

**KENMARA TECHNOLOGY PARK  
STANDARDS FOR BULK, DESIGN, AND USES**

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**EXHIBIT II  
PC 25-014**

THE FOLLOWING TERMS AND CONDITIONS SHALL CONSTITUTE THE STANDARDS FOR BULK, DESIGN AND USES FOR KENMARA TECHNOLOGY PARK (HEREINAFTER "KENMARA DEVELOPMENT STANDARDS").

**SECTION A. LEGAL DESCRIPTION**

TRACT I (REFERRED TO AS THE "SOUTH PARCEL" OR "DEVELOPMENT PARCEL") WITH AN ADDRESS OF:

S OF 400-440 FISHER RD, MUNSTER, IN 46321  
TAX PARCEL ID 45-06-25-100-005.000-027

THAT PART OF THE FRACTIONAL NORTHWEST QUARTER AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF 2ND PRINCIPAL MERIDIAN, BORDERED ON THE NORTH BY THE NORTHERN INDIANA PUBLIC SERVICE COMPANY'S RIGHTS OF WAY AS CONVEYED IN DEED RECORD 343, PAGE 497, BORDERED ON THE WEST BY THE INDIANA-ILLINOIS STATE LINE, BORDERED ON THE SOUTH BY THE GRAND TRUNK RAILROAD, BORDERED ON THE EAST BY THE LOUISVILLE AND NASHVILLE RAILROAD, FORMERLY THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILROAD, AND BORDERED ON THE NORTHEAST BY THE PENN-CENTRAL RAILROAD, ALL IN TOWN OF MUNSTER, LAKE COUNTY, INDIANA. LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO NORTHERN INDIANA PUBLIC SERVICE COMPANY, AN INDIANA CORPORATION BY THAT CERTAIN DEED OF CONVEYANCE RECORDED JANUARY 10, 1980, AS INSTRUMENT NO. 568251 OF THE LAKE COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

PART OF FRACTIONAL SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST, SITUATE IN NORTH TOWNSHIP, LAKE COUNTY, STATE OF INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 25; THENCE NORTH 1°-54'-30" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 25 A DISTANCE OF 1151.50 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD, SAID POINT BEING 50 FEET (MEASURED AT RIGHT ANGLES) FROM THE CENTERLINE OF THE SOUTHWEST PENN CENTRAL RAILROAD TRACK; THENCE NORTH 36°-18'-10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 4032.91 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD AND THE WEST RIGHT-OF-WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD, SAID POINT BEING 25 FEET (MEASURED AT RIGHT ANGLES) FROM THE LOUISVILLE AND NASHVILLE RAILROAD TRACK, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 36°-18'-10" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 1029.88 FEET TO A POINT, SAID POINT BEING 190 FEET (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID FRACTIONAL SECTION 25; THENCE NORTH 88°-17'-20" WEST PARALLEL WITH THE NORTH LINE OF SAID FRACTIONAL SECTION 25 A DISTANCE OF 215.77 FEET TO A POINT, SAID POINT BEING 170 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD; THENCE SOUTH 36°-18'-10" EAST PARALLEL WITH AND 170 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PENN CENTRAL RAILROAD A DISTANCE OF 1380.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID LOUISVILLE AND NASHVILLE RAILROAD; THENCE NORTH 1°-44'-20" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LOUISVILLE AND NASHVILLE RAILROAD A DISTANCE OF 275.87 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

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**SECTION A. LEGAL DESCRIPTION, CONT.**

TRACT II (REFERRED TO AS THE “NORTH PARCEL” WHICH IS NOT SUBJECT TO BUILDING DEVELOPMENT WITHIN THE KENMARA PUD) INCLUDING PARCEL 1 AND 2 DESCRIBED BELOW WITH AN ADDRESS OF:

STATE NE & SCHOON DITCH, MUNSTER, IN 46321  
TAX PARCEL ID 45-06-24-351-002.000-027

**PARCEL 1:**

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND P.M., DESCRIBED AS COMMENCING AT A POINT IN THE WEST LINE OF SAID SECTION, 56.98 CHAINS SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 80 3/4 DEGREES EAST ABOUT 3 CHAINS TO THE RIGHT OF WAY OF THE P.C.C. & ST. L. R.R.; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE WEST LINE OF SAID SECTION; THENCE SOUTH TO THE PLACE OF BEGINNING, IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

**PARCEL 2:**

ALL THAT PART LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD (FORMERLY THE CHICAGO, ST. LOUIS AND PITTSBURGH RAILROAD) OF THE FOLLOWING DESCRIBED LAND, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SECTION TWENTY-FOUR (24), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TEN (10), WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE EAST FORTY-FIVE (45) CHAINS AND FIFTY-FOUR (54) LINKS (TO LAND OWNED BY JOACHIN GRUGLE); THENCE NORTH FIFTEEN (15) CHAINS AND SIXTY-EIGHT (68) LINKS (TO LAND OWNED BY JOACHIM GRUGLE); THENCE A WESTERLY COURSE PARALLEL WITH THE ROAD TO THE WEST LINE OF SAID SECTION AT A POINT TWENTY-THREE (23) CHAINS AND TWO (2) LINKS NORTH FROM THE SOUTH WEST CORNER OF SAID SECTION; THENCE SOUTH TWENTY-THREE (23) CHAINS AND TWO (2) LINKS, TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

**SECTION B. INTRODUCTION**

THE FOLLOWING STANDARDS, SPECIFICATIONS, AND REQUIREMENTS WILL BE USED FOR THE DESIGN AND LAYOUT OF THE PROPOSED IMPROVEMENTS ON THE SOUTH PARCEL OF THE PROPERTY IDENTIFIED IN THE SECTION “A” LEGAL DESCRIPTION FOR TRACT I, WHICH IS CURRENTLY VACANT LAND. TRACT II (“NORTH PARCEL”) WILL NOT BE DEVELOPED AND WILL REMAIN VACANT WITH THE EXCEPTION OF A PUMP HOUSE PREVIOUSLY USED FOR GOLF COURSE IRRIGATION. THE NORTH AND SOUTH PARCELS ARE DELINEATED ON THE PRELIMINARY PUD SITE PLAN PREPARED BY KIMLEY HORN, DATED JULY 14, 2025.

**SECTION C. USES**

THE PERMITTED USES SHALL BE AS OUTLINED IN INDIANA CODE TITLE 36, ARTICLE 7, CHAPTER 32, ALSO KNOWN AS IC 36-7-32, GOVERNING THE ESTABLISHMENT AND OPERATION OF CERTIFIED TECHNOLOGY PARKS WITHIN THE STATE OF INDIANA, AND MORE SPECIFICALLY DEFINED AS BUSINESS ENGAGED IN "HIGH TECHNOLOGY ACTIVITY" THAT CREATES SIGNIFICANT JOBS WITH USES AS FOLLOWS:

1. ADVANCED COMPUTING.
2. ADVANCED MATERIALS.
3. BIOTECHNOLOGY.
4. ELECTRONIC DEVICE TECHNOLOGY.
5. ENGINEERING OR LABORATORY TESTING RELATED TO PRODUCT DEVELOPMENT.
6. TECHNOLOGY FOR ENVIRONMENTAL PROTECTION OR CLEANUP.
7. MEDICAL DEVICE TECHNOLOGY.

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**SECTION C. USES, CONT.**

8. PRODUCT RESEARCH AND DEVELOPMENT.
9. ADVANCED VEHICLES TECHNOLOGY.
10. OTHER USES APPROVED BY THE TOWN OF MUNSTER PLAN COMMISSION IN SUBSEQUENT AMENDMENTS TO THE KENMARA PUD.

**SECTION D. LOTS**

1. LOT CHARACTERISTICS ARE IDENTIFIED IN THE SITE DATA TABLE BELOW WHICH IS PART OF THE PRELIMINARY APPROVED PUD SITE PLAN :

**SITE DATA**

	Lot 1	Lot 2	Lot 3	Stormwater Parcel	North Parcel	Roadway Parcel	Totals
Lot Area (Square Feet)	1,232,354	555,886	373,326	182,464	981,499	218,155	3,543,683
Lot Area (Acres)	28.29	12.76	8.57	4.19	22.53	5.01	81.35
Building Footprint (square feet)	700,000	280,000	160,000	-	-		1,140,000
Roadway and Parking (square feet)	115,257	5,888	13,911	-	13,519	121,912	270,486
Open Space and Landscape (square feet)	417,096.65	269,997.89	199,414.75	182,464.20	967,980.16	96,243.00	2,133,197
Total Impervious (square feet)	815,256.85	285,887.81	173,910.85	-	13,518.78	121,912.00	1,410,486.29
Total Impervious (percentage)	66%	51%	47%	0%	1%	56%	40%
Quantity of Parking Spaces	124	50	29	N/A	N/A	N/A	203
Approximate Office Space (square feet)	35,000	14,000	8,000	N/A	N/A	N/A	57,000
Parking Ratio (spaces per 1,000 square feet)	3.54	3.57	3.63	N/A	N/A	N/A	3.56

2. THE LOTS IDENTIFIED ABOVE ARE SHOWN ON THE PRELIMINARY PUD SITE PLAN COMBINED FROM LOTS THAT WERE ORIGINALLY PART OF THE KENMARA SUBDIVISION PLAT APPROVED BY THE TOWN OF MUNSTER PLAN COMMISSION ON JULY 12, 2022. TO ACCOMMODATE REVISED BUILDING FOOTPRINTS, CERTAIN LOTS WERE COMBINED AS OUTLINED IN THE REVISED KENMARA DEVELOPMENT PLAN. A REVISED PRELIMINARY SUBDIVISION PLAT WILL BE SUBMITTED TO THE TOWN OF MUNSTER PLAN COMMISSION IN A FUTURE AMENDED PUD WITH EXACT LOT CONFIGURATIONS UPDATED IF BUILDING SIZES AND LOCATIONS CHANGE.
3. ALL LOTS SHALL CONFORM TO IMPERVIOUS COVERAGE STANDARDS AND SETBACK REQUIREMENTS AS SET FORTH IN BOTH TABLE 26-6.405.A-7 FOR THE CD-4.B DISTRICT AND TABLE 26-6.405.A-10 FOR THE SD-PUD DISTRICT.

**SECTION E. STORMWATER MANAGEMENT**

1. ALL BUILDING LOTS AND THE ROADWAY PARCEL SHALL DRAIN INTO A CENTRAL STORMWATER DETENTION SYSTEM THAT SPANS THE STATELINE ("STORMWATER PARCEL") APPROVED BY AUTHORITIES HAVING JURISDICTION IN BOTH LAKE COUNTY, INDIANA AND COOK COUNTY, ILLINOIS.
2. THE PROPOSED STORMWATER BASIN WILL DETAIN THE FULL 58.82 ACRE SITE AREA OF THE SOUTH PARCEL USING A CONCEPT CURVE NUMBER OF 95, A BASIN DEPTH OF 4', AN ALLOWABLE RELEASE RATE OF 11.76 CFS (0.2 CFS/ACRE), AND A SURFACE AREA OF 6.2 ACRES AT HIGH WATER LEVEL.
3. THE STORMWATER DETENTION BASIN WILL DRAIN INTO THE INDIANA LAKE ON THE NORTH PARCEL THROUGH AN EXISTING STORMWATER EASEMENT ACROSS THE NIPSCO RIGHT-OF-WAY FROM THE SOUTH PARCEL. THE INDIANA LAKE FLOWS WEST ACROSS THE STATELINE INTO THE THORN CREEK WATERSHED IN COOK COUNTY, ILLINOIS.

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**SECTION E. STORMWATER MANAGEMENT, CONT.**

4. DRAINAGE EASEMENTS WILL BE DRAFTED AND RECORDED BETWEEN LAND IN ILLINOIS AND INDIANA, BOTH OF WHICH ARE CURRENTLY OWNED BY SPIN MUNSTER, LLC.
5. STORMWATER FROM ROOF STORM DRAINS, PARKING SURFACES, AND ROADWAYS SHALL BE COLLECTED AND ROUTED THROUGH PIPING INTO THE CENTRAL STORMWATER MANAGEMENT SYSTEM.

**SECTION F. BUILDING SIZE**

1. BUILDING HEIGHT WILL BE LIMITED TO 60-FT TO THE TOP OF PARAPET WALLS.
2. BUILDING FOOTPRINTS SHALL NOT EXCEED THE AREAS SET FORTH IN THE SITE DATA TABLE IN SECTION "D". ABOVE.
3. TOTAL BUILDING HEIGHT (INCLUDING MECHANICAL PENTHOUSES) WILL NOT EXCEED 70-FT. MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT ROADWAYS AND SCREENING SHALL BE PROVIDED TO LIMIT THE VIEW OF EQUIPMENT FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
4. TELECOMMUNICATIONS, TRANSMITTING ANTENNAS, OR LIGHTNING PROTECTION POLES/RODS MAY BE ALLOWED TO EXTEND ABOVE THE MAXIMUM BUILDING HEIGHT.

**SECTION G. BUILDING MATERIALS AND STANDARDS**

1. THE EXTERIOR OF THE BUILDINGS SHALL BE CONSTRUCTED OF A COMBINATION OF PRECAST PANELS, BRICK, CAST STONE, OR METAL PANELS.
2. WINDOWS AND CURTAIN WALL SHALL BE INSULATED LOW-E GLAZING WITH TINTING AS DESIRED OR SPANDREL COATING TO INHIBIT VIEW TO THE BUILDING INTERIOR. WINDOW OR CURTAIN WALL FRAMING MAY BE CLEAR ANODIZED ALUMINUM OR PAINTED. GLAZING SHALL BE INTEGRATED INTO THE FAÇADE DESIGN THROUGH A COMBINATION OF CURTAIN WALL, PUNCHED OPENINGS, OR RIBBON WINDOWS.
3. ENTRY DOORS INTO THE BUILDINGS AT THE MAIN ENTRANCE OR AUXILIARY ENTRANCE SHALL BE GLASS STOREFRONT DOOR WITH ALUMINUM FRAMING.
4. DOORS INTO MECHANICAL OR AUXILIARY ROOMS FROM THE EXTERIOR ARE PERMITTED TO BE HOLLOW METAL DOOR AND FRAME AND WILL BE PAINTED TO BLEND IN WITH THE EXTERIOR OF THE BUILDING.
5. MECHANICAL LOUVERS ARE PERMITTED WHERE NECESSARY AND SHALL BE A COMPLEMENTARY COLOR TO THE EXTERIOR OF THE BUILDING, OR CLEAR ANODIZED ALUMINUM WITH EXTERIOR BIRD SCREENS.
6. BUILDING ROOFS WILL BE FLAT WITH INTERNAL ROOF DRAINGS. DECORATIVE PITCH ROOFS OR CANOPIES ARE PERMITTED IN CERTAIN AREAS, SUCH AS THE ENTRANCES OF THE BUILDINGS.
7. METAL OR GLASS CANOPIES ARE PERMITTED AT ENTRANCES. MINIMUM CLEARNACE HEIGHT FOR THE CANOPY SHALL ALLOW ACCESS BY THE TOWN OF MUNSTER FIRE DEPARTMENT AND EMERGENCY VEHICLES WITH A MAXIMUM CLEARANCE HEIGHT OF 14- FT.

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**SECTION H. ENCLOSURES FOR DUMPERS AND EQUIPMENT**

1. ENCLOSURES WILL BE PROVIDED AROUND DUMPSTERS OR WASTE DISPOSAL CONTAINERS ON SITE AND SHALL BE CONSTRUCTED OF MASONRY WALLS OR OPAQUE FENCING.
2. ENCLOSURES SHALL BE PROVIDED AROUND EMERGENCY POWER BACK-UP GENERATORS, COOLING TOWERS, GAS BULK STORAGE TANKS, OR OTHER MECHANICAL EQUIPMENT, AND THE ENCLOSURE SHALL BE CONSTRUCTED OF EITHER A MASONRY WALL, A FENCE, OR A LANDSCAPE HEDGE.
3. ALL ENCLOSURES SHALL BE TO A MINIMUM HEIGHT OF 6'0" AND A MAXIMUM HEIGHT OF 10'0" ABOVE GRADE OR HIGHER IF NEEDED TO MITIGATE ACOUSTIC IMPACT.
4. ENCLOSURES CONSTRUCTED OF MASONRY OR FENCING MATERIALS WILL BE MADE OF MATERIALS THAT COMPLEMENT THE ADJACENT BUILDINGS AND WILL BE CONSTRUCTED OF DURABLE, WEATHER RESISTANT MATERIALS.
5. ENCLOSURES CONSTRUCTED OF MASONRY OR FENCING WILL COMPLETELY OBSCURE THE VIEW TO A MINIMUM HEIGHT OF 6'0" ABOVE GRADE.
6. THE GATES OF THE ENCLOSURE WILL BE CONSTRUCTED OF GALVANIZED METAL FRAMES WITH CEDAR, COMPOSITE, OR WEATHER RESISTANT MATERIALS.
7. DUMPSTERS OR WASTE ENCLSOURES WILL BE PROVIDED WITHIN THE LOT OF THE BUILDING IT SERVES.

**SECTION J. PARKING**

1. PARKING PROVIDED FOR THE BUILDINGS WILL BE PROVIDED AS DEPICTED UPON THE KENMARA PRELIMINARY PUD SITE PLAN UNLESS CHANGED BY APPROVED AMENDMENT TO THE PUD.
2. THE PARKING REQUIREMENTS FOR THE BUILDINGS WILL BE CALCULATED BASED ON TOTAL FLOOR AREA OF OCCUPIED (OFFICE) AREAS OF THE BUILDINGS AND PROVIDE SUFFICIENT PARKING FOR ALL BUILDING OCCUPANTS, EMPLOYEES, AND VISITORS.
3. PARKING SHALL BE PROVIDED ON A BASIS OF NOT LESS THAN 3.5 SPACES PER EVERY 1,000 SQUARE FEET OF GROSS OCCUPIED FLOOR AREA UNLESS CHANGED BY APPROVED AMENDMENT TO THE PUD.
4. THE AMOUNT OF PARKING PROVIDED MAY EXCEED THE REQUIRED NUMBER OF PARKING SPACES.
5. THE NUMBER OF HANDICAP SPACES SHALL MEET OR EXCEED THE INDIANA ADA STANDARDS WITH MORE BEING PERMITTED AS BUILDING USE REQUIRES.
6. PARKING AND LOADING REQUIRMENTS MAY CHANGE WITH FUTURE AMENDMENTS TO THE PUD SITE PLAN, IF SO APPROVED.
7. PARKING AND LOADING REQUIREMENT WILL COMPLY WITH TABLE 26-6.405.O-1 THRU TABLE 26-6.405.O-4 OF THE TOWN OF MUNSTER CODE AND ANY REVISIONS OR MODIFICATIONS MADE THERETO.

**SECTION K. LANDSCAPING**

1. LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH TABLE 26-6.405.A-1 THRU 26-6.405.A-10 (DISTRICT STANDARDS), PER SECTION 26-6.405.P OF THE TOWN OF MUNSTER CODE, AND AS FURTHER OUTLINED IN THIS SECTION.
2. LANDSCAPE BUFFERS WILL BE PROVIDED TO ADEQUATELY SCREEN BUILDING PERIMETERS AND EQUIPMENT FROM ANY RESIDENTIAL NEIGHBORHOOD LINE OF SITE.

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**SECTION K. LANDSCAPING, CONT.**

3. TREES SHALL BE A MINIMUM OF 1.5” – 2” CALIBER AT INSTALLATION AND SHALL BE NATIVE TO THE AREA.
4. LANDSCAPE ISLANDS SHALL ONLY BE REQUIRED AT THE CORNERS OF THE PARKING AREAS AND AT THE END OF THE PARKING ROWS. NO OTHER ADDITIONAL LANDSCAPE ISLANDS IN THE PARKING AREA SHALL BE REQUIRED.
5. EACH LANDSCAPE ISLAND SHALL CONTAIN A MINIMUM OF ONE (1) TREE.
6. THERE SHALL BE NO REQUIREMENT FOR THE MINIMUM DISTANCE FROM ANY PARKING SPACE TO THE NEAREST TREE.
7. TREES ARE TO BE STRATEGICALLY PLACED TO PROVIDE SHADE AND LANDSCAPE IMPROVEMENTS THAT ENHANCE THE EXTERIOR OF THE BUILDINGS. TREE PLACEMENT SHALL NOT PROHIBIT THE LINE OF SIGHT OF DRIVERS, NOR CAUSE ROOT GROWTH TO DAMAGE SITE IMPROVEMENTS.
8. DECORATIVE STONE AND MULCH SHALL BE ALLOWED FOR GROUND COVER AROUND PLANTINGS AND LANDSCAPE ISLANDS.
9. DECORATIVE STONE SHALL BE PROVIDED AROUND THE PERIMETER OF THE BUILDING FOR A MINIMUM OF 1-FT FOR DRAINAGE AND INSECT CONTROL.
10. LANDSCAPE PLANTINGS SHALL BE PROVIDED AROUND THE BASE OF ANY MONUMENT SIGN AND SHALL MATCH THE GROSS AREA OF ONE SIDE OF THE MONUMENT SIGN.
11. LARGE PLANTERS MAY BE PERMITTED AT ENTRANCES AND ALONG THE SIDES OF THE BUILDINGS.
12. ALL LANDSCAPING SHALL BE PROPERLY MAINTAINED.

**SECTION L. SITE AND PRIVATE LIGHTING STANDARDS**

1. FISHER STREET SHALL BE ILLUMINATED IN ACCORDANCE WITH “FINAL ENGINEERING PLANS, FISHER STREET EXTENSION OF PUBLIC ROADWAY, MUNSTER INDIANA 46321” PREPARED BY KIMLEY HORN DATED MARCH 4, 2025.
2. ALL PARKING AREAS AND WALKWAYS WILL BE ILLUMINATED TO AN AVERAGE LEVEL OF 1.0 – 2.5 FOOT-CANDLES. A MINIMUM ILLUMINATION LEVEL OF 0.4 FC SHALL BE PROVIDED IN ALL PARKING AND WALKING AREAS AND SHALL MEET TOWN OF MUNSTER CODE.
3. THE MAXIMUM LIGHTING LEVEL AT THE PROPERTY LINES SHALL BE 2.0 FC.
4. THE LIGHT POLES SHALL BE OF A MAXIMUM HEIGHT OF 30 FT. AND TO HAVE A NATURAL ALUMINUM FINISH OR DARK BRONZE.
5. THE LIGHT FIXTURE HEADS SHALL BE CONSISTENT WITH THE COBRA TYPE HEAD, OR LITHONIA D-SERIES FIXTURES, OR SIMILAR TYPE LIGHTING FIXTURES, SO AS TO BE VISUALLY CONSISTENT WITH THE SURROUNDING PROPERTIES.
6. THE COLOR TEMPERATURE OF THE LIGHTING FIXTURES SHALL NOT EXCEED 3000K.
7. WALL-MOUNTED FIXTURES MAY BE PROVIDED AS REQUIRED FOR SITE LIGHTING, WALKWAY ILLUMINATION, AND EGRESS MEANS AT DOORWAYS.
8. ACCENT LIGHTING AND BOLLARD LIGHTS AROUND THE BUILDING AT WALKWAYS SHALL BE PERMITTED.

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**SECTION M. SIGNAGE**

1. ALL SIGNAGE WITHIN THE DEVELOPMENT PARCEL SHALL CONFORM WITH SECTION 26-6.701 OF THE TOWN OF MUNSTER CODE ADOPTED ON DECEMBER 23, 2019 SUBJECT TO ANY APPROVED VARIANCE OR AMENDMENTS TO THE KENMARA PUD.

**SECTION N. OTHER DEVELOPMENT STANDARDS**

1. THE APPROVED DEVELOPMENT PLAN (REVISED AND DATED JULY 1, 2025), THE KENMARA PRELIMINARY PUD SITE PLAN, AND THE DEVELOPMENT STANDARDS OUTLINED HEREIN SHALL GOVERN THE DEVELOPMENT OF THE KENMARA PUD. THE DEVELOPMENT STANDARDS FOR ZONING DISTRICT CD-4.B SET FORTH IN TABLE 26-6.405.A-7 OF ZONING ORDINANCE 1788 INCLUDING ANY SUBSEQUENT AMENDMENTS SHALL APPLY TO MATTERS NOT ADDRESSED IN THE APPROVED DEVELOPMENT PLAN, PUD SITE PLAN, AND THESE DEVELOPMENT STANDARDS. IN THE EVENT OF AMENDMENT OR REPLACEMENT OF THE ZONING CODE OF THE TOWN OF MUNSTER CODE (THE “REPLACEMENT CODE”), SPECIFICALLY INCLUDING SECTION 26-6.405. A-7, THE DEVELOPMENT STANDARDS SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE KENMARA DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.
2. BUILDING CONSTRUCTION ON ALL LOTS WITHIN THE KENMARA PUD ARE SUBJECT TO APPROVAL BY THE TOWN OF MUNSTER PLAN COMMISSION IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 26-6.804.G OF THE TOWN OF MUNSTER CODE AND IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, PUD SITE PLAN, AND DEVELOPMENT STANDARDS FOR THE KENMARA PUD, OR AS OUTLINED IN SECTION N.1 ABOVE, IF APPLICABLE. IN THE EVENT OF ADOPTION OF THE “REPLACEMENT CODE”, INCLUDING BUT NOT LIMITED TO AMENDMENT OR REPLACEMENT OF SECTION 26-6.804.G, CONSTRUCTION APPROVAL SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE KENMARA DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

**SECTION O. NONCONFORMITIES**

1. LEGALLY EXISTING BUILDINGS, STRUCTURES, LOTS, AND USES.
  - a. EXCEPT AS OTHERWISE PROVIDED IN THIS ARTICLE, A USE, BUILDING, STRUCTURE, SIGN, OR LOT OF ANY OF THE FOLLOWING TYPES THAT LEGALLY EXISTED AS OF THE EFFECTIVE DATE OF THIS ARTICLE, ANY AMENDMENT OF THIS ARTICLE OR ANY AMENDMENT TO THE ZONING MAP MAY BE CONTINUED AS A LEGAL NONCONFORMITY IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF THIS SECTION:
    - i. A LAWFULLY PERMITTED USE OF LAND, BUILDING, OR STRUCTURE,
    - ii. A LAWFULLY PERMITTED BUILDING, STRUCTURE, OR SIGN, AND
    - iii. A LAWFULLY PERMITTED LOT.
  - b. ANY BUILDING, SIGN, OR OTHER DESIGN ELEMENT STATED ABOVE THAT IS NON-CONFORMING WITH THE DESIGN STANDARDS PROVIDED ABOVE, IS PERMITTED TO BE REMAIN IN USE AND BE MAINTAINED UNTIL SUCH TIME THAT THE AREA OF THE LOT OF SUCH BUILDING, SIGN, OR DESIGN ELEMENT IS RE- DEVELOPED, AT WHICH TIME THE AREA BEING REDEVELOPED SHALL FULLY MEET THE DESIGN STANDARDS.

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**SECTION P. ENFORCEMENT & PENALTIES**

OWNER/PETITIONER AGREES TO COMPLY WITH ALL OF THE RULES, REGULATIONS AND REQUIREMENTS FOR PROJECT DEVELOPMENT IN THE TOWN OF MUNSTER, AS WELL AS ALL TOWN ORDINANCES (INCLUDING, BUT NOT LIMITED TO PROVISIONS RELATIVE TO VIOLATIONS AND ENFORCEMENT), AS SAME ARE ALL AMENDED FROM TIME TO TIME.

END OF PLANNED UNIT DEVELOPMENT STANDARDS.