

§ 155.057 STANDARDS FOR SITE PLAN REVIEW.

In reviewing and determining whether to approve or disapprove a site development plan, the Administrator or Plan Commission shall consider the following criteria listed below, as appropriate:

- (A) The application shall comply with the provisions of this chapter and other ordinances of the town.
- (B) The plan shall be in reasonable conformity with the Comprehensive Plan.
- (C) Reasonable provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, or septic and schools.
- (D) Any building or structure shall be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.
- (E) Adequate provision shall be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood, including:
 - (1) *Relationships of buildings to sites.*
 - (a) The site shall be planned to achieve a desirable transition to the street, provide for adequate planting, safe pedestrian movement and off-street parking areas.
 - (b) Parking areas should include innovative ways to significantly screen the parking areas from views from public ways.
 - (c) Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
 - (2) *Building design.*
 - (a) Structures shall be in scale and harmonious with adjoining buildings.
 - (b) Materials shall be selected for their harmony of the building and adjoining buildings. Materials shall also be selected for suitability to the type buildings and the design in which they are used.

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(c) Materials shall be of durable quality.

(d) Exterior lighting shall be part of the architectural concept. Fixtures, standards and exposed accessories shall be harmonious with the building design.

(3) *Signs.*

(a) Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.

(b) The colors, material and illumination of every sign shall be compatible and harmonious with the building and site to which it principally relates.

(c) All signs shall conform to §§ 155.295 through 155.298.

(F) Open space provided is configured to make that open space usable, functional, and appropriate to the development proposed.

(G) Streets and sidewalks shall, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

(H) Provision shall be made to ensure that adequate access roads or entrance or exit drives will be provided and will be designed and improved so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets.

(I) Adequate provision shall be made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

(J) Adequate water mains and fire hydrants shall be provided in accessible places in accordance with good fire fighting and fire prevention practice.

(K) Adequate provision shall be made for the collection and disposition of all on- and off-site storm water and natural water, including but not limited to on-site drainage retention facilities.

(L) Adequate provision shall be made for the collection and disposition of sanitary sewage.

(M) Adequate provision shall be made to avoid an increase in hazard to adjacent property from flood, increased run-off or water damage.

(N) Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the Administrator to be contaminated by a toxic substance or otherwise to contain environmental

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hazards which are detrimental to the public health, safety and welfare.

(O) Adequate provision shall be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination shall be met.

(P) Adequate provision shall be made to ensure that the location, lighting and type of signs and the relationship of signs to traffic-control is appropriate for the site and will not have an adverse affect on any adjacent properties.

(Ord. 2003-17, passed 9-25-03)