

REGULATING PLAN

H.1: DEVELOPMENT STANDARDS
H.2: REGULATING PLAN MAP

H.1**DEVELOPMENT STANDARDS**

These Development Standards and the associated Regulating Plan contained herein establish review criteria for new projects and significant renovations in Hammond's downtown area. The review criteria include but are not limited to build-to lines, vista terminations, ground level retail, public open space locations and uses, and alignment of streets in downtown.

1. Relationship to adopted plans

The Development Standards and Regulating Plan shall encourage creative planning and design that is consistent with all applicable plans, including but not limited to the following documents.

- A. The City's Comprehensive Plan.** Hammond Downtown shall address the plan's goals, including the goal for additional jobs, housing, and amenities
- B. Zoning Code.** The Regulating Plan is aligned with the C3 district, a mixed-use district.

2. Civic spaces and structures

- A. Civic spaces.** The Regulating Plan indicates where a civic space shall be present.
 - 1. Rimbach Plaza.** The civic space shall place the existing street trees along the Hohman Avenue frontage into an expanded sidewalk. The civic space shall create plaza at the southeastern corner of site, replacing the civic space lost due to the realignment of Rimbach Street. The plaza shall be predominantly hardscaped with the relocated fountain, a splash garden, and a surrounding tree canopy.

- 2. Muenich Mews.** This area provides pedestrian access from Hohman Avenue towards Station Plaza. The space shall be predominantly hardscaped for pedestrian access and possible cafe seating, and shall include a row of trees.
- 3. Station Square.** This space is a significant new public area dedicated to creating civic interaction around the train station and providing a sense of arrival to and from the train. The square shall include two parts, split by the station drop-off loop, which is detailed as a "shared space" with textured pavers and no curbs. To the south of this street is the Station Green, principally landscaped, with a central seating area. To the north is the station plaza, principally paved, to include tables and chairs served by merchants in the incubator that flanks the train tracks. Both spaces are surrounded by shade trees.
- 4. Bicycle Paths.** Downtown will leverage the Erie-Lackawanna and Monon trails to provide non-motorized connections, bring energy into downtown, and offer a scenic and relaxing retreat these shall remain predominantly vegetated.
- 5. Art Alley.** This area shall be a creative outlet for downtown and shall support large-scale murals and other artworks. It is completely hardscaped, with artwork welcome on every surface.

B. Civic Structures.

- 1. Rotunda Fountain.** The existing David Black Rotunda Fountain at the corner of Hohman and Rimbach shall be moved to the center of Rimbach Plaza, where it shall be surrounded by a dancing fountain.
- 2. Incubator.** The incubator is a new structure to the north of the station. It shall be inexpensively built of metal and glass, with front glass garage doors that open upwards into awnings and dedicated to the use of subsidized rent. Those should include a cafe that spills out onto the new station plaza.
- 3. Train Station.** The train station is a near-grade boarding platform that extends from Douglas Street to Russell Street. The station shall be accessible from Douglas Street (at grade) and Russell Street (one

1. story above grade). In this latter location, a small but distinctive tower structure shall provide stair and elevator access to track level while also terminating eastern views down Russell Street.
2. **Dan Rabin Plaza.** This existing structure shall be preserved during the realignment and extension of State Street and the introduction of the railroad overpass. It shall serve as the northern terminus of the bicycle path park and provide a public amenity for visitors.

3. Block plan

A. Land Use. Allowable uses are established by the C3 district zoning. The locations of allowable uses are not determined in the Regulation Plan except for areas where ground floor retail is required.

B. Primary Frontages and Secondary Frontages

1. **Frontages.** The Regulating Plan distinguishes between primary frontages and secondary frontages. Primary frontages require a higher level of urban performance than secondary frontages.
2. **Primary Frontages**
 - a. **Build-to Lines.** All buildings shall place a building edge along primary frontages as indicated on the Regulating Plan for no less than 80% of their primary frontage lines. The small gaps in frontage allowed by that percentage shall not occur at building corners, with the exception that corners may be rounded or chamfered.
 - b. **Setbacks from primary frontages.** The remaining 20% of the linear frontage shall be used for access into the site or be set back no more than 10 feet. Residential use setbacks shall provide front yards, forecourts, porches, and stoops. Non-residential use setbacks shall create additional public space and include features to enhance the space's use and enjoyment, such as tables and chairs, seating, street furniture, shade structures, and artwork.

- c. **Active ground floor uses.** Along all primary frontages, the portion of the ground floor of a building (defined as the first floor of a building located either at mean grade or no more than four feet above the mean grade of the building) within 20 feet of a public street or directly abutting a public park or within 20 feet of a public park shall consist of space routinely occupied by people engaged in those activities related to the buildings primary or secondary uses (excluding parking and loading facilities.)

- d. **Curb cuts.** Curb cuts are not permitted along primary frontages except where indicated on the Regulating Plan.

3. **Secondary Frontages.** Secondary frontages are not required to meet the four criteria (a-d) above, and may have visible parking structures.

4. **Street Walls.** Developments shall place a street wall along those portions of the frontage line where no building is present (where a portion of a building is set back from the frontage line, such a wall is not required.) This requirement applies to both primary and secondary frontages. Said wall shall be between 18 inches and 3 feet in height along primary frontages. Its height along secondary frontages shall be between 3 feet and 5 feet when enfronting a surface parking lot or other unattractive use, and between 18 inches and 3 feet in height otherwise. Street walls at primary frontages may contain gates for pedestrian access as well as openings for vehicular access in locations where curb cuts are explicitly allowed. Street walls at secondary frontages may include gates for pedestrian access as well as openings for vehicular access as reasonably warranted.

C. Entrances

1. **Door Locations.** At least one building entrance shall front on a street where the building abuts a street. The door shall be visible and accessible from a sidewalk or public park in a place appropriate for a pedestrian-oriented, street-facing use, and shall be kept unlocked whenever any other access doors are unlocked.

2. **Retail Entrances.** Where retail uses are established, each separately leased space shall have an individual public entrance onto the abutting street where any portion of the space fronts towards the street.

4. Connectivity

- A. **Street Network.** Rimbach Street and State Street shall be re-aligned as shown on the Regulating Plan.

- B. **Sight Triangles.** While they improve visibility, sight triangles increase vehicle speeds and can undermine pedestrian safety. Any requirements pertaining to sight triangles in currently enforced codes shall be waived when in conflict with the frontage lines in the regulating plan, or with these regulations' tree-planting requirements.

C. Pedestrian Network

1. **Sidewalks.** To promote window shopping and easy access into shops and cafes, an unobstructed sidewalk area shall directly abut the building edge along retail and restaurant-oriented streets. Outdoor café seating areas may be located within a sidewalk or public space provided a clear walkway is maintained.

D. Bicycle Facilities

1. **Purpose.** The downtown will promote easy access to all users through public spaces and robust circulation network for pedestrians and cyclists alike. Bicycle infrastructure will include shared streets, in-street bicycle lanes, as well as off-street multiuse paths connecting to regional trails.
2. **Multi-use off-street paths.** Multi-use off-street paths shall have a minimum width of 10 feet.

3. **Off-street bicycle lanes.** One-way protected bicycle lanes shall have a minimum width of 5 feet.

4. **In-street bicycle lanes.** Vehicular lanes shared with bicycles shall be demarcated with sharrow markings, also known as sharrows. Sharrows are a reminder of the bicyclist's right to occupy the lane and do not require increased lane width. In such lanes, Sharrows shall be placed approximately 10 feet on both sides of each intersection and repeated between intersections at a minimum spacing of 100 feet. Sharrows shall be placed in the center of the lane between wheel treads to minimize wear and to encourage riders to avoid the hazardous vehicle door-opening area.

5. **Bicycle parking.** On-street bicycle parking facilities for a minimum of 4 bicycles shall be provided at least every 500 feet along all rights-of-way serving non-residential uses.

E. Motor-vehicle Parking

1. Parking Supply

- a. **Purpose.** The objective of the vehicle parking strategy for the development is to efficiently satisfy the entire district's needs by accounting for shared parking as a resource and monitoring parking utilization at each development phase.
- b. **Shared parking.** Shared parking shall consider varied peak uses throughout the day and create efficiencies between commuters, residents, retail patrons, and workers. The shared parking strategy shall optimize the use of parking for all distinctions while minimizing the number of spaces to best satisfy parking ratios.
- c. **Park-once environment.** The mixed-use district shall enable visitors, residents and employees to walk between uses.

- a. **Phasing.** Parking shall be built in tandem with phasing of district's construction. Parking utilization shall be monitored and reported to assess actual demand. Parking supply for later phases shall be adjusted to account for over- or under-supply of parking in earlier phases. The phasing of parking build-out shall also reflect the influences of changing travel modes and technologies.
- b. **Public access.** Parking facilities shall physically support shared parking use with public entrances. Multiple access points to parking shall minimize unnecessary traffic circulation with access to and from multiple directions of travel. Parking calculations may be made comprehensively across multi-block areas. Shared parking spots within a 3-minute walk (1,000 feet) of a use may be counted towards that use.

2. Parking Access

- a. Buildings shall be serviced through drives located to minimize their impact on the public realm.
- b. Surface motor vehicle parking shall be prohibited in the area between building frontages and public streets or parks.
- c. People walking and using wheeled devices shall have direct access to parking garages from a public street.
- d. Parking provided by a development shall be designed to have the ability to be shared with other users or be publicly accessible.
- e. Parking lot drive curb cuts may not exceed 20 feet in width, plus curb radii.
- f. Driveway curb cuts may not exceed 10 feet in width, plus curb radii.
- g. Sidewalks crossing parking lot drives and driveway curb cuts shall maintain a level grade, creating a vehicular speed table.

5. Streetscape Elements and Street Design

A. Sidewalk Furniture and Objects

- 1. **Benches.** Benches shall be provided along retail frontages at a minimum of one per block face. Benches shall ideally be placed near the curb and face another bench, perpendicular to the street. Benches built into building facades are encouraged.
- 2. **Drinking water fountains.** Drinking water fountains shall be available at every park and playground.
- 3. **Other objects.** Any fire hydrants, mailboxes, parking meters, bicycle racks, or other impediments to foot traffic shall be located towards the curb.

B. Thoroughfare Design

- 1. **Crosswalks.** Crosswalks shall be located to continue all sidewalk trajectories across all intersections and shall be surfaced in a material that contrasts with the Street surface. At minimum dimension and quality of finish, crosswalks shall be 10 feet wide with zebra striping.
- 2. **Curbs.** Curbs shall be vertical without horizontal lips (no gutter pans.) Rollover or rounded curbs are only permitted where required to facilitate truck motions.
- 3. **Curb Radii.** The curb return radius shall be 10 feet at corners without bulbouts and 15 feet at corners with bulbouts (with exceptions surrounding the roundabouts). The curb return radius at alleys shall be 5 feet. If such radii are not adequate to provide for the turning motions of trucks—while it is allowed to swerve temporarily into the opposing lane—then they may be increased by the minimum amount necessary to make such turning motions possible.
- 4. **Left Hand Turn Lanes.** Left hand turn lanes shall be limited to the shortest length deemed reasonable to handle peak turning demands.

- 5. **Street Planting.** The street-tree pattern along curbs shall be spaced consistently at a distance between 20 and 40 feet, as benefits the chosen tree type. Street trees shall be located at corners and then spaced regularly from corner to corner. At corners, the tree's distance from the intersection shall be ten feet further from the intersection than a line that extends (across the sidewalk) the front property line of the property around the corner.
- 6. **Tree Type/ Quality.** Each street shall have a single consistent tree type for its entire length. Selected species shall be limited to shade trees that grow to significant mature size. Street trees shall have a minimum height of 10 feet and a minimum caliper of 3 inches at time of planting.
- 7. **Lighting.**
 - a. Streetlights shall be located at the outer edge of all sidewalks, be 10 feet to 15 feet tall, and be spaced regularly. The light spacing distance on a given street shall range from 30 feet on-center to 80 feet on-center depending on the activity level of the street.
 - b. Streetlighting standards shall be sized appropriately to their low height and shall use energy efficient L.E.D. lamps. Lights shall not be sized and located around the goal of providing uniform coverage, as varying lighting levels are more attractive to pedestrians.

6. Architectural Design and Building Form

A. Windows

- 1. **Fenestration ratio.** The ratio of fenestration to area of the building façade shall be between 25% and 75%, except for retail frontages where it shall be 60% to 95%. Retail establishments shall place windows regularly at all frontages. Each facade shall be measured independently.

- 2. **Window materials.** Windows shall have clear (not tinted) glass.
- 3. **Window panes.** Each building façade shall be composed of windows that are all constructed from the same size or proportion of window pane, with the exception of a single custom window used in one or several special possible locations.
- 4. **Mullions.** Mullions, if used, shall either be true divided lights or be affixed to the exterior surface of the window to cast a shadow line. Mullions are recommended for residential windows where stylistically appropriate, and discouraged for retail windows.
- 5. **Shutters.** Window-flanking shutters, when provided, shall coincide in size to the opening with which they are associated, such that closing them would cover the window area.
- 6. **Grouped windows.** When two or more windows occur in a single opening or dormer, they shall be separated by a 4 inch by 4 inch post.

B. Roofs

- 1. **Dormers.** Any dormers shall be habitable and sized no larger than necessary to hold window(s) and framing.
- 2. **Skylights.** Bubble skylights shall not be visible at primary frontages. Flush skylights, where visible at primary frontages, shall be organized into a composed pattern.

- C. **Weather protection.** Weather protection, including arcades and awnings, shall be permitted to overhang sidewalks pending Board of Public Works and Safety approval.

D. Façade Design

- 1. **Human-Scale Design.** Buildings shall articulate and texture large facades, particularly the lowest 2-3 stories, to reduce their apparent size and add to the pedestrian scale of the area. At ground level, buildings shall provide architectural texture and detail on to preserve human scale and continuity of the streetscape.

- 2. **Style.** Buildings shall not present a historical pastiche. Buildings designed in a traditional style shall limit themselves to that style alone and shall embody that style convincingly. Design review will ensure compliance with this style standard.
- 3. **Bay length.** Along the front elevation, building wall segments or vertical bays shall be between 12 and 40 feet in length and shall be distinguished from one another by architectural features such as columns, reveals, pilasters, recesses or extensions.
- 4. **Blank walls.** Blank walls longer than 10 feet shall be prohibited on primary frontages. A blank wall is a facade that does not include fenestration (doors and windows) or surface relief through the use of columns, cornices, moldings, piers, pilasters, sills, sign bands, other equivalent architectural features that either recess or project from the average plane of the facade by at least 4 inches. Blank wall area limitations apply both vertically and horizontally for all stories of a building for any facade.

E. Mechanical equipment screening. Vent stacks, roof vents, and other mechanical protrusions shall be painted the color of the roof or the adjacent facade. Mechanical equipment, refuse storage, service areas, fuel pumps, and loading areas not entirely enclosed within buildings shall be located outside required setbacks and be permanently screened from view from adjacent public streets and parks.

F. Vista terminations. Building elevation areas that are framed by long perspective views down a street are identified as vista terminations on the Regulating Plan. Vista termination areas shall respond with a building element of appropriate size and impact to terminate the vista meaningfully. These shall be aligned properly to be framed symmetrically in the vista. Proper vista terminations include raised rooflines, stacks of balconies, grouped window compositions, towers, and cupolas.

G. Heights

- 1. **Building heights.** Minimum and maximum height limits per building are indicated in terms of floor count on the Regulating Plan diagram at the end of this section. Heights are measured in reference to the sidewalk at the center of the front facade.
- 2. **Attics.** Buildings may contain an additional story in the roof if the floor of said story is no more than 3 feet below the eave line.
- 3. **Towers.** To encourage an interesting skyline, building tower features with a footprint of less than 200 square feet are allowed but shall be no more than 125 feet tall (measured from ground level).
- 4. **Story heights.** Retail spaces shall have a minimum ceiling height of 12 feet, but 18 feet is recommended. Office spaces shall have a minimum ceiling height of 10 feet. Residential spaces shall have a minimum ceiling height of 8 feet for upper stories and 9 feet for the first floor.
- 5. **Ground floor heights.** All retail spaces shall be located on a ground floor placed at grade. Buildings with residential first floors shall locate all first-floor residences a minimum of 18 inches above adjacent sidewalk grade. Handicapped access, when provided on a building with an elevated first floor, shall be in non-frontage locations whenever possible.

H. Materials

- 1. **Authenticity.** Building materials shall be used in a manner appropriate to their intrinsic formal properties, including their structural capacities as demonstrated in openings and spans.
- 2. **Quality.** Building materials shall be selected for quality, durability, and permanence.
- 3. **Allowable materials.** Metal elements shall be natural colored galvanized steel, stainless steel, anodized or electrostatic plated

aluminum, marine-grade aluminum, copper, or bronze. Wood elements shall be painted or sealed with an opaque or semi-solid stain, except walking surfaces, which may be left natural. Siding shall be wood or cementitious (Hardie board or equivalent). All stucco shall be steel troweled with no evidence of the mark of the trowel. EIFS is only allowed on secondary frontages and with no more than 25% facade coverage on building faces applied to. Exterior trim shall be indistinguishable from wood when painted and shall be sized appropriately to its location.

4. **Prohibited materials.** Vinyl siding is prohibited. Control joints for sand cement render are prohibited. Corner beads are prohibited.
5. **Material configuration.** Each building façade shall contain at most two different wall materials (not counting foundation walls and trim). Building walls shall be one color per material used (excluding trim). Materials may only transition across horizontal lines, for example, between building stories, and not across vertical lines, except in the case of attachments such as bay windows. When two materials are stacked horizontally, the heavier-looking material shall sit below the lighter-looking material, such as brick below Hardie-board or stone below stucco. When a material transition occurs around a corner, the transition shall occur at a distance from the corner that is appropriate for the materials represented, for example 12 or 16 inches for brick. Expansion joints shall be a rational part of the wall composition and shall be colored to match the wall. Trim, except at stucco, is required where there is a change in material or plane. Trim around lights, outlets, vents, meters, etc. Shall match the wall color, not the object color.

I. Building attachments

1. **Location.** Any attachments such as bay windows, balconies, porches, stoops, awnings, and eaves shall extend forward of the line of the building front. All buildings shall provide some form of shelter from rain at the front door.
2. **Encroachments.** Awnings and arcades are the only first-floor attachments allowed to occupy the public right-of-way. On the

second floor and above, balconies, bay windows, eaves, lights, and signs may occupy the public right-of-way. No attachment may extend above a vehicular roadbed at a height of less than 15 feet, or above a sidewalk at a height of less than 7 feet. Attachments other than roof eaves may not extend over adjacent private properties.

3. **Attachment dimensions.** Bay windows and balconies shall be no more than 3 feet deep; stoops shall be 3 feet to 6 feet deep; porches shall be between 6 feet and 10 feet deep; arcades shall be 8 to 12 feet deep.
4. **Limited balconies.** Balconies, porches, and loggias shall not constitute more than 50% of any facade.
5. **Railings.** Railings shall have top and bottom rails. Bottom rails shall clear the floor.

J. Retail design

1. **No malls.** All retail spaces shall give direct access to a public sidewalk. No retail space may exist above the ground floor except as a mezzanine within a space that faces a ground-floor sidewalk.
2. **Awnings.** Retail frontages on new buildings shall contain awnings for a minimum of 50% of the total retail frontage. Awnings shall be a minimum of 6 feet deep and shall be metal with colored fabric or glass. Fabric awnings shall have a metal structure covered with canvas or synthetic canvas and be rectangular in shape with straight edges and no side panels or soffit. Awnings shall not be backlit or used as signs, except for a possible single inscription on the flap, not to exceed 6 inches in height. All awnings on a single shop shall have the same depth, material, and color. Fabric awnings are not permitted on residential buildings. Arcades may substitute for awnings on facades along civic space.
3. **Kneewall.** Front glazing on retail establishments shall begin above a kneewall located 12 inches to 18 inches above sidewalk grade.

4. **Blocked windows.** Drug stores and other commercial tenants shall not place inner partitions in windows that significantly block views into the store.
5. **Sidewalk extension.** All retail uses shall pave their setbacks to match the adjoining sidewalk.
6. **Alcove.** All retail uses shall locate their primary entrances within a small additional setback between 30 and 100 square feet in size, paved to match the sidewalk.
7. **Sidewalk use.** Retail establishments are encouraged to place tables, chairs, and temporary displays on the public sidewalk as long as a 5-foot-wide clear corridor is maintained for pedestrians. Rails and other barriers separating tables from the pedestrian flow are not permitted (unless state law requires said rails for alcohol sale), nor is any permanent construction in the public sidewalk. Outdoor café seating shall only use movable furnishings and shall be made from durable materials, such as wood or metal. Outdoor restaurants shall use ceramic, glass, metal and cloth for plates, glasses, silverware, tablecloths and napkins, rather than paper and plastic products.

K. Retail signage

1. **Limitations.** The shop-front door, signage and lighting shall be designed as a unified design. There are four types of signage permitted on businesses: (1) a signage band, (2) a pedestrian blade sign, (3) a window logo, and (4) an awning band. These are further limited as follows.
2. **Sign band.** Each building may have a single sign band 60% of the width of the building frontage max., with a height not to exceed eighteen inches. If a building holds multiple tenants, the use of the sign band width shall be divided among tenants on a pro-rata basis determined by their ground-floor square footage. The sign shall be integrally designed with the building or the associated storefronts in material and color. The sign band may not be internally lit.

3. **Blade sign.** One two-sided blade sign is permitted for each business with a door on the sidewalk level. The blade sign shall be securely affixed to the facade or storefront and may project over the sidewalk so long as it does not interfere with pedestrian flow. The blade sign may not exceed 4 square feet (including mounting hardware) in area in any shape and may not be translucent.
4. **Storefront glass signage.** Signage graphics (including logos and store or business names) are permitted on storefront glass in permanently affixed cutout graphics and lettering. Signage graphics cannot exceed 25% of the total glass surface.
5. **Other signage.** Billboards and other freestanding advertisements are prohibited, as are rooftop, flashing, moving, or intermittently illuminated signs. No sign shall be attached above the second story of any structure.

L. Architectural details

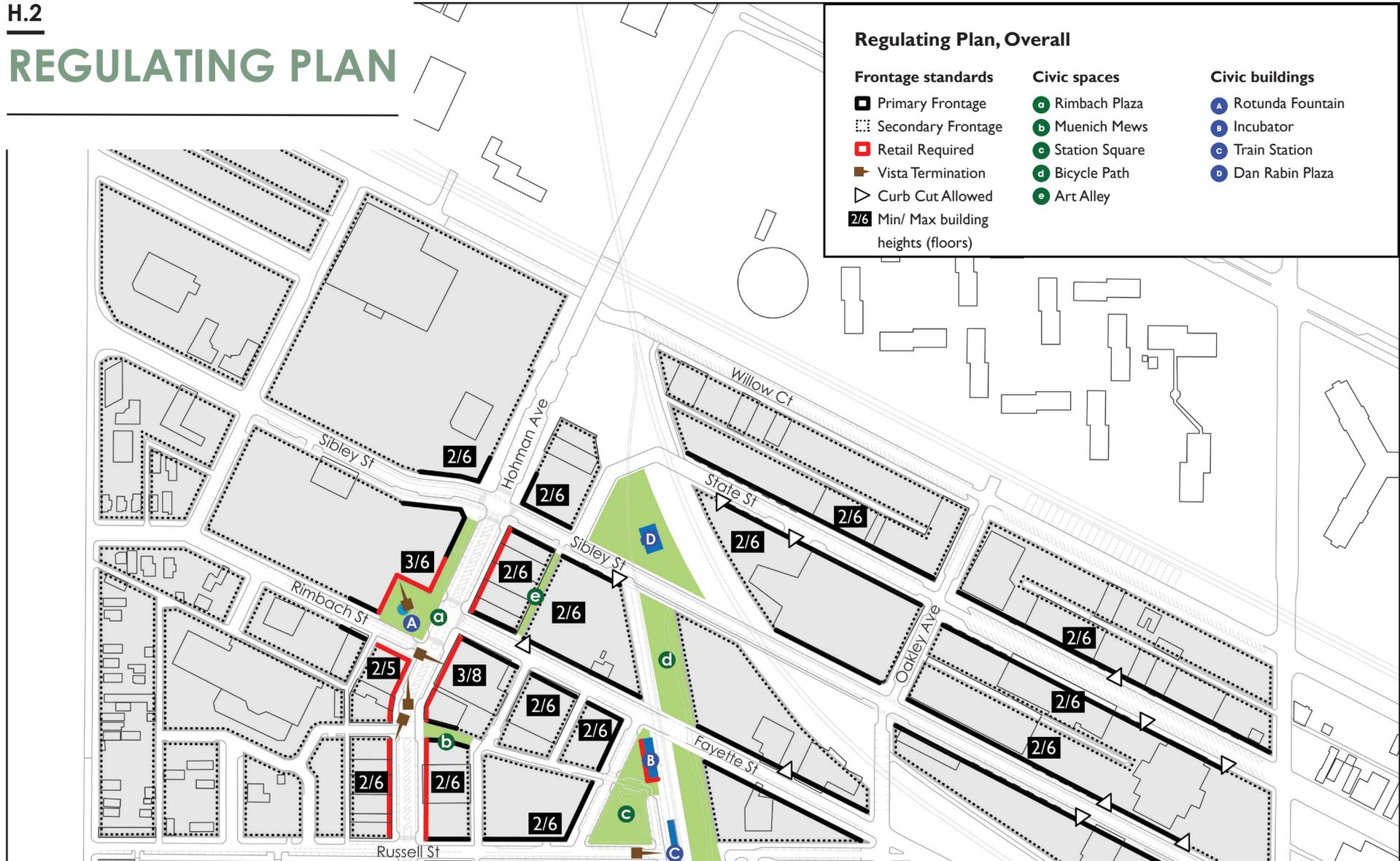
1. **Consistency.** Streets, squares, and other public spaces shall be designed with a common vocabulary of paving, curbing, fencing and walls, landscaping, signage, and lighting. This does not mean that all details will be consistent, but rather that all details will be understood to belong to the same family and/or era of design.
2. **Block variety.** The appearance of a “project” or of “megabuildings” shall be avoided by not allowing the same exterior design to be used on block after block of buildings. While even smaller units of design are encouraged, no more than 250 feet of continuous primary frontage may appear to have been designed by a single architect.
3. **Building variety.** Buildings used repeatedly in the plan, such as rowhouses and apartment houses, may only be repeated with similar facades to the degree that such repetition adds up to a total front footage of 300 feet or less. For example, a 25 foot-wide rowhouse may be repeated only 12 times. Beyond this point, a truly distinct façade shall be introduced, as if a different architect was responsible.

- 4. Unsightly items.** Antennas, radar dishes, chain link fence, vinyl fencing, barbed wire, razor wire, and chicken wire shall not be permitted where visible from primary frontages. Dumpsters and trash shall be screened behind enclosures built for that purpose not occurring at primary frontages.

7. Existing buildings and uses.

Where the Regulating Plan shows requirements for properties containing existing buildings and uses, these requirements do not mandate such replacement, and such redevelopment can only occur with the owner's consent. Existing uses are thus "grandfathered" in. However, when existing buildings and uses are replaced, they shall be replaced according to the requirements of these regulations.

H.2
REGULATING PLAN



Regulating Plan, Overall

Frontage standards

- Primary Frontage
- ⋯ Secondary Frontage
- Retail Required
- Vista Termination
- ▷ Curb Cut Allowed
- 2/6 Min/ Max building heights (floors)

Civic spaces

- ⓐ Rimbach Plaza
- ⓑ Muenich Mews
- ⓒ Station Square
- ⓓ Bicycle Path
- ⓔ Art Alley

Civic buildings

- Ⓐ Rotunda Fountain
- Ⓑ Incubator
- Ⓒ Train Station
- Ⓓ Dan Rabin Plaza

REGULATING PLAN SOUTH



REGULATING PLAN: HOHMAN/ RIMBACH SITE

