

F. Off-Street Loading Berth Requirements:

Minimum Loading Berths Required	Gross Floor Area
1	up to 40,000 sq. ft.
2	40,000 to 80,000 sq. ft.
3	80,000 to 120,000 sq. ft.
4	120,000 to 160,000 sq. ft.

One additional off-street loading space shall be required for each additional 80,000 sq. ft. after 320,000 sq. ft.

In situations where the structure clearly does not need and will not in the foreseeable future need loading docks, the planning commission may reduce the number required or eliminate the requirement.

10

7.15 **Entrance/Drive Standards (ED)**

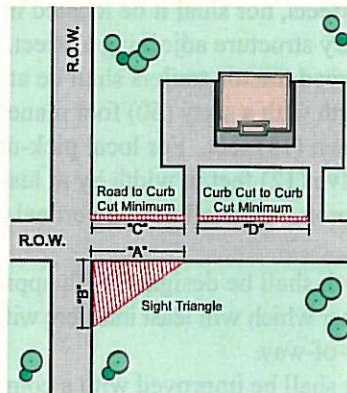
ED-01: The intent of Entrance and Drive Standards is to provide for a safe and efficient vehicular and pedestrian transportation system. The following standards apply to entrances and drives.

- A. All classification of roads shall be based on the Transportation Plan as found and maintained in the Cicero/Jackson Township Comprehensive Plan.
- B. No entrance or drive shall be permitted to begin within:
 - a. 220 feet of any intersecting road if along a Primary Arterial (see "C" below in the illustration),
 - b. 175 feet of any intersecting road if along a Secondary Arterial (see "C" below in the illustration),
 - c. 170 feet of any intersecting road is along a Collector (see "C" below in the illustration), and
 - d. 150 feet of any intersecting road is along a Local Road (see "C" below in the illustration).

[The distances for the above standards shall be determined by measuring from ROW line to the curb or edge of pavement (whichever is less) of the entrance or drive.]

- C. No two entrance or drive shall be within:
 - a. 120 feet of one another if along a Primary Arterial (see "D" below in the illustration),
 - b. 100 feet of one another if along a Secondary Arterial (see "D" below in the illustration),
 - c. 70 feet of one another if along a Collector (see "D" below in the illustration), and
 - d. 50 feet of one another if along a Local Street (see "D" below in the illustration).

[The distances for the above standards shall be determined by measuring from the curb or edge of pavement to the curb or edge of pavement (whichever is less) of each entrance, or drive.]



- D. No entrance or drive shall be permitted within:
 - a. 140 feet of the apex of a curve (30 degrees or greater) and where the roads is a Primary Arterial,
 - b. 120 feet of the apex of a curve (30 degrees or greater) and where the roads is a Secondary Arterial,
 - c. 100 feet of the apex of a curve (30 degrees or greater) and where the roads is a Collector,
 - d. 70 feet of the apex of a curve (30 degrees or greater) and where the roads is a Local Road.

The location of drives on or near curves may be investigated individually by the Town Engineer or his designees and evaluated for their sight distance and design speed of the roadway or the posted speed limit, whichever is greater. In no case shall the Town Engineer or his designees be able to reduce the above stated distances by greater than fifty percent (50%).

- E. No entrance or drive shall exceed the following pavement widths for two-way traffic (if one-way, the measurements shall be one-half (1/2) of the below measurements):
 - a. 32 feet if from a commercial Zoning District onto a Primary Arterial,
 - b. 30 feet if from a commercial Zoning District onto a Secondary Arterial,
 - c. 28 feet if from a commercial Zoning District onto a Collector,
 - d. 26 feet if from a commercial Zoning District onto a Local Street,
 - e. 30 feet if from a multifamily residential Zoning District onto a Primary Arterial, Secondary Arterial, or Collector,
 - f. 28 feet if from a multifamily residential Zoning District onto a Local Street,
 - g. 28 feet if from a single-family residential Zoning District onto any type of street, or
 - h. 22 feet if from a single-family residential unit onto any type of street.

[The distances for the above standards shall be determined by measuring from the outside edges of the curb or pavement (whichever is more) of the entrance, or drive.]

- F. The Planning Commission may determine if the following are necessary:
 - a. an acceleration or deceleration lane, or
 - b. a passing blister at a new entrance or drive.

- ED-02: In manufactured home parks with forty (40) or more manufactured homes:
 - A. Two (2) access points shall be required into and out of the manufactured home park.
 - B. Individual dwelling sites may only have driveways on interior roads.

- ED-03: Single family residential driveways:
 - A. All driveways shall be concrete, concrete pavers, brick, or asphalt.

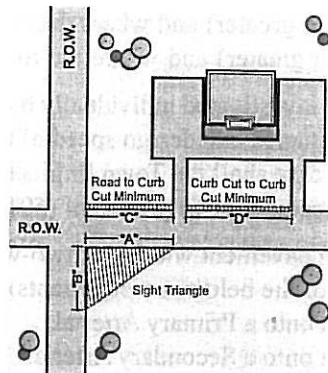
7.16 Vision Clearance Standards (VC)

- VC-01: The intent of Vision Clearance Standards are to provide for a safe vehicular and pedestrian transportation system. The visibility at intersections, driveways, curb cuts, and entrances are particularly important for the safe movement of vehicles and pedestrians.

The following Vision Clearance Standards apply to all intersections, drive, curb cuts, and entrances.

- A. No entrance, curb cut, or drive shall be permitted if within:
 - a. 160 feet of the crest of a hill where the slope on either side of the crest is 6% or greater, or the visibility is determined to be impaired by the Zoning Administrator, County or Town Engineer, and the speed limit is 45 MPH or greater.
 - b. 100 feet of the crest of a hill where the slope on either side of the crest is 6% or greater, or the visibility is determined to be impaired by the Zoning Administrator, County or Town Engineer, and the speed limit is 30 MPH or greater.
 - c. 80 feet of the crest of a hill where the slope on either side of the crest is 6% or greater, or the visibility is determined to be impaired by the Zoning Administrator, County or Town Engineer, and the speed limit is under 30 MPH.

- B. All intersections must maintain a clear vision triangle where no Primary or Accessory Structures, trees, vegetation, or signs other than road signs are allowed to be placed or to project into. The Clear Vision Triangle is illustrated below.



- C. The following triangle leg lengths will apply to the determination of a clear vision triangle.
- | | |
|------------------------------|---------|
| a. along Primary Arterials | 45 feet |
| b. along Secondary Arterials | 40 feet |
| c. along Collectors | 35 feet |
| d. along Local Roads | 20 feet |

7.17 **Public Improvement Standards (PI)**

PI-01: The following public improvement standards shall apply as follows:

- A. Manufactured Home Parks and Multifamily Developments shall be permitted only if the public streets, drainage facilities, and utilities are adequate to serve the proposed development. Any public streets which will carry the increased traffic the park or development shall be adequate to accommodate such traffic. Drainage facilities and public utilities shall have sufficient capacity to serve the development. The town engineer shall make a determination as to needed street and drainage improvements. The town engineer or his designee shall make a determination as to needed utility improvements. The decision of the town engineer or his designee may be appealed to the Board of Zoning Appeals. When public improvements are required, the developer or authorized representative shall be required to post performance and maintenance guarantees for such improvements in a manner specified in the Subdivision Control Ordinance.
- B. Attachment to public or semi-public water and sanitary facilities shall be mandatory in MP, Manufactured Home Parks.
- C. Manufactured Home Parks shall be in accordance with IC 16-11-27-1 et. seq., Rule 410 IAC 6-6 and their subsequent amendments, the State Board of Health Requirements, and the requirements of this Ordinance.
- D. All private streets shall be constructed to the public streets standards set forth in the Public Improvement Design Standards Ordinance.

7.18 **Open Space Standards (OS)**

OS-01: The intent of the Open Space standards are to allow adequate open space in the MP, Manufactured Home Parks District:

- A. A minimum of 400 square feet per dwelling site shall be dedicated to open space, a portion of which shall be an active recreational area, or a quarter (1/4) acre whichever is greater. Open space shall be configured for the activity for which it is designed.
- B. The minimum lot size may be reduced provided that the amount by which the lot is reduced is devoted to common open space and the lot size is not less than 3200 square feet.