

## Sec. 62-73. - Terminal and Triangle Design Overlay (TTDO) Zoning District.

- (a) *Designation of TTDO boundaries.* All properties within the mapped planning area boundaries of the Terminal and Triangle District Neighborhood Plan, as may be from time to time amended, shall be subject to the requirements of this Section.
- (b) *Scope of design review.*
- (1) The provisions of this Section shall supplement the regulations applicable in the base zoning district covering lands also mapped within the TTDO District and those regulations generally applicable within all zoning districts, including, but not limited to, the design review provisions in Section 62-310.
  - (2) The provisions of this Section shall apply to all new construction, any total redevelopment of an existing developed site, and any additions that result in a total expansion of at least 50 percent in building floor area, or 25 percent in outdoor storage area or parking lot area, over that existing as of October 24, 2005. When such an addition is proposed, the entire site and all improvements thereon shall comply with the provisions of this Section, to the extent determined practical by the Plan Commission, given existing site and building conditions.
  - (3) The provisions of this Section shall apply only to development projects requiring site/design review under Section 62-310(c)(1), as well as any project within a Planned Unit Development District. This Section shall not apply to single-family and two-family residences; however, additions and alterations to such a residence may first require a variance if the residence is a nonconforming use or structure under the base zoning district in which the residence is located.
- (c) *Design standards.*
- (1) In the preparation of site and related plans required for design review under Section 62-310, all projects to which this Section is made applicable under Subsection (b) of this Section shall be required to meet the design guidelines within the Terminal and Triangle District Neighborhood Plan, as from time to time amended, unless the Plan Commission waives compliance under the provisions of Subsection (c)(3) of this Section.
  - (2) To the extent that the design guidelines included within the Terminal and Triangle District Neighborhood Plan shall control. This provision does not apply to land use types, which shall be controlled by the permitted and conditional use lists in this Chapter.
  - (3) The Plan Commission may waive or alter any of the design guidelines in the Terminal and Triangle District Neighborhood Plan as they apply to a particular development project, but only if all of the following criteria are met:
    - a. Such a waiver or alteration is approved by at least a three-quarters vote of Commissioners in attendance.
    - b. The waiver or alteration may be attributed to unique characteristics of the project or site rather than general characteristics applicable across various projects or the district.
    - c. Supplemental design elements or improvements are incorporated into the project that compensate for the waiver or alteration of the particular guideline.
    - d. The design guideline is not also an ordinance requirement included in this Chapter, in which case a variance would also be required under Section 62-366.
- (d) *Design review process.* The design review process for projects within the TTDO District shall be generally similar to that required for design review throughout the Village, as described in Section 62-310(e). Prior to Plan Commission design review, the Zoning Administrator may require that the petitioner submit a concept plan for review and advice from the Community Development Authority, Village Board, or both, particularly when the project may involve public financial participation. Any such concept plan submittal shall, at a minimum, include conceptual architectural elevations and a conceptual site/landscape plan, drawn to sufficient detail to determine the general character and quality of the project.
- (e) *Appeals.* Any action of the Plan Commission in granting or denying approval of site/design review within the

Terminal and Triangle Design Overlay Zoning District may be appealed to the Village Board, if a written request for an appeal is filed within ten working days after the date of the Plan Commission action.

(Ord. No. 2005-17, § 1(13-1-52), 10-24-2005)