

AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED:

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, THAT ORDINANCE NO. 6279, AS AMENDED, WITH ALL SUBSEQUENT AMENDMENTS BE AND IS HEREBY AMENDED AS FOLLOWS:

- Section I.** The following text shall be amended in Article Three:
- A. Section 31 (C2 District; Special Exceptions; Business: General Business) shall be amended as follows:
 - 1. ~~storage facility~~
 - 2. gas station
 - B. Section 33 (LI District; Permitted Uses; Industrial Uses) shall be amended as follows:
 - 1. ~~mini-warehouse storage facility~~
 - C. Section 33 (LI District; Special Exception Uses) shall be amended to add the following heading and use as follows:
 - 1. Industrial Uses
 - a. self-storage facility
 - 2.
 - D. Section 35 (MI District; Permitted Uses; Industrial Uses) shall be amended as follows:
 - 1. ~~mini-warehouse~~ self-storage facility
 - E. Section 37 (HI District; Permitted Uses; Industrial Uses) shall be amended as follows:
 - 1. self-storage facility

Section II. A new section shall be added to Article Six as follows:

6.73 GS-01 [Gas Station Standards]

This Gas Station Standards section applies to Gas Stations in all Zoning Districts, permitted by right, Special Exception, or Variance.

In addition to the standards of the applicable Zoning District and any applicable Overlay District, the following Gas Station Standards shall apply:

- A. Location: Gas Stations shall be prohibited in the following locations:

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1. Within five thousand five hundred (5500) feet of Lot with an existing Gas Station, measured as the shortest distance between the two (2) properties.
2. Within five hundred (500) feet of a residentially zoned or residentially used Lot, measured as the shortest distance between the two (2) properties.

B. Primary Building Standards:

1. Building Materials:

- a. A minimum of fifty percent (50%) of building façades, exclusive of windows, doors and loading berths, shall consist of Masonry Materials.
- b. A minimum of three (3) building materials, excluding windows, doors and roofing materials shall be used.
- c. No more than fifty percent (50%) of all other façades, exclusive of windows, doors, and loading berths, may be covered with metal, fiber cement siding, polymeric cladding, E.I.F.S., or stucco exterior building materials.
- d. E.I.F.S shall be prohibited within eight (8) feet of the ground.
- e. All façades shall be supplemented with the use of more than one color, texture (e.g., rough, smooth, striated), or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves).
- f. All façades shall be constructed with the same building material quality and level of architectural detail.

2. Building Elevations:

- a. Horizontal Design: All building façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof.
- b. Offsets: Façades that face a Right-of-way shall be designed with offsets (projecting or recessed) at intervals of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall façade. This offset requirement may be satisfied by varying the setbacks of façade sections and/or by incorporating architectural elements (e.g., arcades, columns, ribs, piers, and pilasters) if such architectural elements meet the interval requirements of this standard.

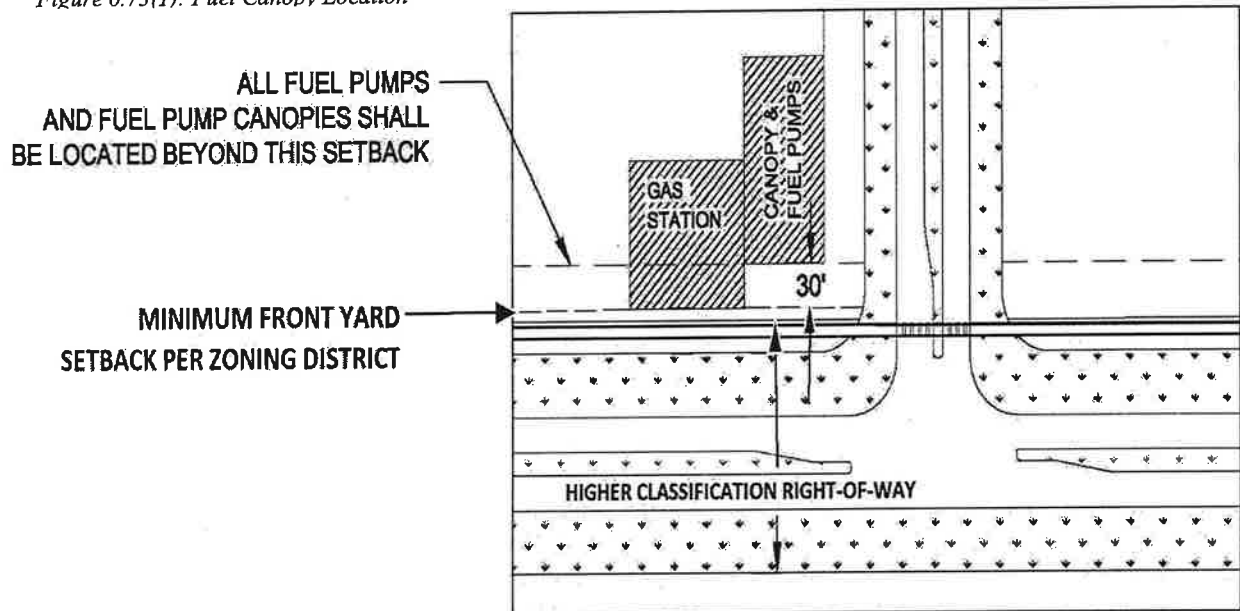
3. Roof Design:

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- a. Material: Quality roof materials such as tile, slate, cedar shake with fire protection, 30-year asphalt shingles, dimensional asphalt or fiberglass shingles, high-quality standing seam metal roofing, or high-quality metal shingle roofing shall be used on all Structures. Metal roofs shall have a low-gloss finish to reduce glare.
 - b. Minimum Pitch: The minimum roof pitch of the Building's primary or main roof shall be 5:12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 - c. Roof Form: The roof form and pitch design of a building shall include three (3) or more sloped roof planes.
 4. External Wall Protrusions: Gutters, downspouts, vents, wall-mounted Mechanical Equipment, and other external wall protrusions shall be visually integrated with the architectural style of the Structure. The color shall be selected to complement or to be consistent with the building materials.
 5. Mechanical Screening: All roof or ground-mounted Mechanical Equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped or fenced on all sides not facing the building, to provide full screening.
- C. Canopy Standards:
1. Materials: The support Structures for canopies shall be wrapped in Masonry Materials to complement the Primary Building. Canopy fascia and canopy roof materials shall match the color and texture of the Primary Building.
 2. Height: In order to reduce the visual impact of the canopy Structure and corresponding lighting, the maximum height of the canopy clearance shall be sixteen (16) feet and the maximum top of the canopy shall be twenty-two (22) feet. The maximum width of the canopy fascia shall be thirty (30) inches.
 3. Roof Design: A canopy shall include a pitched or sloped roof between 5:12 and 10:12, and with a minimum roof height above the canopy fascia of two and one-half (2.5) times the width of the canopy fascia.
 4. Setback: Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the Right-of-way line than the Established Front Yard of the Primary Building to which fuel pumps or canopies are appurtenant or associated as illustrated in Figure 6.73(1): Fuel Canopy Location. If the Lot contains more than one Established Front Yard, then the Planning Director or Plan

Commission may approve a location within the Established Front Yard of the Right-of-Way with the lowest classification in the Thoroughfare Plan.

Figure 6.73(1): Fuel Canopy Location



Section III. A new section shall be added to Article Six as follows:

6.74 SS-01 [Self-Storage Facility Standards]

This Self-Storage Facility Standards section applies to Self-Storage Facilities in all Zoning Districts, permitted by right, Special Exception, or Variance.

In addition to the standards of the applicable Zoning District and any applicable Overlay District, the following Self-Storage Facility Standards shall apply:

- A. Minimum Lot Size: Two (2) acres
- B. Minimum Building Height: One (1) story
- C. Minimum Building Size: 4,500 sf
- D. Architectural Standards:
 - 1. Building Orientation: Overhead doors to individual storage units shall not be visible from a Right-of-Way or adjoining Residential District.
 - 2. Building Materials:
 - a. A minimum of fifty percent (50%) of building façades, exclusive of windows, doors, and loading berths, shall consist of Masonry Materials, textured precast concrete, or textured tilt-up concrete.
 - b. E.I.F.S shall be prohibited within eight (8) feet of the ground.
 - 3. Exterior Facades: In order to avoid the appearance of long, unbroken facades, those facades which face a Right-of-way or adjoining

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Residential District shall include a vertical change in material, texture, or color every forty (40) feet with the width of the change being at least six (6) feet.

- E. Windows: Two-story buildings shall include windows or faux windows on the second story of all facades visible from a Right-of-way or adjoining Residential District.
- F. Renovated Buildings: Existing Buildings being renovated into a self-storage facility shall comply with the architectural standards of this Section. If the existing Building does not meet the Building Materials requirements of Section 6.74(D)(2), then brick veneer shall be permitted in lieu of Masonry Materials as the required fifty percent (50%) Building Material.

Section IV. Article Eleven (Definitions) shall be amended as follows:

A. Remove the following definition:

- 1. ~~Automobile Service Station: Any building or premises used for the dispensing, sale, or offering for sale to the public, automobile fuels stored only in underground tanks and located wholly within lot lines; lubricating oil or grease for the operation of automobiles; and the sale and installation of tires, batteries, other minor accessories, and minor auto repair, but not including a bulk plant, conducting of major auto repairs, automobile wrecking, automobile sales, or car washes; provided, however, that the washing of individual automobiles where no chain conveyor is employed may be included.~~

B. Add new definitions to read as follows:

- 1. Gas Station: The retail dispensing or sale of vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, and hydrogen, through fixed approved dispensing equipment by customers or employees. Accessory uses may include uses such as the sale of convenience items, food, lubricants, batteries, car washes, and similar accessory uses. This definition shall not include providing any automotive services or repairs such as oil changes, tire-rotation, and lubrication services.
- 2. Masonry Material: Brick, limestone, natural stone, manufactured stone (e.g., Cultured Stone®), architectural concrete masonry unit (CMU), or a combination of the same, bonded together with a mortar to form a wall, buttress, or similar mass. Fiber Cement Siding is not a Masonry Material for purposes of this Ordinance.
- 3. Self-Storage Facility: A building or groups of buildings consisting of outside storage or individual, self-contained units leased to individuals, organizations, or businesses for self-service storage or personal property. Facility may include related accessory Uses

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including, without limitation, any one (1) or combination of the following: (i) administrative offices; (ii) ancillary retail sales (e.g., moving and packing supplies); (iii) mail or delivery boxes, and (iv) any other facilities approved by the Director that compliment and are intended as ancillary to serve such a facility.

4. Warehouse: A building or lot used primarily for the storage of goods and materials, but specifically excluding self-storage facilities.

C. Modify the following definition as follows:

1. Auto Oriented Facility: A facility where a service is rendered or a sales transaction is made while the patron is typically not required to exit his/her vehicle, or a facility that includes services rendered directly on, to, or for vehicles. Auto-oriented business facilities include, but are not limited to, drive-through restaurants, drive-in restaurants, car washes (all types), ~~gas stations~~, and other similar auto service facilities. The sale of vehicles (new or used), and "Gas Stations" are ~~is not~~ included in this definition.

Section V. The above changes shall be duly entered on the filed copies of the zone map, which is part of Kokomo Zoning Ordinance No. 6279.

Section VI. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication in the Kokomo Tribune as provided by law.

PASSED BY THE KOKOMO COMMON COUNCIL THIS ____ DAY OF _____, 2023.

Ray Collins, President Kokomo Common Council

Attest:

Diane Howard, City Clerk

PRESENTED BY ME TO THE MAYOR THIS ____ DAY OF _____, 2023.

Diane Howard, City Clerk

APPROVED BY ME THIS ____ DAY OF _____, 2023.

Attest:

Diane Howard, City Clerk

Tyler Moore, Mayor, City of Kokomo, Indiana

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Pam Howard

Prepared by: Pam Howard, Owner/Planner, Zoned IN Planning, LLC
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