

The Pavillion at 45th
STANDARDS FOR BULK, DESIGN, AND USES

THE FOLLOWING TERMS AND CONDITIONS SHALL CONSTITUTE THE STANDARDS FOR BULK, DESIGN AND USES FOR THE PAVILLION AT 45TH (hereinafter, “PAVILLION AT 45TH DEVELOPMENT STANDARDS”).

SECTION A. LEGAL DESCRIPTION

LOT 1, 45TH AVENUE ADDITION, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF IN PLAT BOOK 91, PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

TO BE KNOWN AS:

LOTS 1, 2, 3 AND 4, RESUBDIVISION OF 45TH AVENUE ADDITION, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF IN PLAT BOOK 91, PAGE 82, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SECTION B. INTRODUCTION

THE FOLLOWING STANDARDS, SPECIFICATIONS, AND REQUIREMENTS WILL BE USED FOR THE DESIGN AND LAYOUT OF PROPOSED IMPROVEMENTS OR NEW STRUCTURES PERMITTED AFTER THE DATE ON ADOPTION OF THIS ORDINANCE. IT IS THE INTENT OF THESE STANDARDS TO HAVE FUTURE DEVELOPMENT COMPATIBLE WITH THE EXISTING SHOPPING CENTER. NOTHING IN THESE STANDARDS SHALL REQUIRE A CHANGE TO THE EXISTING CONDITIONS OF THE SHOPPING CENTER OR ITS TENANTS. REPAIRS IN KIND FOR MAINTANACE OF EXISTING CONDITIONS SHALL BE DEEMED IN COMPLIANCE WITH THESE STANDARDS.

SECTION C. USES

THE PERMITTED USES SHALL BE ALL OF THOSE PERMITTED AS OUTLINED IN TOWN OF MUNSTER, IN ZONING CODE TABLE 26-6.405.L-1 FOR THE CD-4.A DISCTRICT, INCLUDING CONDITIONAL USES. IN THE EVENT OF ADOPTION OF THE “REPLACEMENT CODE”, INCLUDING BUT NOT LIMITED TO AMENDMENT OR REPLACEMENT OF SECTION 26-6.804.G, USE APPROVAL SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE. IN ADDITION, THE FOLLOWING USES SHALL BE ALLOWED AS A PERMITTED USE:

1. SELF STORAGE FACILITIES

SECTION D. LOTS

1. TOTAL NUMBER OF LOTS=4.
2. TOTAL PUD SIZE (4 LOTS) IS 11.28+/- ACRES.
3. THE NUMBER OF BUILDINGS ALLOWED ON THE LOTS 1, 2 AND 4 SHALL BE LIMITED TO (2) IN TOTAL. FUTURE DEVELOPMENTS ARE PERMITTED TO MODIFY THIS RESTRICTION THROUGH THE AMENDMENT OF THESE PUD STANDARDS.
4. A MINIMUM 5 FT BUILDING SETBACK SHALL BE REQUIRED ALONG ALL LOT LINES.
5. THE IMPERVIOUS COVERAGE SHALL NOT EXCEED 92% OF THE AREA OF THE LOT.

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SECTION E. STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT SYSTEM PROPOSED FOR THIS LOT 4 HAS BEEN DESIGNED USING THE GUIDELINES SET FORTH IN THE TOWN OF MUNSTER STORM WATER TECHNICAL STANDARDS MANUAL. THE ON-SITE STORM DRAIN SYSTEM IS DESIGNED AT A MINIMUM TO PASS THE CRITICAL 10-YEAR 24-HOUR STORM. THE SYSTEM HAS BEEN DESIGNED FOR CAPACITY TO ROUTE THE CRITICAL 10-YR STORM AND NOT STAGE HIGHER THAN ANY INLET RIM ELEVATION. PER THE TOWN OF MUNSTER STORMWATER REQUIREMENTS, THE 1-YEAR, 24-HOUR STORM IS REQUIRED TO BE ANALYZED FOR CHANNEL PROTECTION STANDARDS. NO MORE THAN 10% OF THE TOTAL STORM VOLUME IS TO REMAIN WITHIN THE POND AFTER 36 HOURS AND NO MORE THAN 40% IS TO BE RELEASED IN THE FIRST 12 HOURS. BOTH OF THESE STANDARDS ARE MET WITH A PROPOSED 2.5" LOW FLOW ORIFICE. PER THE TOWN OF MUNSTER STORMWATER REQUIREMENTS, A 1" STORM IS REQUIRED TO BE TREATED FOR WATER QUALITY REQUIREMENTS. WE ARE PROPOSING EXTENDED DETENTION UTILITIZING THE SAME 2.5" LOW FLOW ORIFICE THAT WILL MEET THE PEAK FLOW AND CHANNEL PROTECTION REQUIREMENTS.

SECTION F. BUILDING SIZE

1. BUILDING HEIGHT WILL BE LIMITED TO 50-FT TO THE TOP OF PARAPET WALLS.
2. BUILDING FOOTPRINT AREAS SHALL BE LIMITED BASED ON CONFORMANCE WITH BUILDING SETBACK AND PARKING REQUIRMENT LIMITATIONS.
3. 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. COMPLIANCE WITH THE VISABILITY SCREENING REQUIREMNT SHALL BE ESTABLISHED AS VISABILITY FROM THE SUBJECT PROPERTY RIGHT-OF-WAY OR PARCEL LINE.
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 EXISTING BUILDINGS SHALL BE CONSIDERED CONFORMING AND SHALL ESTABLISH THE GENERAL CHARACTER OF ANY NEW STRUCTURES.
2. PRIMARY MATERIALS SHALL BE AS FOLLOWS:

BRICK OR NATURAL STONE, CAST STONE, STUCCO, WOOD OR METAL
SHOPFRONT, CERAMIC TILE, GLASS, METAL, E.I.F.S (SYNTHETIC STUCCO),
DECORATIVE CONCRETE MASONRY UNITS
3. ANY PRIMARY BUILDING MATERIAL, SIMILAR MATERIALS APPROVED BY THE PLAN COMMISSION
4. PROHIBITED:

ALUMINUM SIDINGS, METAL INDUSTRIAL TYPE SIDING, VINYL SIDING, ASPHALT
SIDING, CEDAR SHAKES, OR PLYWOOD SIDING.
5. ENTRY DOORS INTO THE BUILDINGS AT THE MAIN ENTRANCE SHALL BE GLASS STOREFRONT DOOR WITH ALUMINUM FRAMING.
6. 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.
7. MECHANICAL LOUVERS ARE PERMITTED WHERE NECESSARY AND SHALL BE A

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COMPLEMENTARY COLOR TO THE EXTERIOR OF THE BUILDING, OR CLEAR ANODIZED ALUMINUM WITH EXTERIOR BIRD SCREENS.

8. THE DEVELOPMENT STANDARDS FOR ZONING DISTRICT CD-4.A 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 PAVILLION AT 45TH STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

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 ENCLSURES WILL BE PROVIDED WITHIN THE LOT OF THE BUILDING IT SERVES.

SECTION J. PARKING

1. EXISTING PARKING SHALL BE CONSIDERED CONFORMING.
2. FOR ANY NEW STRUCTURES OR ADDITIONAS, 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.
3. PARKING FOR SELF STORAGE FACILITIES WHERE ACCESS TO INDIVIDUAL STORAGE UNITS IS FROM THE EXTERIOR SHALL PROVIDE .25 SPACE PER STORAGE UNIT PLUS 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME
4. PARKING FOR SELF STORAGE FACILITIES WHERE ACCESS TO INDIVIDUAL STORAGE UNITS IS FROM THE INTERIOR OF THE BUILDING SHALL PROVIDE 1 SPACE PER 100 STORAGE UNITS PLUS 1 SPACE PER 2 EMPLOYEES ON PREMISES AT ONE TIME
5. THE AMOUNT OF PARKING PROVIDED MAY EXCEED THE REQUIRED NUMBER OF PARKING SPACES.
6. THE NUMBER OF HANDICAP SPACES SHALL MEET OR EXCEED THE INDIANA ADA

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STANDARDS WITH MORE BEING PERMITTED AS BUILDING USE REQUIRES.

7. PARKING AND LOADING REQUIRMENTS MAY CHANGE WITH FUTURE AMENDMENTS TO THE PUD SITE PLAN, IF SO APPROVED.
9. 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. 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 PARKING STANDARDS SHALL BE IN CONFORMITY THEREWITH SUBJECT TO REASONABLE AND NECESSARY DEVIATION THEREFROM TO THE EXTENT THE PAVILLION AT 45TH STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.

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.
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. EXISTING LIGHTING SHALL BE CONSIDERED CONFORMING.
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

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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 CONCRETE, NATURAL OR DARK BRONZE ALUMINUM FINISH.
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.

SECTION M. SIGNAGE

1. ALL EXISTING SIGNAGE SHALL BE CONSIDERED CONFORMING
2. ALL NEW 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 PAVILLION AT 45TH PUD.

SECTION N. OTHER DEVELOPMENT STANDARDS

1. THE APPROVED DEVELOPMENT PLAN (SUBMITTED SEPTEMBER 17, 2025), THE PAVILLION AT 45TH PRELIMINARY PUD SITE PLAN (SUBMITTED SEPTEMBER 26, 2025) AND THE DEVELOPMENT STANDARDS OUTLINED HEREIN SHALL GOVERN THE DEVELOPMENT OF THE PAVILLION AT 45TH 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 PAVILLION AT 45TH DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.
2. BUILDING CONSTRUCTION ON ALL LOTS WITHIN THE PAVILLION AT 45TH 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 PAVILLION AT 45TH 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 PAVILLION AT 45TH DEVELOPMENT STANDARDS CONFLICT WITH SUCH REPLACEMENT CODE.
3. ANY CHANGES OR MODIFICATIONS TO THE PUD SITE PLAN, DEVELOPMENT PLAN, OR

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PAVILLION AT 45TH DEVELOPMENT STANDARDS WILL BE SUBJECT TO A PUD
AMENDMENT APPROVED IN ACCORDANCE WITH TOWN OF MUNSTER REQUIREMENTS.

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.

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.