

NEWPORTE LANDING



La Porte, Indiana



Design & Development Standards

Adopted May 16, 2016



DESIGN & DEVELOPMENT STANDARDS

TABLE OF CONTENTS

Article 1:	NewPorte Landing Overview _____	Pg -02
Article 2:	Lot Standards _____	Pg -03
Article 3:	Site Design Standards _____	Pg -04
Article 4:	Building/Architectural Design Standards _____	Pg -06
Article 5:	Circulation and Parking Standards _____	Pg -09
Article 6:	Lighting Standards _____	Pg -12
Article 7:	Landscape Standards _____	Pg -14
Article 8:	Signage Standards _____	Pg -18
Article 9:	Lot Improvement Process _____	Pg -20
Exhibits		
Exhibit A	Permitted Uses - <i>Article 07 / Table 07.02</i>	
Exhibit B	Off-Street Parking - <i>Article 18 / Tables 18.01(b) and 18.01(i),</i>	
Exhibit C	Landscape Plant Materials	

DESIGN & DEVELOPMENT STANDARDS

Article 1: NewPorte Landing Overview

Intent. The *Design & Development Standards* are intended to provide guidance on the functional, visual and aesthetic qualities of new site and building development within NewPorte Landing. Site developers should use the standards as a reference when preparing design plans for projects in NewPorte Landing.

Land Use. Permitted land uses are described in *Article 07 / Table 07.02 Schedule of Permitted Uses*, under *B2 General Commercial District*, as shown in the *Zoning Ordinance of the City of La Porte*. For reference, Table 07.02 is attached as *Exhibit A*.

Development Description. As a showcase redevelopment effort, including a substantial investment in new roadway/infrastructure, NewPorte Landing is a commercial development located in the heart of La Porte with adjacencies to the historic downtown district, a major hospital/healthcare provider, high traffic count state highway systems and several fresh water lakes. With frontage on the established Pine Lake Avenue commercial corridor and beautiful Clear Lake, NewPorte Landing offers the best in location, visibility, access, infrastructure and natural resources.

DESIGN & DEVELOPMENT STANDARDS



Article 2: Lot Standards

Intent. The intent is to identify basic lot limitations.

Lot Area. The minimum lot area is 15,000 sq. ft.

Lot Width. The minimum lot width is 100 ft.

Lot Frontage. All lots shall have frontage along a public road or street. The width along the road shall be sufficient to meet the lot width requirement at the minimum front yard setback. This requirement shall not apply to individual lots that have access by a shared service drive system within a shopping center or shared access with adjacent uses.

Lot Coverage. The maximum building coverage per lot shall be 65%. The maximum total impervious surface coverage (total of all hard surfaces including building, pavement, etc.) shall be 85%.

Lot Setbacks. Minimum front and rear setbacks shall be twenty-five (25) feet. Minimum side setbacks shall be twenty (20) feet. No building shall be permitted in any front, side or rear setbacks. An exception shall be made to allow for zero (0) front and side yard setback requirements for pedestrian oriented/street side retail development. Parking will not be permitted any closer than twenty (20) feet from a front or rear lot line or any right-of-way line. Parking will not be permitted any closer than ten (10) feet from a side lot line, unless the owner(s) of the affected lots establish a shared parking agreement for the affected lots. Entrance driveways may cross any minimum lot setback, but are to do so in a perpendicular fashion.

DESIGN & DEVELOPMENT STANDARDS

Article 3: Site Design Standards

Intent. The intent is to define some standard features of site development.

Building Orientation. The primary façade of a building should be oriented towards the road, unless site constraints or special circumstances prevent this from occurring. A consistent alignment of buildings is encouraged to aid in creating a unified and defined roadway.

Signature Feature. All sites with a total building size of 50,000 square feet or greater are required to construct at least one signature feature. This feature shall be designed to enhance the identity of the site. Examples of signature features include, but are not limited to; a fountain, clock tower, statue, sculpture, etc.

Drive -Thru Service. The drive-thru facility shall be located on the side or rear elevation of a building to minimize visibility from the road. The site shall be oriented so that drive-thru lanes and pick up windows are not a prominent feature of the building. Clear identification and delineation between the drive- thru facility and parking lot shall be provided. Each drive-thru facility shall provide an escape lane, consist of stacking for 10 vehicles and have only one direct access point onto any road.

Service/Loading Facilities. Any service/loading area shall have adequate accessibility from an appropriate driveway, a maneuvering apron, and vertical clearance for truck deliveries. No portion of a vehicle using a service/loading area will project into a roadway. No service/loading area will be located in a front yard or in front of a primary façade. All service/loading areas will be appropriately screened by means of screen walls or a combination of berms and landscaping. Screen wall height shall be a minimum of six (6) feet tall and a maximum of eight (8) feet tall.



Fountain as Signature Feature



Delineation of drive thru lane / parking



Screen wall at loading area

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Landscape Screening of service area



Trash Enclosure



Pedestrian Walkway Connection

Screen walls shall be constructed of brick or other architectural material that is compatible with the primary structure.

Trash Enclosures. All dumpsters, compactors, and areas for placement of trash and/or recycling receptacles will be concealed by a gated enclosure constructed of concrete or brick masonry that will be compatible with the primary structure. Enclosures must be permanently concealed on three sides and have a height of six (6) feet. Wood gates shall be prohibited. No trash enclosure shall be located in a front yard or in front of a primary façade and shall not face a roadway.

Ground Mechanicals and Similar Facilities. All ground mechanicals and equipment of a similar nature shall be appropriately treated to blend into the built environment. If by structure, such treatment shall be of design and color complimentary to that of the building structure. If by landscape screening, selected plant materials should provide screening during all seasons.

Pedestrian Walkways. A clearly defined pedestrian walkway/connection shall be provided between public sidewalk/trails and building entrances. Pedestrian walkways shall be constructed of concrete pavement. Such pedestrian walkways shall not include the parking lot area itself, unless to cross over a section of drive lane. Crossovers should be clearly marked with pavement striping.

Flag Poles. Flag poles shall be ground mounted and have a maximum height of thirty-five (35) feet. All flag poles shall utilize an internal halyard system and lighting shall be by means of ground mounted fixtures and/or pole mounted solar powered fixtures.

DESIGN & DEVELOPMENT STANDARDS

Article 4: Building / Architectural Design Standards

Intent. The intent is for permitted uses to complement each other in building quality and design considerations.

Primary Façade. The façade that contains the primary entrance point to the structure shall be considered the primary façade. Each primary façade shall have a clearly defined, highly visible customer/public entrance that includes at least two of the following features: (a.) canopies, (b.) overhangs, (c.) raised parapet over the door, (d.) outdoor patio, (e.) unique architectural material treatment, (f.) Integral planters or wing walls that incorporate landscaped areas and or places for sitting, (g.) columns, (h.) Awnings and/or (i.) full height storefront/glazing system.

Prominent Façade. Any façade of a structure that fronts on a roadway or driveway will be designed and constructed to be aesthetically appropriate as a prominent façade, even if the main entrance to the building (primary façade) faces another direction. Prominent facades will be designed and constructed of materials consistent with but not necessarily identical to the primary façade.

Wall Planes. Primary and/or prominent facades shall have offsetting panels, recesses and/or break in material to break up the width of the façade. Facades greater than one hundred (100) feet in width shall have wall projections or recesses of at least five (5) feet extending thirty percent (30%) of the façade length. Facades less than one hundred (100) feet in width shall have wall projections or recesses of at least two (2) feet extending twenty percent (20%) of the façade length.



Integral planter at entry



Awning & full height glazing at entry



Offset / break in material along façade

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Ground Level Fenestration



Flat Roof / Variation in Roof Line



Pitched Roof / Variation in Roof Line

Ground-level Fenestration. Where large retail structures contain additional, separately owned or leased stores that occupy less than 20,000 square feet of gross floor area and have separate exterior customer entrances, the primary façade of retail structures shall be transparent above the walking grade.

Awnings. Awnings can be used to articulate the façade and shall be of opaque non-reflective material.

Roof. Flat roofs shall be concealed from all ground level views by a parapet wall and sloped to interior drains or downspouts not readily visible from a roadway or driveway on which the building fronts. All obstructive roof appurtenances projecting above the roof including, but not limited to, HVAC equipment, electrical equipment, exhaust fans and or plumbing stacks will be screened from view of a roadway(s) on which structure fronts. For buildings with elevations in excess of one hundred (100) feet in width, a variation in roofline shall be employed for architectural interest and to reduce the apparent scale of the buildings. Pitched roofs shall be comprised of three (3) or more roof slope planes and utilize a minimum pitch of 6:12. Permissible materials for pitched roofs shall include: natural clay tiles, slate, high quality standing seam metal roofing, three-dimensional “architectural style” asphalt/fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.

Windows. Along street frontages, buildings shall provide transparency between grade level and ten (10) feet above finished grade at a rate of fifty percent (50%) along primary façade/street front and twenty-five percent (25%) along prominent façade/street front. Windows shall be recessed at least two (2) inches and include obvious sills, jambs, heads. Windows shall be transparent and allow views into the building at a depth of not less than four (4) feet.

DESIGN & DEVELOPMENT STANDARDS



Simulation of upper level



Utilization of stone and architectural metal panels as façade materials.



Utilization of brick, metal panels and cement board faux wood banding as façade materials

“False Upper levels” created by parapet walls which simulate an upper story shall contain windows or other significant architectural features.

Facade Materials. The primary building material will be brick or stone masonry, including architectural precast concrete. The primary building material shall be applied a minimum of 50% of each building elevation. Secondary accent materials will include, cement board lap siding, architectural grade metal composite panels, EIFS & ground face cmu. A minimum of two (2) materials are required for building facades, not including glazing and aluminum storefront systems.

Facade Coloration. Building coloration shall consist primarily of a neutral overall color that complements the building’s surroundings.

Height. The maximum height for any structure shall be 4 stories and/or sixty (60) feet.

DESIGN & DEVELOPMENT STANDARDS

Article 5: Circulation and Parking Standards

Intent. The intent is to provide for safe and efficient circulation and parking for each lot.

Surface Materials. All driveways, service and parking areas will be constructed with asphalt, concrete or brick paver pavement. The use of permeable pavement systems is encouraged, especially in parking bays. Service areas subject to abuse including, but not limited to, dock aprons, driveway aprons, and dumpster pads, will be constructed with concrete paving. All pavement markings, other than barrier free stalls and aisles, shall be white in color.

Sidewalks and Pedestrian Pathways. Sidewalks will be located between parking and building areas, with the exception of direct building access or courtyard/patio use. The minimum sidewalk width will be six (6) feet. All sidewalks near or adjacent to buildings will be paved of appropriate materials other than bituminous pavement. Clearly marked pedestrian pathways shall be provided within the interior of parking areas to avoid large expanses of asphalt and to enhance pedestrian safety.

Driveways, Entrance. No two (2) driveways/entrances will be permitted within one hundred (100) feet of one another along the same side of a roadway. No driveway/entrance will be permitted within one hundred-fifty (150) feet of a street intersection. The driveway spacing requirements of this section may be modified by the enforcement official where necessary to provide safe sight distance. No entrance driveway will exceed thirty (30) feet in width for two-way traffic. If one-way, the measurement shall not exceed twenty (20) feet in width.



Permeable pavement system

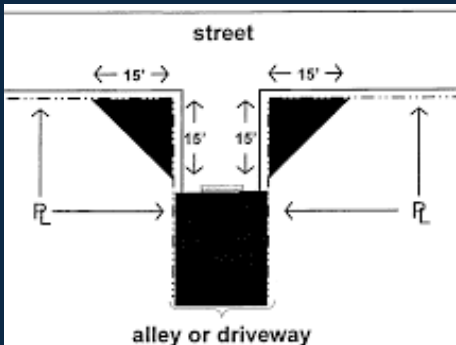


Concrete driveway apron



Pedestrian pathway thru parking field

DESIGN & DEVELOPMENT STANDARDS



Vision clearance triangle at driveway



Parking island with ribbon curb for use as storm water BMP / rain garden



Curbing with depressed turnout for drainage

Vision Clearance. A vision clearance triangle will be maintained at every intersection of right-of-way and/or driveway. The triangle leg lengths will be twenty-five (25) feet from the back of curb at the intersection of two (2) street rights-of-way and fifteen (15) feet from the back of curb at the intersection of a private driveway and street right-of-way. No fencing, walls, structures or signs are permitted to be placed or to project into the vision clearance triangle. Landscape materials are permitted within the vision clearance triangle, but shall not exceed a mature height of three (3) feet above the street curb.

Parking Area Layout. No parking may be located any closer than ten (10) feet to any driveway. All driveways and parking areas will be curbed, paved, and striped to show each parking space. All curbing will be constructed of concrete, but flexibility will be granted in the type/profile of curb treatment (i.e., stand-up, ribbon, etc.) Each parking space will be at least nine (9) feet wide and eighteen (18) feet long. Minimum parking aisle widths vary based on the angle of the parking spaces in the parking area. For a ninety-degree (90°) parking configuration, a twenty-four (24) feet wide parking aisle for one- or two-way traffic is required. For a sixty-degree (60°) parking configuration, an eighteen (18) feet wide parking aisle for one-way traffic is required. For a forty-five degree (45°) parking configuration, a fourteen (14) feet wide parking aisle for one-way traffic is required. Planting islands/peninsulas will be used to direct traffic flow and to provide visual interest in the parking areas. Parking islands/peninsulas will be a minimum of ten (10) feet wide and be provided every fifteen (15) parking stalls.

Parking Spaces, Quantity required. Required off-street parking spaces are described in *Article 18 / Tables 18.01(b) and 18.01(i)*, as shown in the *Zoning Ordinance of the City of La Porte*. For reference, Tables 18.01(b) and 18.01(i) are attached as *Exhibit B*.

DESIGN & DEVELOPMENT STANDARDS



U-style bike rack

Parking Spaces, Calculations. When the calculation results in the requirement of a fractional space, any fraction up to and including one-half (1/2) will be disregarded and fractions over one-half (1/2) will require one (1) parking space. Where the required parking spaces for one lot exceed one hundred (100) cars, the requirements may be reduced by twenty (20) percent.

Parking Spaces, Use. Parking spaces will be for the users of the land use(s) on the lot, unless provided for in the *Parking Spaces, Joint Use* below.

Parking Spaces, Joint Use. Two (2) or more parking areas on two (2) or more lots may collectively provide the required parking spaces in which case the required number of parking spaces will not be less than the sum of the requirements for the several individual uses computed separately. Each lot must have at least eighty percent (80%) of the required parking spaces for its use. A shared parking agreement will be required for this provision.

Bicycle Parking. All lots with twenty (20) or more parking spaces shall provide bicycle parking at a rate of one (1) bicycle space per ten (10) car parking spaces, to a maximum of ten (10) bicycle parking spaces. Bicycle parking shall utilize individual U-style rack system. All bicycle racks must be securely anchored to a hard surface specifically designated for bicycle parking.

DESIGN & DEVELOPMENT STANDARDS

Article 6: Lighting Standards

Intent. The intent is to provide ample visibility for the safe transport of both pedestrians and vehicles throughout sites at NewPorte Landing. Additionally, lighting is to serve as a visually unifying and aesthetic element across the development.

Illumination. All exterior lighting fixtures on lots shall be metal halide or light emitting diode (LED) or better quality light. Lighting is intended to be low-key. Lighting intensity should be no greater than required for pedestrian and vehicular safety. A minimum of one (1) foot candle and a maximum of ten (10) foot candles, measured at ground level, will be maintained within parking areas and along pedestrian circulation between building and parking areas. Utilization of “shut off” controls such as sensors, timers, motion detectors, etc. is highly encouraged. All individual site developments will be required to submit a photometric plan as part of the plan review process.

Confinement. Lighting shall be directed toward and confined to the ground areas of lawn or parking lots. Lighting shall utilize cutoff fixtures that are recessed sufficiently such that the light source is not visible from off site. Lighting from a lot may not cause more than one-tenth (0.1) foot candle of illumination beyond any lot line of the lot served.

Exterior Building Lighting. Exterior building lighting may be used to accent entrances and special features. Acceptable fixtures for accent lighting are architectural grade type wall mount fixtures. Luminous tube (neon) and exposed bulb fluorescent lighting is prohibited as an architectural detail on a building. Internally illuminated architectural bands or features shall be allowed where the light source is not directly visible.



Utilize cut-off fixtures to minimize light pollution and off-site glare



Architectural accent lighting

DESIGN & DEVELOPMENT STANDARDS



Ground mounted lighting of facade



Pedestrian lighting



Shoe box type fixture in parking area

Ground Lighting. Only discrete ground mounted lighting of building facades, features of buildings, signage and/or landscaping will be permitted. All ground lighting shall be surface mounted to an appropriate concrete base, projecting no more than six (6) inches above grade.

Pedestrian Lighting. If pedestrian circulation lighting is not sufficiently illuminated by parking area or other lighting as per foot candle minimums, smaller scale pedestrian pole lighting and/or bollard style lighting may be used. Bollard lighting will have a uniform height of three (3) feet and be surface mounted to an appropriate concrete base, projecting no more than six (6) inches above grade. Pedestrian scale pole lighting will have a minimum height of eight (8) feet / maximum height of twelve (12) feet and be surface mounted to an appropriate concrete base, projecting no more than six (6) inches above grade.

Parking Area Lighting. Parking area light fixtures will be architectural grade “shoe-box” type fixtures. Such fixtures/poles shall have a uniform height of twenty-five (25) feet and will be black in color. All such fixtures/poles shall be surface mounted to an appropriate concrete base, projecting no more than twelve (12) inches above grade and be located a minimum of three (3) feet away from any paved area to minimize potential vehicular damage.

Service/Loading Area Lighting. Architectural grade, building mounted “shoe-box” style fixtures will be required when providing illumination of service/loading areas.

DESIGN & DEVELOPMENT STANDARDS

Article 7: Landscape Standards



Grasses, shrubs and ornamental trees as foundation yard treatment



Ornamental grasses as foundation yard treatment



Shrubs, ground cover and flowering perennials as foundation yard treatment

Intent. The intent is to create a simple, strong landscape setting in scale with the roadways, buildings and natural areas of the development, and to provide storm water infiltration value where appropriate. This can be achieved through the use of a limited plant palate, with skillfully arranged massing of similar plant materials, especially at entrance drives, front yards and foundation yards. Plantings shall be informal at the building site perimeter and may become more formal closer to the building parking areas.

Plant Materials. The use of plant species native to the region is strongly encouraged. The minimum planting size for deciduous trees shall be two and a half (2 ½) inches in caliper. The minimum planting size for ornamental trees shall be one and a half (1 ½”) in caliper. The minimum planting size for evergreen trees shall be six (6) feet in height. The minimum planting size for shrubs and ornamental grasses shall be three (3) gallon. The minimum planting size for perennials and ground cover shall be one (1) gallon. A list of approved plant materials is attached as *Exhibit “C”*.

Foundation Yards. Required landscape treatments shall include the building foundation yard, generally the area between pedestrian sidewalk/parking lot curb and the building structure. Foundation yards should have a minimum depth of six (6) feet. A foundation yard does not need to maintain the minimum depth on all sides of the building, meaning it can be non-uniform in shape, so long as the aggregate total of foundation yard area is achieved. Foundation yard plantings shall consist primarily of shrubs, ornamental grasses and perennials. An exception shall be applied to pedestrian oriented/street side retail stores, whereas no foundation yards shall be required.

DESIGN & DEVELOPMENT STANDARDS



Bio-filtration swale



Driveway entrance plantings



Parking lot island plantings

Front Yards. All front yards and/or yards fronting a street shall be required to provide a minimum of two (2) deciduous trees for every fifty (50) feet of street frontage.

Other Yards. Landscape treatments for the side and rear yards are not a requirement. However, it is strongly encouraged to utilize side and rear yards as planted bio-retention cells or bio-filtration swales for treatment of surface run-off. All yards, when not planted with landscape material, shall be planted as lawn.

Driveway Entrances. All driveways that intersect a public road shall be required to provide a focal landscape bed on, a minimum, one side of the entrance drive. Typically, the landscape bed will be located along or at the radius of the drive opening. Driveway entrance beds/plantings shall be a minimum of seventy-five (75) square feet in area. Driveway entrance plantings will consist primarily of low lying perennials, grasses and shrubs. No plant materials should have a mature height greater than thirty-six (36) inches. See *Article 5 Circulation and Parking Standards –Vision Clearance.*

Parking Areas -Interior. All parking areas will be required to provide a minimum of one (1) deciduous tree per every fifteen (15) parking stalls. A minimum of one-half (1/2) of the trees shall be located in parking islands/peninsulas, distributed throughout the parking lot, with remaining trees placed in the rear/sides yards surrounding the parking area.

Parking Areas –Perimeter. Edges of a parking lot that front a roadway shall be softened by means of transition plantings. Transition plantings shall consist of groupings of ornamental grasses and shrubs. Fence row placement should be avoided.

DESIGN & DEVELOPMENT STANDARDS



Transition plantings at edge of parking lot



Monument sign landscape treatment



Informal massing of evergreen trees for screening service and loading areas

The intent of the transition plantings is simply to soften the view of the parking area/vehicles from the adjacent roadway, rather than create a full screen “wall”. Generally, the transition plantings should be located within five (5) to eight (8) feet from the edge of parking lot and should be edged as appropriate. The following formula shall be used to determine the total number of shrubs and ornamental grasses to be planted; Three (3) shrubs and two (2) ornamental grasses per eighteen (18) linear feet of parking lot edge that fronts a roadway. For example, ten parking stalls at 9’-0” in width = 90 LF of parking lot edge. Using the ratio of 3 shrubs and 2 ornamental grass per 18 LF of parking edge would calculate to a total planting requirement of 15 shrubs ($90 / 18 = 5$ and $5 \times 3 = 15$) and 10 ornamental grasses ($90 / 18 = 5$ and $5 \times 2 = 10$).

Monument Signs. All monument signs will be required to provide landscape treatment around the base of the sign. Monument sign planting beds shall be a minimum of seventy-five (75) square feet in area. Monument sign plantings will consist primarily of low lying perennials, grasses and shrubs. When a monument sign is located near an entrance drive, the planting requirements for *Driveway Entrances* and *Monument Signs* will be treated as one in the same.

Service/Loading Areas. All service and loading areas shall be screened and/or softened from the view of adjacent roadways by means of evergreen tree plantings. Tree plantings should be in groupings and avoid “fence-row” type spacing. Minimum tree height at time of planting shall be six (6) feet.

Edging. Where planting beds abut lawn, appropriate edging will be installed in order to maintain separation of materials.

DESIGN & DEVELOPMENT STANDARDS



Irrigation. All landscaped areas, including lawn, shall be irrigated by means of a permanently installed, underground irrigation system. Side or rear yards that incorporate a bio-retention cell and or bio-filtration swale can waive the irrigation requirement for those areas.

DESIGN & DEVELOPMENT STANDARDS

Article 8: Signage Standards

Intent. The intent is to provide continuity among the complimentary mix of uses and maintain the aesthetic integrity of the development.

Monument Signs. One (1) monument sign will be permitted per lot, with the exception being lots that front multiple roadways. In the event a lot fronts multiple roadways, said lot will be allowed to have a maximum of two (2) monument signs. Monument signs will generally be located near lot entrance driveways and be double sided so they are visible from either direction of roadway travel. The maximum height for a monument sign shall be six (6) feet (including base) and have a maximum area of seventy-two (72) square feet per sign face. Monument signs shall include a base structure constructed of concrete, stone and or brick. All monument signs shall be internally illuminated. All monument signs shall be setback a minimum of five (5) feet from a public right of way line. See *Article 5 Circulation and Parking Standards –Vision Clearance*.

Building Signs. One (1) wall sign will be permitted per building façade facing a road or public right-of-way. Wall signs will be limited to individual letters (channel letters) and/or logo elements with a maximum depth of eight (8) inches. Wall signs will have a maximum surface area equal to ten percent (10%) of the façade area the sign is intended to be located on. Wall signs will not exceed eighty (80) percent of the linear width of the façade of the structure of business space on which the sign is located on. Wall signs shall not extend past the height of the building structure and can utilize internal or external illumination.



Monument sign with stone base



Monument sign with brick base



Building mounted channel letter signage

DESIGN & DEVELOPMENT STANDARDS



Directional signage

Directional Signs. Lots with one (1) access point will be allowed two (2) directional signs at the access point. Lots with more than one (1) access point will be allowed one (1) directional sign per access point. In addition, one (1) directional sign will be permitted at each critical turning point on the lot when required to safely direct vehicular traffic to places interior to the site. Directional signs shall have a maximum height of four (4) feet above grade and a maximum surface area of six (6) square feet.

Storefront/Door Signs. Storefront/door signs identifying the business name, logo, contact information, hours of operation, and/or similar information will be surface applied vinyl graphics. Such signs will be limited to the storefront door, including window panels immediately adjacent to the storefront door and any service/loading area doors. The signs will not exceed twenty-five percent (25%) of the door or window surface on which they are applied.



Storefront door graphics

Article 9: Lot Improvement Process

NewPorte Architectural Committee (NAC) Review.

Submit improvement plans (civil plans, architectural building elevations/sections showing materials and colors, architectural roof plan showing mechanical equipment, landscape plan, site lighting photometric plan and signage plan) to NAC for review. Plans should be submitted electronically in PDF format. Signed plan approval by the NAC is required prior to the undertaking of any site improvements, construction, or installation of structures of any kind. The NAC will forward a copy of signed plan approval to the City of La Porte, Director of Community Development & Planning. Upon receipt of a NAC approval letter, an owner may submit plans to the Department of Engineering and Building Services for City Plan Site Review.

La Porte Site Review Committee (SRC) Review .

Developers will have the opportunity to meet with, review and discuss development plans with City officials and, if applicable, leave the meeting with a list of issues to be resolved prior to the project being released to the permit application process. Site Review Committee convenes Tuesday morning, as needed. Presentations to the Committee are scheduled for ½ hour. When applicable, two (2) large sets and eight (8) reduced sets of plans must be submitted one (1) week prior to the scheduled date of the presentation. Plans are to be submitted to the Department of Engineering and Building Services located at 801 Michigan Ave. All City Departments are represented.

DESIGN & DEVELOPMENT STANDARDS

Exhibit A Permitted Uses -*Article 07 / Table 07.02*

Section 07.02 Uses

Use and development of land and buildings shall only be for the following specified uses, unless otherwise provided for in this Ordinance. Uses are grouped into major categories and only those uses listed under each category are permitted. Land and/or buildings in the districts indicated at the top of the Table may be used for the purposes denoted by the following abbreviations:

- P: **Permitted Use.** Land and/or buildings in this District may be used for the purposes listed by right.
- S: **Special Exception Use.** Land and/or buildings in this District may be used for this purpose by obtaining Special Exception approval when all applicable standards cited in Article 24 Special Exception Review Requirements and Procedures.
- : **Not Permitted.** The use is not permitted in the district. Uses not listed in the table are also not permitted. Uses that are not listed in any district of the zoning ordinance, as shown in Appendix A, may be allowed based upon a similar use determination in accordance with section 02.06.

**Table 07.02
Schedule of Permitted Uses**

Use	B1	B2	B3	O1	Use Requirements
Residential limited to the following:					
Multiple-family dwellings	P	-	-	-	
Dwellings in mixed-use buildings	P	-	-	-	
Dwelling units for watchmen and operating personnel and their families	P	P	P	-	
Fraternity, sorority or student cooperatives	S	S	-	S	
Agriculture and animal-related uses limited to the following:					
Farm implement dealers	-	P	-	-	
Kennels	-	S	-	-	
Plant nursery and commercial greenhouses	P	P	-	-	
Roadside stands	P	-	-	-	14.02(d)
Veterinary hospital for large animals	S	P	-	S	
Veterinary hospital for small animals	S	P	-	S	
Retail trade limited to the following:					
Retail uses up to 40,000 square feet gross floor area, except where otherwise listed	P	P	P	-	
Any retail use between 40,000 and 60,000 square feet gross floor area	S	P	-	-	14.03(a)
Any retail use over 60,000 square feet gross floor area	-	P	-	-	14.03(a)
Retail uses with accessory drive through service	S	P	P	-	14.03(b)
Adult book and video stores	-	S	-	-	14.09(a)
Art and school supply stores	P	P	-	P	
Bait shops	P	P	-	-	
Bakeries, retail sales only	P	P	-	-	
Business machine sales and service	P	P	-	P	
Computer sales	P	P	-	P	
Convenience stores	P	P	P	P	
Convenience stores with gasoline sales	-	S	S	-	
Feed stores	-	P	-	-	
Grocery stores/super markets	P	P	-	-	
Furnace/air conditioner sales/service	-	P	-	-	
Lawn & garden supply, greenhouse, and retail nurseries without outdoor sales	-	P	-	-	
Lawn & garden supply, greenhouse, and retail nurseries with outdoor sales	-	P	-	-	
Gift, souvenir handicraft stores	P	P	P	-	
Glass sales & service	-	P	-	-	
Hardware, electrical, plumbing, paint and floor covering sales without open storage	P	P	-	-	

Table 07.02
Schedule of Permitted Uses

Use	B1	B2	B3	O1	Use Requirements
Home improvement, building material sales and lumber with open storage	-	S	-	-	
Lawn mower sales/service	P	P	-	-	
Liquor stores	P	P	-	-	
Machinery and equipment sales	-	S	-	-	
Mail order business	-	P	-	-	
Marine accessory shops	-	P	-	-	
Mobile homes and trailer sales/rental	-	S	-	-	
Monument establishments--including accessory open sales lots	-	P	-	-	
Newsstands	P	P	-	P	
Office supply stores	P	P	-	P	
Open air markets and outdoor sales	-	S	-	-	
Pet shops, dog grooming and day care (not including overnight boarding)	P	P	-	-	
Petroleum products sales	-	S	-	-	
Pharmacies	P	P	-	S	
Produce markets	P	P	-	-	
Secondhand stores and rummage shops	-	P	-	-	
Services limited to the following:					
Barber/beauty shops	P	P	-	P	
Cleaning services	-	P	-	-	
Dry cleaners, pick-up	P	P	-	P	
Dry cleaning plants/commercial laundries	-	S	-	-	
Interior decorating shops	P	P	-	P	
Laundries	P	P	-	-	
Locksmith shops	P	P	-	-	
Office service centers	P	P	-	P	
Pawnshops	-	S	-	-	14.04(a)
Pest control services	-	S	-	-	
Photographic studios	P	P	-	P	
Repair shops, nonautomotive	-	P	-	-	
Shoe repair shops	P	P	-	P	
Tailor shops	P	P	-	P	
Tattoo establishment	-	S	-	-	14.04(b)
Taxidermists	P	P	-	-	
Tool and equipment rental	-	P	-	-	
Video rental store	P	P	-	-	
Motor vehicle dealers and service limited to the following:					
Automobile rental	S	P	P	S	
Automobile sales (new/used)	-	S	P	-	
Automobile washes	-	S	S	-	14.05(b)
Minor automobile service and repair	-	S	S	-	14.05(a)
Major automobile service, body repair and painting	-	S	-	-	14.05(a)
Motorcycle, snowmobile and ATV sales/service	-	P	P	-	14.05(a)
Parts stores	S	P	P	-	
Truck rental	-	S	S	-	
Truck sales (new/used)	-	S	S	-	
Truck stops	-	-	S	-	14.05(c)
Vehicle service stations	-	S	S	-	14.05(c)
Vehicle auctions	-	S	-	-	
Accommodation and food services limited to the following:					
Banquet halls	P	P	P	P	

Table 07.02
Schedule of Permitted Uses

Use	B1	B2	B3	O1	Use Requirements
Bed & breakfasts	P	P	P	-	
Cafeterias (as an accessory use)	P	P	P	P	
Candy and ice cream shops	P	P	P	-	
Catering services	P	P	P	-	
Delicatessens	P	P	P	P	
Exhibition halls	-	P	P	P	
Hotel-miniums	-	-	P	-	
Hotels/motels	-	P	P	P	
Restaurants, carryout	P	P	P	P	
Restaurants, standard not including drive-thru/in	P	P	P	P	
Restaurant, drive-thru/in	-	S	S	-	14.06(b)
Restaurant and taverns with outdoor seating	S	P	P	S	
Taverns and bars	P	P	P	P	
Finance, insurance, real estate, professional, scientific, and technical limited to the following:					
Banks & financial institutions	P	P	P	P	14.07(a)
Blueprinting and photostating establishments	-	P	-	P	
Newspaper offices including printing	P	P	-	P	
Offices, general and professional with accessory research and testing	P	P	P	P	
Printing and publishing establishments	P	P	-	P	
Radio, television and recording studios	-	P	-	P	
Research & development laboratories	-	-	P	P	
Travel agencies	P	P	P	P	
Health care and social assistance limited to the following:					
Day care centers, commercial/preschools	P	P	P	P	14.08(a)
Day care homes, residential	P	P	-	-	14.08(a)
Foster care homes	-	-	-	-	
Funeral homes/mortuaries	P	P	-	P	14.08(b)
Hospital-related uses	-	P	-	P	
Hospitals	-	S	-	S	
Medical and dental clinics	P	P	P	P	
Medical laboratories	-	P	-	P	
Nursing homes and senior assisted living	P	-	-	P	14.08(c)
Optical sales	P	P	-	P	
Orthopedic and medical appliance sales	P	P	-	P	
Philanthropic and eleemosynary institutions	-	S	-	S	
Entertainment and recreation limited to the following:					
Adult regulated use	-	S	-	-	14.09(a)
Amusement/arcade establishments	-	S	-	-	
Amusement parks	-	S	S	-	
Boat clubs	S	S	-	-	
Boat harbors / public marinas, including service, storage, and fuel sales	-	S	-	-	
Boat sales, including service	-	S	S	-	
Bowling alleys	-	P	-	-	
Canoe rental	-	P	-	-	
Commercial outdoor recreation facilities such as batting cages, driving ranges and putt-putt golf	-	S	S	-	14.09(d)
Campgrounds	-	S	P	-	
Dance schools	P	P	-	P	
Forestry/wildlife preserve	P	P	P	-	

Table 07.02
Schedule of Permitted Uses

Use	B1	B2	B3	O1	Use Requirements
Golf course and country clubs	P	P	S	P	
Health and athletic clubs	P	P	P	P	
Ice skating rinks	-	P	P	-	
Massage establishments	S	S	-	S	
Parks/playgrounds	P	P	P	P	
Racetracks and go-cart tracks	-	-	S	-	14.09(d)
Shooting ranges, indoors	-	P	-	-	
Stadiums/arenas	-	S	-	-	
Theaters	-	S	-	-	
Civic, religious, social assistance organizations limited to the following:					
Cemeteries	-	P	-	-	14.10(a)
Churches, chapels, temples, synagogues and similar places of worship	P	P	-	P	14.10(b)
Clubs, lodges, union halls	P	P	-	P	
Community centers	P	P	-	P	
Conference and convention halls	-	P	P	P	
Convents, monasteries and seminaries	P	P	-	P	
Educational services limited to the following:					
Colleges, universities, and accessory uses, including housing for students	P	P	-	P	
Driving schools	-	P	-	-	
Libraries	P	P	-	P	
Schools, commercial and trade	P	P	-	P	
Schools, elementary, middle and high	P	P	-	P	
Training centers, engineering or sales	-	P	-	P	
Public administration limited to the following:					
Government buildings excluding correctional facilities	P	P	P	P	
Museums, civic buildings and landmarks preserved for public inspection	P	P	P	P	
Transportation and warehousing limited to the following:					
Bus and passenger rail terminals	P	P	P	-	
Parking structures as a principal use	P	P	P	P	
Self-storage facilities, indoor	-	S	-	-	14.13(b)
Taxicab dispatching	-	P	-	-	
Utilities limited to the following:					
Public utility buildings	P	P	P	P	
Telephone exchange buildings	P	P	P	P	
Transmission lines for gas, oil and electricity	P	P	P	P	
Utility substations	P	P	P	P	
Single accessory wind energy conversion systems	S	S	S	S	14.15(b)
Wireless communication facility - collocation	P	P	P	P	14.15(c)
Wireless communication facility tower	S	S	S	S	14.15(c)
Wireless communication facility on institutional site	S	S	S	S	14.15(c)
Construction limited to the following:					
Contractors' offices and shops (excluding outdoor storage)	-	P	-	-	
Landscaping services	-	S	-	-	14.16(a)
Mining limited to the following:					
Mineral extraction & general mining operations	-	S	S	-	14.18(a)

DESIGN & DEVELOPMENT STANDARDS

Exhibit B Off-Street Parking -*Article 18/Tables 18.01(b) & 18.01(i)*

Table 18.01(b)
Required Off-Street Parking Spaces

Residential	
Single-family detached dwellings, two-family dwellings, single-family attached/townhouses	2 spaces per dwelling
Multiple-family dwellings	2 spaces per dwelling in county 1.5 spaces per dwelling in cities
Dwelling units for watchmen and operating personnel and their families	1.5 spaces per dwelling
Fraternity, sorority or student cooperatives	1 space per room
Mobile home parks and subdivisions	2 spaces per dwelling
Agriculture and animal-related uses	
Agricultural uses	1 space per employee
Roadside farm produce stand	6 spaces
Veterinary hospital	1 space per 300 sq. ft. gross floor area
Retail trade	
Retail uses, except as provided below	1 space per 250 sq. ft. gross floor area
Multi-tenant shopping centers	1 space per 250 sq. ft. gross floor area for the first 60,000 sq. ft. and 1 space per 225 sq. ft. gross floor area above 60,000 sq. ft. Where restaurants occupy more than 20% of the total floor area, their parking requirements shall be calculated separately.
Retail with drive-through service	3 stacking spaces at each drive-through lane in addition to parking required for retail building
Convenience stores, grocery stores/super markets, liquor stores	1 space per 200 sq. ft. gross floor area
Furniture store	1 space per 400 sq. ft. gross floor area
Home improvement, building material sales, and lumber yard with open storage	1 space per 225 sq. ft. gross floor area
Services	
Service uses, except as provided below	1 space per 250 sq. ft. gross floor area
Barber/beauty shops	2 spaces for each beauty or barber chair plus 1 space for each employee
Dry cleaners	1 space per 500 sq. ft. gross floor area
Interior decorating shops	1 space per 400 sq. ft. gross floor area
Laundries	1 space for each 2 washing machines
Video rental store	1 space per 300 sq. ft. gross floor area
Motor vehicle dealers and service	
Automobile rental	1 space per employee plus 1 customer space for each 5 rental car spaces
Automobile sales (new/used)	1 space per 400 sq. ft. gross floor area of sales room and 1 space for each auto service stall in the service area
Automobile washes	1 space per employee. Stacking spaces equal in number to 3 times the maximum capacity of the auto wash entering the wash plus 2 drying spaces.
Gasoline service stations	1 space for each employee plus 1 space for each 100 square feet of floor area used for cashier and retail sales in addition to space provided at each fuel pump dispenser
Minor automobile service and repair	2 spaces per service stall plus 1 space per employee
Motorcycle, snowmobile and ATV sales/service	1 space per 400 sq. ft. gross floor area of sales room and 1 space for each service stall in the service area

Parts stores	1 space per 250 sq. ft. gross floor area
Truck rental	1 space per employee plus one space for each rental truck
Truck sales (new/used)	1 space per 400 sq. ft. gross floor area of sales room and 1 space for each service stall in the service area
Truck stops	1 space for each employee plus 1 space for each 100 square feet of floor area used for cashier and retail sales in addition to space provided at each fuel pump dispenser
Vehicle salvage yards	1 space per employee
Vehicle auctions	1 space per 400 sq. ft. gross floor area
Accommodation and food services	
Banquet halls	1 space per 250 sq. ft. gross floor area
Bed/breakfasts	1 space per guest room plus 2 spaces for the primary dwelling unit
Candy, and ice cream shops and delicatessens	1 space per 200 sq. ft. gross floor area
Catering services	1 space per 250 sq. ft. gross floor area
Exhibition halls	1 space per 250 sq. ft. gross floor area
Hotel-miniums	1 space per 1 guest room
Hotels/motels	1 space per 2 guest rooms plus parking equal to 30% of the capacity of affiliated uses such as dining or meeting rooms
Restaurants, carryout	6 spaces per service or counter station, plus 1 space for each employee
Restaurants, not including drive-in	1 space per 70 sq. ft. gross floor area
Restaurant, drive-in	1 space for each employee in addition to customer stations
Restaurant, drive-thru	1 space for each employee plus 1 space for each 75 square feet of dining area and 8 stacking spaces for each drive-through window
Restaurant and taverns with outdoor seating	1 space per table outdoors in addition to interior parking requirements
Taverns and bars	1 space per 70 sq. ft. gross floor area
Finance, insurance, real estate, professional, scientific, and technical	
Banks & financial institutions	1 space per 200 sq. ft. gross floor area. Drive-up windows shall be provided 4 stacking spaces for the first window, plus 3 spaces for each additional window.
Offices, general and professional with accessory research and testing, blueprinting and photostating establishments, newspaper offices including printing, printing and publishing establishments, radio, television and recording studios, research & development laboratories, travel agencies	1 space per 300 sq. ft. gross floor area
Health care and social assistance	
Day care centers, commercial/preschools	1 space per employee plus 2 drop off spaces
Day care homes, residential	2 spaces
Foster care homes	2 spaces
Funeral homes/mortuaries	1 space per 50 sq. ft. gross floor area
Group homes	2 spaces
Hospitals	2 spaces per patient bed
Medical and dental clinics	1 space per 200 sq. ft. gross floor area
Medical laboratories	1 space per 250 sq. ft. gross floor area
Nursing homes and senior assisted living	1 for each employee plus 1 for each 6 persons in residence

Optical, orthopedic and medical appliance sales	1 space per 250 sq. ft. gross floor area
Philanthropic and eleemosynary institutions	1 space per 250 sq. ft. gross floor area
Entertainment and recreation	
Adult entertainment business	1 space per 70 sq. ft. gross floor area for adult entertainment 1 space per 250 sq. ft. gross floor area for adult retail
Amusement/arcade establishments	1 space for each amusement device
Amusement parks	20 spaces per ride
Boat clubs, boat harbors and marinas	1 space per boat well
Boat sales, including service	1 space per 800 sq. ft. sales floor area
Boat storage	1 space per 10 boats stores
Bowling alleys	5 spaces per lane plus spaces required for accessory uses such as a bar or restaurant
Commercial outdoor recreation facilities such as batting cages, driving ranges and put-put golf	2 spaces per batting cage, archery range or similar activity
Campgrounds	1 space per camp site
Casinos	1 space per 50 sq. ft. gaming floor area plus spaces required for restaurants, bars and hotel
Dance schools	1 space per 200 sq. ft. gross floor area
Golf course and country clubs	6 spaces per golf hole and 1 space for each one employee, plus spaces required for each accessory use such as a restaurant or bar
Health and athletic clubs	1 space per 200 sq. ft. gross floor area
Ice skating rinks	25 spaces per rink
Racetracks and go-cart tracks	2 spaces per go-cart or race vehicle
Shooting ranges, indoors	2 spaces per shooting range station
Stadiums/arenas	1 space per 4 seats or 8 feet of benches
Theaters	1 space per 2 seats
Civic, religious, social assistance organizations	
Cemeteries	10 spaces for each interment based on the maximum number per hour
Churches, chapels, temples, synagogues and similar places of worship	1 space for each 3 seats or 6 feet of pews in the main unit of worship
Clubs, lodges, union halls, community centers, conference and convention halls	1 space per 200 sq. ft. gross floor area
Convents, monasteries and seminaries	1 space per 3 beds
Educational services	
Colleges, universities	1 space per classroom plus 1 space per 3 students based on the maximum number of students attending classes at any one time
Driving schools	1 space per classroom plus 1 space per 3 students based on the maximum number of students attending classes at any one time
Libraries	1 space per 300 sq. ft. gross floor area
Schools, commercial and trade	1 space per classroom plus 1 space per 2 students based on the maximum number of students attending classes at any one time
Schools, elementary, middle	1 space for each one teacher, employee or administrator
Schools, high	1 space for each one teacher, employee, or administrator and 1 for each 10 students, in addition to the requirements of the auditorium or stadium, whichever seats more

Training centers, engineering or sales	1 space per classroom plus 1 space per 2 students based on the maximum number of students attending classes at any one time
Public administration	
Government buildings excluding correctional facilities	1 space per 250 sq. ft. gross floor area
Correctional facilities	1 space per employee
Museums, civic buildings and landmarks preserved for public inspection	1 space per 300 sq. ft. gross floor area
Transportation and warehousing	
Airports and heliports	As determined by airport
Bottled gas storage and distribution	1 space per employee
Bus and passenger rail terminals	10 spaces per bus or train departure per day
Warehouses, cartage, express, and parcel delivery establishments, freight terminals, moving companies	1 space per 1500 sq. ft. gross floor area
Self-storage facilities	1 space for each 20 storage units plus 2 spaces for manager's residence
Taxicab dispatching	1 space per employee, plus paces for taxicabs
Wholesale business	1 space per 500 sq. ft. gross floor area
Manufacturing	
Manufacturing uses	1 space per 500 sq. ft. gross floor area
Utilities	
Public utility buildings, sewage treatment plants, telephone exchange buildings, transmission lines for gas, oil and electricity	1 space per employee
Utility substations	1 space
Construction	
Construction and contractors establishments	1 space per 250 sq. ft. gross floor area or 1 space per employee
Waste processing and disposal	
Waste processing and disposal, recycling facility, salvage yards and landfills	1 space per employee
Mining	
Mineral extraction & general mining operations	1 space per employee

(7) **Maximum Allowed Parking.** While it is the intent of this ordinance to ensure that adequate off-street parking is available in conjunction with all uses, it is also recognized that excessive paved areas reduce aesthetics, create excess heat and glare and contribute to high rates of storm water runoff. Therefore, the maximum parking permitted for any nonresidential use shall not exceed the minimum parking space requirements by more than 20%, unless additional parking is granted by approval of the board of zoning appeals. In granting such additional space, the board of zoning appeals shall determine that added parking will be required, based on documented evidence, to accommodate the use on a typical day. The board of zoning appeals may require that additional spaces be constructed with alternative paving materials, such as permeable/grass pavers or pervious concrete.

(c) **CBD1 Downtown District Parking.**

(1) Within the CBD1 Downtown District, re-use of existing buildings that were in existence prior to the effective date of this ordinance shall be exempt from the parking requirements of this section and such buildings may be renovated or reoccupied without the need to provide additional parking. Any expansion to an existing building shall be required to provide additional parking for the expanded floor area, subject to paragraph (2) below.

(2) Any new non-residential building less than 5,000 square feet in gross floor area in the CBD1 Downtown District shall not be required to provide off-street parking. A new non-residential

(g) Use Limitations

- (1) Off-street parking areas are intended only for temporary vehicle parking for public safety by keeping parked cars off the streets. Except when land is authorized to be used as storage space in connection with the business of a repair or service garage, parking areas or open land shall not be used for storage or parking of wrecked or junked vehicles.
- (2) It shall be unlawful to use a parking lot or open area for the storage of merchandise, materials, trucks, trailers, construction trailers, recreational vehicles and equipment, except for uses approved for this purpose. This provision shall not apply to areas designated for fleet and company vehicles, provided they are located in the side and rear yards.
- (3) The parking of any vehicle for the purpose of displaying the vehicle for sale shall only be allowed at an approved vehicle sales dealership.
- (4) The parking or storage of inoperable or unlicensed vehicles shall be prohibited, except under the following circumstances:
 - a. Within an enclosed building; or
 - b. In a screened yard of an approved motor vehicle use that is properly zoned, and approved for the storage of vehicles under this ordinance.

(h) Location of Parked Vehicles.

- (1) Vehicles may only be parked in a driveway, garage or parking lot meeting the requirements of 18.02. Vehicles may not be parked in any lawn or yard area, except on a parking lot or driveway. Vehicles shall not be parked in landscape greenbelts or other landscaped areas required by this ordinance.
- (2) On-street parking and parking in the public right-of-way shall be subject to the applicable parking and traffic control regulations of the city or county.
- (3) Vehicles shall not be parked in locations that obstruct sidewalks or nonmotorized pathways.

(i) Barrier Free Parking

- (1) Within each parking lot, signed and marked barrier free spaces shall be provided at a convenient location, in accordance with Table 18.01(i) or in accordance with the building code, whichever is more restrictive.

Table 18.01(i)

Barrier Free Parking Space Requirements

Number of Spaces in Parking Lot	Required Number of Barrier Free Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 & Over	20 plus 1 for each 100 over 1,000

DESIGN & DEVELOPMENT STANDARDS

Exhibit C Landscape Plant Materials

APPROVED PLANT MATERIALS

Flowering Perennials

Common Name	Botanical Name with suggested variety
Ornamental Chive	Allium 'Millennium'
Butterfly Weed	Asclepias tuberosa
Smooth Blue Aster	Aster laevis
New England Aster	Aster novae-angliae
Wild Indigo	Baptisia bracteata 'Cream'
Moonbeam Coreopsis	Coreopsis 'Moonbeam'
Purple Coneflower	Echinacea purpurea
Spotted Joe-Pye-Weed	Eupatorium maculatum
Queen-of-the-Prairie	Filipendula rubra
Blanket Flower	Gaillardia 'Goblin'
Coralbells	Hechera 'caramel'
Stella de Oro Daylily	Hemerocallis
False Sunflower	Heliopsis helianthoides
Daylily	Hemerocallis sp.
Blue Flag Iris	Iris virginica
Dense Blazing Star	Liatris spicata
Cardinal Flower	Lobelia cardinalis
Shasta Daisy	Luecanthemum 'Becky'
Beebalm	Monarda didyma
Catmint	Nepeta racemosa 'Blue wonder'
Common Garden Peony	Paeonia lactiflora
Foxglove Beard Tongue	Penstemon digitalis
Russian Sage	Perovskia atriplicifolia
Blue Phlox	Phlox divaricald
Yellow Coneflower	Ratibida pinnata
Black-Eyed Susan	Rudbeckia 'Goldstrum'
Salvia	Salvia x sylvestris 'May Night'
Butterfly Blue	Scabiosa columbaria
Sedum	Sedum spectabile 'autumn joy'
Celandine Poppy	Stylophorum diphyllum

Roadside Trees

Common Name

Northwood Red Maple
Autumn Blaze Maple
Skyline Honeylocust
Northern Red Oak
Princeton American Elm

Botanical Name with suggested variety

Acer rubrum 'northwood'
Acer x freemanii 'jeffersred'
Gleditsia tricanthos var. *inermis* 'skycole'
Quercus rubra
Ulmus Americana 'princeton'

Interior Site Trees

Common Name

Sugar Maple
Serviceberry
River Birch
Redbud
Green Hawthorn
Persimmon
Tulip Poplar
Flowering Crabapple
Black Gum
Colorado Spruce
White Pine
Sycamore
Swamp White Oak
Bur Oak

Botanical Name with suggested variety

Acer saccharum
Amelanchier
Betula nigra
Cercis Canadensis
Crataegus viridis
Diospyros virginiana
Liriodendron tulipifera
Malus sp.
Nyssa sylvatica
Picea pungens
Pinus strobus
Platanus occidentalis
Quercus bicolor
Quercus macrocarpa

Shrubs

Common Name

Iroquois Beauty Chokeberry
New Jersey Tea
Buttonbush
Annabelle Hydrangea
Common Winterberry
Creeping Andorra Juniper
Grey Owl Juniper
Spicebush
Ninebark
Nest Spruce
Red Knock Out Rose
Gro-low Fragrant Sumac
Anthony Waterer Spirea
American Cranberry Bush

Botanical Name with suggested variety

Aronia melanocarpa 'morton'
Ceanothus americanus
Cephalanthus occidentalis
Hydrangea arborescens 'annabelle'
Ilex verticillata
Juniperus horizontalis 'plumosa'
Juniperus virginiana 'grey owl'
Lindera benzoin
Physocarpus opulifolius
Picea abies 'Nidiformis'
Rosa 'radrazz' knock out
Rhus aromatic 'grow-low'
Spiraea x bumalda 'anthony waterer'
Viburnum trilobum

Grasses

Common Names

Side-Oats Grama
Feathered Reed Grass
Bottlebush Grass
June Grass
Maiden Grass
Switch Grass
Hameln Dwarf Fountain Grass
Little Bluestem
Prarie Dropseed

Botanical Name with suggested variety

Bouteloua curtipendula
Calamagrostis x acutiflora 'karl foerster'
Elymus bystrix
Koeleria pyramidata
Miscanthus sinensis
Panicum Virgaium
Pennisetum alopecuroides hameln'
Schizchyrum scoparium
Sporobolus heterolepis

Groundcovers

Common Names

Palm Sedge
Common Oak Sedge
Dwarf Crested Iris
Lily Turf
Creeping Phlox
Dragon's Blood Stonecrop
Wild Stonecrop
Myrtle

Botanical Name with suggested variety

Carex muskingumensis
Carex pensylvanica
Iris cristata
Liriope muscari
Phlox subulata
Sedum spurium 'dragon's blood'
Sedum ternatum
Vinca minor "bowles'