIEW

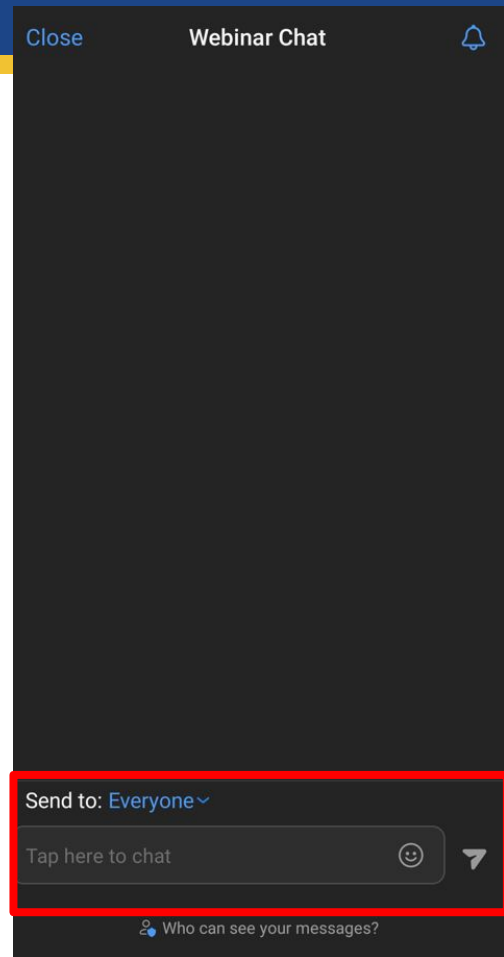
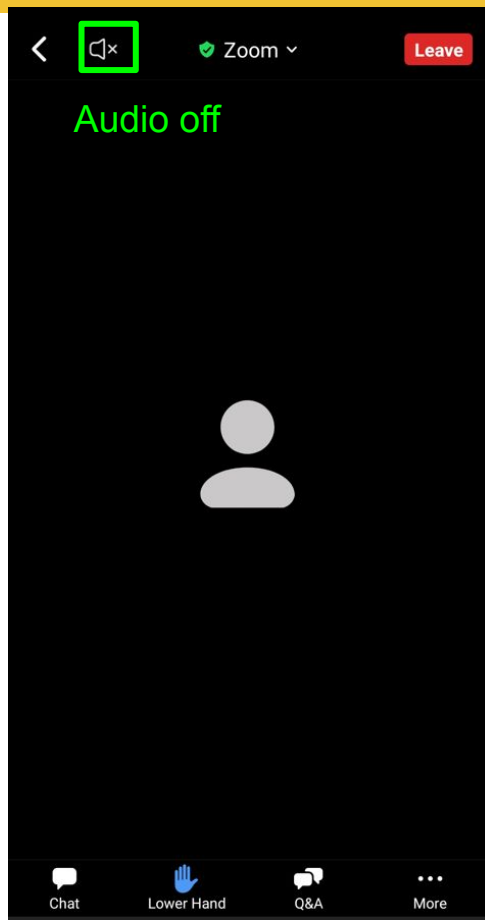
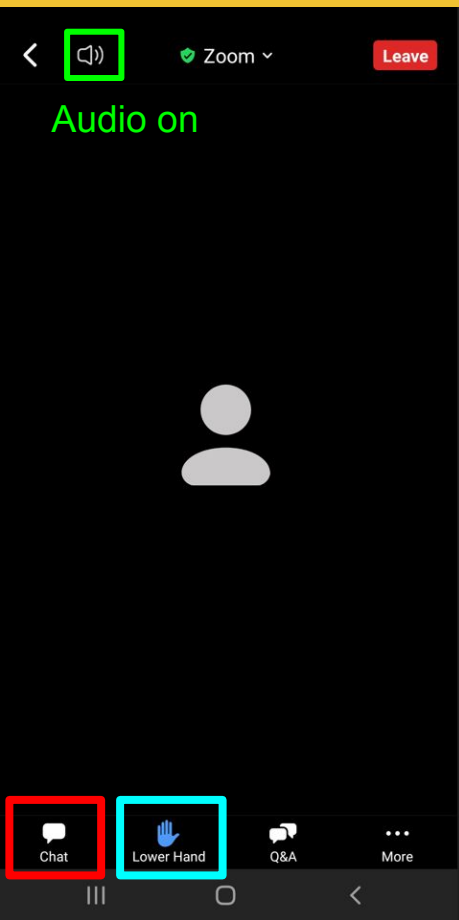
# Setup for Today - How to Communicate!

- We do want to hear from you!
- The purpose of the slide presentations was to help you:
  - Pick the right zoom room
  - Help you think through the content in a different way, possibly larger scale
- We will have questions integrated or at the end of the slides. At that time, you may: **Raise your hand**, post a **question in the chat**, or email **[planningoffice@co.monroe.in.us](mailto:planningoffice@co.monroe.in.us)**

# Helpful Zoom Tips - Joining from a Computer



# Helpful Zoom Tips - Joining from a Cell Phone



# Helpful Zoom Tips - Joining from an iPad

12:34 PM Thu Mar 23



Zoom



Join Audio



Raise Hand



Chat

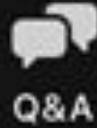
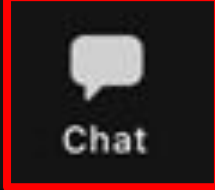
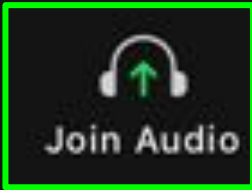


Q&A



More

Leave



Q&A



More

Leave



Live Transcription (Closed Captioning) has been enabled  
Who can see this transcript?

# Construction Review

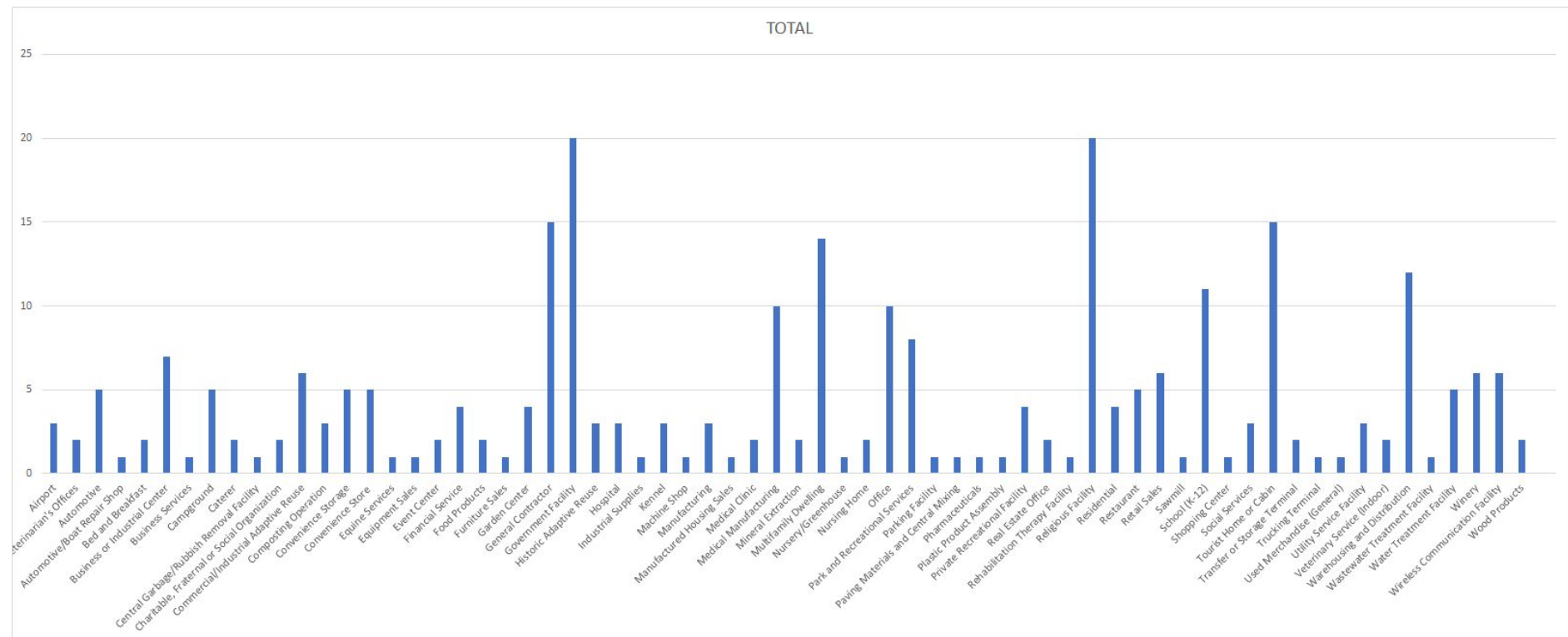
## Outline

- Data - what uses are highly demanded in the County
- Focus Area for Today - Going through an EXAMPLE construction project
  - Parking discussion
  - Landscaping discussion
  - Dimensional Standards (lot size, setbacks, etc.)



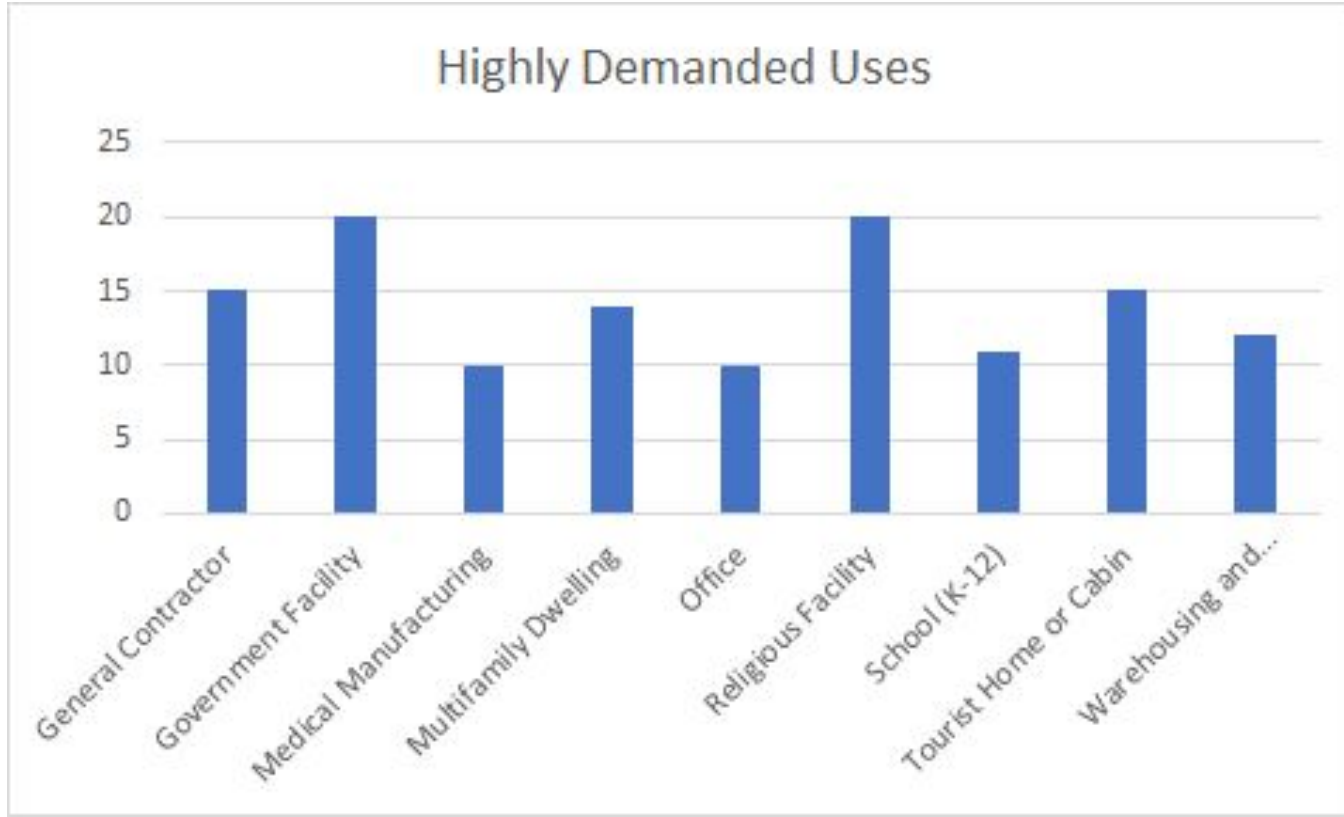
# Construction Review

## Site Plan and PUD Uses from 2015-Present - 60 different uses



# Construction Review

## Site Plan and PUD Uses from 2015-Present





# Construction Review

## Questions for Design Professionals

1. Are there uses that you have clients come to you with that you have to tell them that the use is not permitted in the County/on the parcel of land they are interested in?
2. Are there certain parts of the County that you are seeing interest from developers to develop, but the Zoning Ordinance restricts it?



# Construction Review - Religious Facility



	RURAL				RESIDENTIAL						BUSINESS		INDUSTRIAL				
Uses	AG 2.5	FR 5	CR 2.5	RC 1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref <sup>50</sup>
Religious Assembly	P	P	P	P	P	P	P	P	P		P	P				PS	Y

Condition:

## V. Religious Assembly

1. Development in the Airport zone must comply with Chapter X.

## Question for the group:

Are there other conditions that are helpful for consideration of new religious facilities in the County?

# Construction Review - Religious Facility



1. Parking
2. Landscaping
3. Dimensional Standards



# Construction Review - Religious Facility



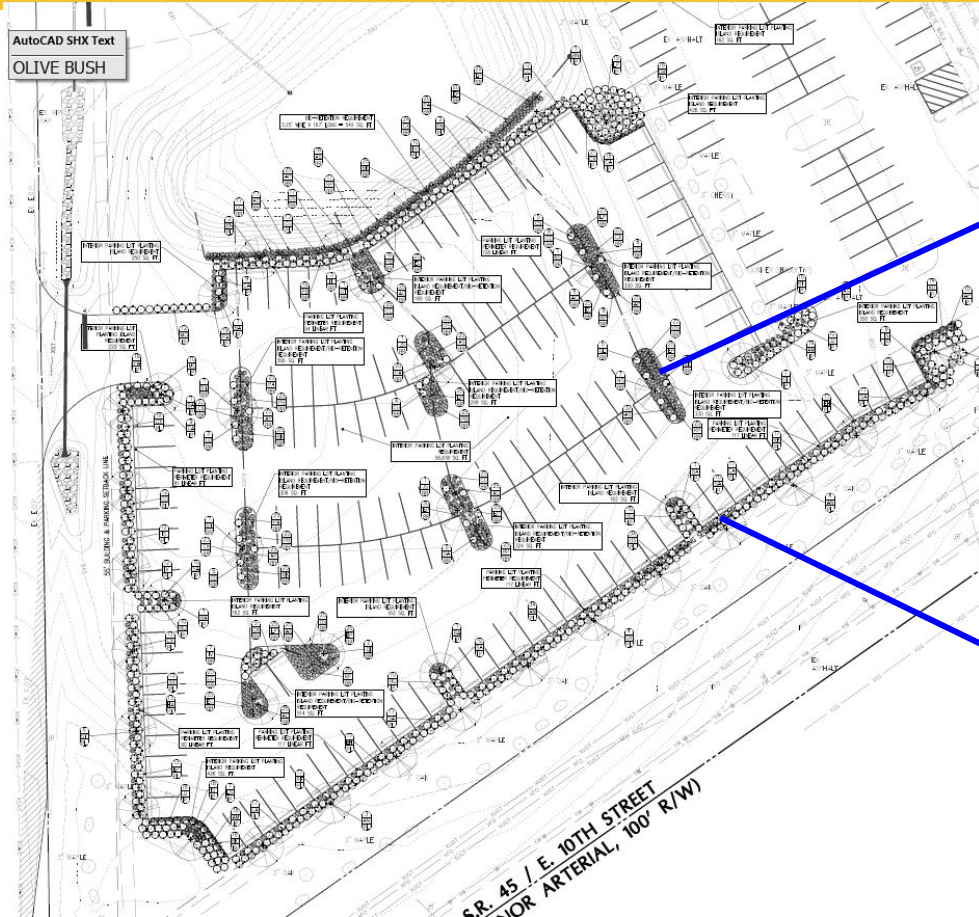
Current Parking Requirements for Religious Facilities:  $\frac{1}{4}$  seats

## Questions:

- Do you agree with Parking minimums or parking maximums?
- What is your opinion of using certain materials (paved vs gravel) for parking lots in the County?



# Construction Review - Religious Facility



## Current Landscaping Requirements:

Interior Parking (Parking Islands: 1 tree, 10 shrubs, 10 shrubs/grasses/ferns)

Total Area of Parking Lot	Percent of the Total Area of Lot that Must be an Interior Planting Area
0 to 49,999 sq. ft.	5%
50,000 to 149,999 sq ft	8%
150,000 sq. ft. or larger	10%

Perimeter Parking: 5 ft wide; 1 tree, 10 shrubs, 10 shrubs/grasses/ferns

# Construction Review - Religious Facility



Bufferyard:

		ADJOINING USES					
PROPOSED USE		Single Family Dwelling	Two Family Dwelling	Multi Family Dwelling	Low Intensity Use	Medium Intensity Use	High Intensity Use
	Single Family Dwelling	None	A*	B*	C*	C*	D*
	Two Family Dwelling	A	None	A*	B*	C*	D*
	Multi Family Dwelling	B	A	None	B*	B*	D*
	Low Intensity Use	C	B	B	None	A*	C*
	Medium Intensity Use	C	C	B	A	None	B*
	High Intensity Use	D	D	D	C	B	None

D	20 feet	420
---	---------	-----

420D value equivalent = 12 trees per 100 ft

# Construction Review - Religious Facility

## Landscaping Questions/Discussions:



### 1. Landscaping:

- a. How do we encourage more tree preservation on development sites?
- b. Interior parking islands working for this use (and others) or is there a better design?



# Construction Review - Dimensional Standards



	RE2.5
<b>Lot Area Requirements</b>	
Minimum Lot Area (square feet)	108,900
First Dwelling Unit	108,900
Additional Dwelling Unit	---
Minimum Lot Width (feet)	200
Maximum Height (feet)	50
<b>Yard and Open Space Requirements</b>	
Minimum Side Yard (Structures)	30
Minimum Rear Yard (Structures)	60
Additional Side Yard for each additional story	4
Maximum Building Coverage (percent)	10
Usable Open Space per Dwelling Unit	---
Floor Area Ratio	---
Minimum Side Yard (Parking)	---
Minimum Rear Yard (Parking)	---
<b>Setbacks from Centerline (25)</b>	
Principal Arterial (11)(12) - Building	80
Principal Arterial - Parking	(26)
Secondary Arterial (11)(12) - Building	70
Secondary Arterial - Parking	(26)
Principal Collector (11)(12) - Building	65
Principal Collector - Parking	(26)
Secondary Collector (11)(12) - Building	55
Secondary Collector - Parking	(26)
from ROW - Local (11)(12) - Building	30
from ROW - Local - Parking	(26)
Additional Front Setback (14)	---





# Construction Review - Religious Facility



## Design Standards Questions/Discussions:

### 1. Setbacks for Uses:

- a. What are appropriate commercial setbacks from the side and rear? Any exceptions that should be built in for setbacks (i.e. adjoining a pedestrian trail, railroad, etc)
- b. Requiring parking setback behind buildings in certain areas?

### 2. Maximum Impervious Cover/Building Coverage

- a. What is a reasonable standard (% of area, total square footage, etc)?