

TOWN OF MUNSTER, LAKE COUNTY, INDIANA

ORDINANCE NO. 1982

**AN ORDINANCE ADOPTING A PLANNED UNIT DEVELOPMENT DISTRICT
AND APPROVING THE ZONE CHANGE FOR *POWERS HEALTH 800 MACARTHUR PUD*,
A SPECIAL DISTRICT – PLANNED UNIT DEVELOPMENT,
AND ESTABLISHING THE PROVISIONS THEREOF, AS A SUPPLEMENT TO THE ZONING ORDINANCE
OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA**

WHEREAS, the Town of Munster established its Zoning Regulations, which are located in Chapter 26 of the Munster Code of Ordinances, which has been supplemented and amended from time to time; and

WHEREAS, Community Foundation of NWI, Inc., by its representative, David J. Otte, of CFNI, Inc., seeks to rezone and establish the *Powers Health 800 MacArthur Planned Unit Development District* for the properties located at 800 MacArthur Blvd. (Parcel No. 45-07-102-004.000-027), 9101 Calumet Ave. (Parcel No. 45-07-30-103-001.000-027), and 901 Fran Lin Pkwy. (Parcel No. 45-07-30-151-001.000-027), in the Town of Munster, Lake County, Indiana (hereafter collectively referred to as “Property”); approve the uses and development provisions for the planned unit development; and to adopt a planned unit development district ordinance, in compliance with I.C. 36-7-4-1500 *et seq.* and the Munster Zoning Code; and

WHEREAS, the Plan Commission of the Town of Munster has heretofore on the 11th day of February 2025 and on the 11th day of March 2025, held a Public Hearing pursuant to notice as prescribed by applicable law, and after due deliberation, on the 11th day of March 2025 voted to send a favorable recommendation to the Town Council of the Town of Munster on the proposal to rezone and approve the *Powers Health 800 MacArthur Planned Unit Development* as a PUD zoning district, and to approve the proposed *Standards for Bulk, Design, and Uses* for the *Powers Health 800 MacArthur Planned Unit Development*; and

WHEREAS, the adoption of the *Powers Health 800 MacArthur Planned Unit Development District* Ordinance would be a supplement to the Town’s Zoning Ordinance codified at Chapter 26 of the Munster Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA:

1. The *Powers Health 800 MacArthur Planned Unit Development* is hereby approved as a planned unit development district in the Town of Munster, pursuant to I.C. 36-7-4-1500 *et seq.* and the Munster Zoning Code.
2. The Property located at 800 MacArthur Blvd., in the Town of Munster, Lake County, Indiana, and legally described as follows:

PARCEL 1: (LAKE COUNTY PARCEL NUMBER: 45-07-30-102-004.000-027)

LOT 1, FAIRMEADOW 24TH ADDITION, BLOCK 1, TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 95, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

was previously rezoned on April 17, 2023, by the Munster Town Council from a General Urban Character District (CD-4.A.) to a Special District-Planned Unit Development District for the Munster Community Hospital Parking Structure Addition (Ordinance No.1901), and is hereby now rezoned and included in the *Powers Health 800 MacArthur Planned Unit Development District*, and the official Zone Map of the Town of Munster shall be amended accordingly to reflect this zone change.

3. The property located at 9101 Calumet Avenue, in the Town of Munster, Lake County, Indiana, and legally described as follows:

PARCEL 2: (LAKE COUNTY PARCEL NUMBER: 45-07-30-103-001.000-027)

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 30 (CENTERLINE OF THE 60 FOOT WIDE CALUMET AVENUE RIGHT-OF-WAY), A DISTANCE OF 1103.91 FEET (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF FAIRMEADOW 24TH ADDITION, BLOCK 1, TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 43, PAGE 95 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 41 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY LINE OF AFORESAID ADDITION, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING (SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF AFORESAID CALUMET AVENUE); THENCE CONTINUING SOUTH 88 DEGREES 41 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY LINE OF AFORESAID ADDITION A DISTANCE OF 675.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID ADDITION; THENCE SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST, ALONG THE WESTERLY LINE OF LOT 1, FAIRMEADOW 24TH ADDITION, BLOCK 2, TO THE TOWN OF MUNSTER, AS SHOWN IN BOOK 54, PAGE 58 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, A DISTANCE OF 140.5 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 28 SECONDS WEST, A DISTANCE OF 675.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CALUMET AVENUE; THENCE NORTH 01 DEGREES 18 MINUTES 32 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF- WAY LINE, A DISTANCE OF 140.5 FEET TO THE POINT OF BEGINNING.

is hereby rezoned from a General Urban Character District (CD-4.A.) to the *Powers Health 800 MacArthur Planned Unit Development District*, and the official Zone Map of the Town of Munster shall be amended accordingly to reflect this zone change.

4. The property located at 901 Fran Lin Pkwy., in the Town of Munster, Lake County, Indiana, and legally described as follows:

PARCEL 3: (LAKE COUNTY PARCEL NUMBER: 45-07-30-151-001.000-027)

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 30 (CENTERLINE OF THE 80 FOOT WIDE CALUMET AVENUE RIGHT-OF-WAY), A DISTANCE OF 1244.41 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 28 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING (SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF AFORESAID CALUMET AVENUE); THENCE CONTINUING SOUTH 88 DEGREES 41 MINUTES 28 SECONDS EAST, A DISTANCE OF 675.00 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST ALONG THE WESTERLY LINE OF LOT 1, FAIRMEADOW 24TH ADDITION, BLOCK 2 TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 54, PAGE 56 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, A DISTANCE OF 130.61 FEET; THENCE SOUTH 54 DEGREES 32 MINUTES 33 SECONDS WEST, ALONG THE WESTERLY LINE OF LOT 1, FAIRMEADOW 24TH ADDITION, BLOCK 4 TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 62, PAGE 52, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, A DISTANCE OF 287.48 FEET, TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE WHICH IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 190.46 FEET, TO THE NORTHEAST CORNER OF LOT 1, FAIRMEADOW 24TH ADDITION, BLOCK 3 TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 54, PAGE 40 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, FAIRMEADOW 24TH ADDITION, BLOCK 3, A DISTANCE OF 362.50 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 32 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CALUMET AVENUE, A DISTANCE OF 475.18 FEET TO THE POINT OF BEGINNING, IN THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

is hereby rezoned from a General Urban Character District (CD-4.A.) to the *Powers Health 800 MacArthur Planned Unit Development District*, and the official Zone Map of the Town of Munster shall be amended accordingly to reflect this zone change.

5. The Town of Munster Code of Ordinances is hereby supplemented by the establishment of the *Powers Health 800 MacArthur Planned Unit Development District*, and the *Standards for Bulk, Design, and Uses*, attached hereto in nine (9) pages and incorporated herein as Exhibit "A", are hereby ordained and approved and shall be codified at Chapter 26 of the Town of Munster Code of Ordinances.

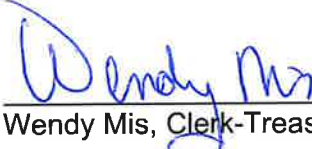
6. This Ordinance shall be recorded with the Office of the Lake County Recorder and shall further be identified on the Final Plat of Subdivision for the property by the Ordinance Number and the Lake County Recording Number.

DULY ORDAINED and **APPROVED** by the Town Council of the Town of Munster, Lake County, Indiana, this 5 day of May 2025 by a vote of 5 in favor and 0 opposed.

TOWN OF MUNSTER, LAKE COUNTY, INDIANA
BY ITS TOWN COUNCIL:

By: 
George Shinkan, President

ATTEST:


Wendy Mis, Clerk-Treasurer

Attachment: Ex. A to the Town of Munster Ordinance No. 25-____ - *Powers Health 800 MacArthur Planned Unit Development Standards for Bulk, Design, and Uses*, dated March 7, 2025, in 9 pages.

I affirm under penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. /s/ Nicole A. Bennett

POWERS HEALTH 800 MACARTHUR PLANNED UNIT DEVELOPMENT

STANDARDS FOR BULK, DESIGN, AND USES

SECTION A. LEGAL DESCRIPTION

LEGAL DESCRIPTIONS:

PARCEL 1: (LAKE COUNTY PARCEL NUMBER: 45-07-30-102-004.000-027)

LOT 1, FAIRMEADOW 24TH ADDITION, BLOCK 1, TO THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 95, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: (LAKE COUNTY PARCEL NUMBER: 45-07-30-103-001.000-027)

DESCRIPTION: PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 30 (CENTERLINE OF THE 60 FOOT WIDE CALUMET AVENUE RIGHT-OF-WAY), A DISTANCE OF 1103.91 FEET (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF FAIRMEADOW 24TH ADDITION, BLOCK 1, TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 43, PAGE 95 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 41 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY LINE OF AFORESAID ADDITION, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING (SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF AFORESAID CALUMET AVENUE); THENCE CONTINUING SOUTH 88 DEGREES 41 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY LINE OF AFORESAID ADDITION A DISTANCE OF 675.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID ADDITION; THENCE SOUTH 01 DEGREES 18 MINUTES 32 SECONDS WEST, ALONG THE WESTERLY LINE OF LOT 1, FAIRMEADOW 24TH ADDITION, BLOCK 2, TO THE TOWN OF MUNSTER, AS SHOWN IN BOOK 54, PAGE 58 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, A DISTANCE OF 140.5 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 28 SECONDS WEST, A DISTANCE OF 675.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CALUMET AVENUE; THENCE NORTH 01 DEGREES 18 MINUTES 32 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (LAKE COUNTY PARCEL NUMBER: 45-07-30-151-001.000-027)

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SECTION B. INTRODUCTION

THE FOLLOWING STANDARDS, SPECIFICATIONS, AND REQUIREMENTS WILL USED FOR THE DESIGN AND LAYOUT OF THE USES OF THE PROPERTY IDENTIFIED IN *SECTION A. LEGAL DESCRIPTION* OF POWERS HEALTH 800 MACARTHUR PLANNED UNIT DEVELOPMENT. THESE STANDARDS AND REQUIREMENTS ARE ONLY TO AFFECT THE FUTURE DEVELOPMENTS ON THE 800 MACARTHUR PROPERTY AND NOT ANY OF THE OTHER SURROUNDING POWERS HEALTH PROPERTIES, STRUCTURES, BUILDINGS, NOR THE EXISTING DEVELOPMENTS ON THE PROPERTY. THE EXISTING DEVELOPMENTS, BOTH SITE AND BUIDLING, WILL REMAIN AS-IS UNLESS MODIFIED THROUGH A DEVELOPMENT PLAN APPROVED BY THE MUNSTER PLAN COMMISSION.

SECTION C. USES

THE PERMITTED USES OF THE POWERS HEALTH PUD SHALL BE:

1. HEALTHCARE OUTPATIENT SERVICES
2. OUTPATIENT PROCEDURE AND TREATMENT SERVICES
3. THERAPY AND REHABILITATION SERVICES
4. MEDICAL LABORATORY SERVICES
5. MEDICAL EVALUATION SERVICES WITH OVERNIGHT STAY
6. COMMERICAL OFFICE SPACE
7. EDUCATIONAL USE
8. FOODSERVICE, RESTAUARANT AND CAFÉ
9. PHARMACY
10. PARKING LOT
11. PARKING STRUCTURE
12. HELIPAD OR HELICOPTER SERVICES RELATED TO POWERS HEALTH
13. MIXED OR FLEX USE TO BE LIMITED TO COMMERCIAL, MEDICAL OFFICE, OUTPATIENT CLINIC AND OTHERS AS LISTED ABOVE.

SECTION D. LOT

1. LOT 1 SIZE IS 13.745 +/- ACRES.
2. THE NUMBER OF BUILDINGS ALLOWED ON LOT 1 SHALL BE LIMITED TO (12) IN TOTAL. FUTURE DEVELOPMENTS ARE PERMITTED TO MODIFY THIS RESTRICTION THROUGH THE AMENDMENT OF THESE PUD STANDARDS.
3. A MINIMUM 10 FT BUILDING SETBACK SHALL BE REQUIRED ALONG ALL LOT LINES.
4. THE IMPERVIOUS COVERAGE SHALL NOT EXCEED 92% OF THE AREA OF THE LOT.

SECTION E. STORMWATER MANAGEMENT

1. THE STORM SEWER SYSTEM OF LOT 1 SHALL TIE INTO THE STORM SEWER SYSTEM LOCATED AT FAIRMEADOW 24TH ADDITION, BLOCK 1, LOT 1. THE STORM WATER SHALL BE CONVEYED TO AND FILTERED THROUGH THE LARGE MS4 STRUCTURE, NORTH OF THE MAIN NORTHWEST ENTRANCE OF THE HOSPITAL, AND SHALL DISCHARGE INTO THE DITCH NORTH OF FISHER STREET.
2. THE EXISTING STORM SEWER SYSTEM ON THE FAIRMEADOW 24TH ADDITION, BLOCK 1, LOT 1 COLLECTS INTO A LARGE STORM INTERCEPTOR, THAT IS A MS 4 STRUCTURE. POWERS HEALTH OWNS AND MAINTAINS THE STORM INTERCEPTOR BY YEARLY REMOVING ALL WATER AND DEBRIS, CLEANING OUT THE STRUCTURE, AND MEASURING THE AMOUNT OF LIQUID AND DEBRIS REMOVED FROM THE STRUCTURE. A HYDRDRO-VAC UNIT TRUCK IS UTILIZED FOR THE CLEANING PROCESS FROM A REGISTERED THIRD-PARTY VENDOR/CONTRACTOR. A REPORT OF THE CLEANING IS AND WILL BE PROVIDED TO POWERS HEALTH, KEPT ON RECORD, AND SHALL BE MADE AVAILABLE TO THE TOWN OF MUNSTER UPON REQUEST.
3. FOR FUTURE DEVELOPMENT PLANS, A STORM WATER DETENTION SYSTEM SHALL BE PROVIDED FOR ANY AREAS OF THE PROPERTY THAT ARE BEING DEVELOPED FROM EXISTING GREEN SPACE TO HARD SURFACES, SUCH AS PARKING LOT OR ROOF AREA. ANY EXISTING AREA THAT IS IMPREVIOUS SHALL NOT BE REQUIRED TO HAVE STORM WATER DETENTION PROVIDED UNDER FUTURE DEVELOPMENTS. ONLY EXISTING GREEN SPACES BEING

DEVELOPED INTO HARD SURFACES SHALL BE REQUIRED TO INCREASE THE AMOUNT OF STORMWATER DETENTION.

4. THE STORM WATER FROM THE ROOF STORM DRAINS SHALL BE COLLECTED AND ROUTED THROUGH PIPING INTO THE STORM SEWER SYSTEM.
5. THE EXISTING STORM SEWER SYSTEM ON THE LOT SHALL BE MAINTAINED TO THE SAME CAPACITY, OR IF MODIFIED, THE STORM SEWER SHALL BE ENGINEERED TO PROVIDE A MINIMUM OF THE EQUIVALENT CAPACITY OR GREATER, DEPENDING ON FUTURE DEVELOPMENTS.

SECTION F. BUILDING SIZE

1. BUILDINGS WILL BE LIMITED TO SIX (6) STORIES FOR OCCUPIED USES. ONE ADDITIONAL STORY, ABOVE THE OCCUPIED SIX (6) STORIES, IS ALLOWED FOR THE USE OF MECHANICAL PENTHOUSE OR STORAGE, AS THIS IS CONSIDERED UNOCCUPIED SPACE.
2. THE BUILDING HEIGHT SHALL NOT EXCEED 75 FT FROM THE EXTERIOR PARKING LOT OR ENTRANCE DRIVE GRADE TO THE FLOOR LEVEL OF THE 6TH FLOOR, OR AN OVERALL TOTAL HEIGHT OF 109 FT (INCLUDING THE MECHANICAL PENTHOUSE).
3. MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FROM THE ADJACENT RIGHT-OF-WAY, OR SCREENING SHALL BE PROVIDED TO PROHIBIT THE VIEW FROM THE RIGHT-OF-WAY.
4. MECHANICAL FLUES, VENT PIPING, OR EXHAUST DUCTS SHALL NOT BE VISIBLE FROM THE ADJACENT RIGHT-OF-WAY, OR SCREENING SHALL BE PROVIDED TO PROHIBIT THE VIEW FROM THE RIGHT-OF-WAY.
5. THE MINIMUM FRONTAGE OF PRIMARY BUILDINGS ON THE LOT SHALL BE 100 FT., NOT INCLUDING ANCILLARY UNOCCUPIED STRUCTURES. EACH FUTURE BUILDING AND STRUCTURES WILL BE SUBJECT TO DEVELOPMENT PLAN SUBMISSION TO THE TOWN FOR REVIEW.
6. TELECOMMUNICATIONS, TRANSMITTING ANTENNAS, OR LIGHTNING PROTECTION POLES/RODS ARE ALLOWED TO EXTEND ABOVE THE MAXIMUM BUILDING HEIGHT ALLOWANCE.

SECTION G. BUILDING MATERIALS AND STANDARDS.

1. THE EXTERIOR OF THE BUILDING SHALL BE PRECAST PANEL CLADDING, BRICK, STONE MASONRY, METAL PANELS, OR EIFS MATERIALS. EIFS MATERIALS USED ON THE BUILDING SHALL BE LIMITED TO A MAXIMUM AREA OF 10% OF THE TOTAL EXTERIOR FACE OF THE BUILDING ON ALL FOUR (4) SIDES. MATERIALS SHALL BE SIMILAR TO THE OTHER BUILDINGS ON THE HOSPITAL CAMPUS AND PROVIDE A SIMILAR APPEARANCE.
2. WINDOWS AND CURTAIN WALL SHALL BE INSULATED 1" LOW-E GLAZING WITH TINTING AS DESIRED OR SPANDREL COATING TO INHIBIT VIEW TO THE INTERIOR. WINDOW OR CURTAIN WALL FRAMING ARE PERMITTED TO BE CLEAR ANODIZED ALUMINUM OR DARK BRONZE ANODIZED. GLAZING SHALL BE INTEGRATED INTO THE FAÇADE DESIGNS IN A COMBINATION OF CURTAIN WALL, PUNCHED OPENINGS, AND RIBBON WINDOWS. PUBLIC FACING ELEVATIONS THAT DO NOT REQUIRE FIRE RATING RESTRICTIONS BASED ON CODE SHALL INCLUDE APPROXIMATELY 40% GLAZING-TO-SOLID WALL AREA.
3. ENTRANCE DOORS INTO THE BUILDING 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 SHOULD BE PAINTED TO BLEND IN WITH THE EXTERIOR OF THE BUILDING.
5. MECHANICAL LOUVERS ARE PERMITTED WHERE NECESSARY AND BE A MATCHING COLOR TO THE EXTERIOR OF THE BUILDING OR CLEAR ANODIZED ALUMINUM WITH BIRD SCREENS ON THE EXTERIOR.
6. THE BUILDING ROOF SHALL BE GENERALLY BE A FLAT ROOF WITH INTERNAL ROOF DRAINS. DECORATIVE PITCH ROOFS OR CANOPIES ARE PERMITTED IN LIMITED AREAS, SUCH AS THE ENTRANCES OF THE BUILDINGS.
7. METAL OR GLASS CANOPIES ARE PERMITTED AT ENTRANCES. MINIMUM CLEARANCE HEIGHT FOR THE CANOPY SHALL ALLOW THE ACCESS OF TOWN OF MUNSTER FIRE DEPARTMENT AMBULANCES TO ACCESS WITH A MAXIMUM CLEARANCE HEIGHT OF 15 FT.

SECTION H. ENCLOSURES FOR DUMPSTERS AND EQUIPMENT

1. ENCLOSURES SHALL BE PROVIDED AROUND THE DUMPSTER OR WASTE DISPOSAL CONTAINERS ON SITE, AND SHALL BE A MASONRY WALL OR AN OPAQUE FENCE.
2. ENCLOSURES SHALL BE PROVIDED AROUND EMERGENCY POWER BACK-UP GENERATORS, COOLING TOWERS, MED 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.
4. ENCLOSURES CONSTRUCTED OF MASONRY OR FENCING MATERIALS SHALL BE MADE OF MATERIALS TO MATCH THE ADJACENT BUILDING, WEATHER RESISTANT MATERIALS THAT DO NOT DETERIORATE, AND ARE DURABLE.
5. ENCLOSURES CONSTRUCTED OF MASONRY OR FENCING SHALL COMPLETELY OBSCURE THE VIEW UP FOR A MINIMUM HEIGHT OF 6'0" AND A MAXIMUM HEIGHT OF 10'0" ABOVE GRADE.
6. THE GATES OF THE ENCLOSURE SHALL BE GALVANIZED METAL FRAMES WITH CEDAR, COMPOSITE, OR WEATHER RESISTANT DECK BOARDS.
7. THE DUMPSTER OR WASTE ENCLOSURE SHALL BE PROVIDED WITHIN THE LOT OF THE BUILDING IT SERVES.

SECTION J. PARKING

1. OFF-STREET PARKING SHALL BE PROVIDED FOR EACH BUILDING OF THE PUD AS REQUIRED BELOW. NO ON-STREET PARKING IS ALLOWED.
2. THE PARKING PROVIDED FOR THE BUILDING MAY BE PROVIDED IN A MULTI-LEVEL PARKING STRUCTURE THAT SHALL NOT EXCEED 75 FEET AT THE HIGHEST PARKING LEVEL.
3. THE PARKING REQUIREMENTS FOR THE BUILDING SHALL BE BASED ON THE TOTAL SQUARE FOOTAGE AREA OF THE BUILDING THAT IS NORMALLY OCCUPIED AREAS, AND SHALL NOT INCLUDE THE FOLLOWING NORMALLY NON-OCCUPIED AREAS:
 - a. MECHANICAL ROOMS
 - b. STORAGE ROOMS, INCLUDING CLEAN SUPPLY AND SOILED HOLDING/UTILITY ROOMS.
 - c. EQUIPMENT STORAGE ROOMS
 - d. ELECTRICAL EQUIPMENT ROOMS
 - e. WATER EQUIPMENT OR FIRE PUMP ROOMS
 - f. MEDICAL GAS EQUIPMENT ROOMS
 - g. IT/DATA EQUIPMENT ROOMS
 - h. STAIRWELLS AND ELEVATORS
 - i. ELEVATOR EQUIPMENT ROOMS
 - j. HALLWAY, COORIDORS, VESTIBULES, ENTRANCE AREAS, OR PASSAGEWAYS.
 - k. REFUSE OR TRASH ROOMS
 - l. EVS OR HOUSEKEEPING CLOSETS ROOMS
4. PARKING SHALL BE PROVIDED ON A BASIS OF 3.3 SPACES PER EVERY 1,000 SQUARE FEET OF OCCUPIED SPACE DUE TO THE BUSINESS OCCUPANCY NATURE OF THE BUILDING.
5. THE AMOUNT OF PARKING PROVIDED MAY EXCEED THE REQUIRED NUMBER OF PARKING SPACES.
6. THE NUMBER OF HANDICAP SPACES SHALL MEET THE INDIANA ADA STANDARD MINIMUM AND MORE ARE PERMITTED AS BUILDING USE REQUIRES.
7. PARKING AREAS ARE PERMITTED TO BE RECONFIGURED WITH FUTURE DEVELOPMENTS.

SECTION K. LANDSCAPING

1. A LANDSCAPE BUFFER OF AN ORNAMENTAL METAL FENCE THAT IS 3 FT TO 4 FT TALL ABOVE THE GRADE OF GROUND, SHADE TREES PLACED EVERY 40 FT, AND HEDGE SCREEN BETWEEN THE SHADE TREES SHALL BE PROVIDED ALONG CALUMET AVENUE.
2. A LANDCAPE BUFFER SHALL NOT BE REQUIRED ALONG MACARTHUR BOULEVARD TO PROVIDE A CONTINUOUS CAMPUS ENVIROMENT WITH THE HOSPITAL TO THE NORTH.
3. ALL EXISTING LANDSCAPING SHALL REMAIN IN PLACE AND ONLY THE AREAS DIRECTLY ADJACENT TO NEW BUILDING STRUCTURES OR NEW PARKING SPACES ARE REQUIRED TO BE MODIFIED OR UPGRADED.
4. ALL NEW PLANT MATERIALS SHALL MEET THE MINIMUM CONTAINER SIZE REQUIREMENTS AS OUTLINED IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

5. TREES SHALL BE A MINIMUM OF 1.5" – 2" CALIBER AT INSTALLATION AND SHALL BE SELECTED FROM THE LIST OF INDIANA NATIVE TREE LIST (SUGGESTED FOR URBAN LANDSCAPES) PROVIDED BY THE PURDUE UNIVERSITY FORESTRY AND NATURAL RESOURCES IN THE PURDUE EXTENSION DATED AUGUST 2016 – TREE SELECTION FOR THE "UN-NATURAL" ENVIRONMENT (FNR-531-W).
6. LANDSCAPE ISLANDS SHALL ONLY BE REQUIRED AT THE CORNERS OF THE PARKING AREA AND AT THE END OF THE PARKING ROW. NO OTHER ADDITIONAL LANDSCAPE ISLANDS IN THE PARKING AREA SHALL BE REQUIRED.
7. EACH LANDSCAPE ISLAND SHALL CONTAIN A MINIMUM OF ONE (1) TREE.
8. THERE SHALL BE NO REQUIREMENT FOR THE MINIMUM DISTANCE FROM ANY PARKING SPACE TO THE NEAREST TREE.
9. TREES ARE TO BE STRATEGICALLY PLACED TO PROVIDE SHADE AND LANDSCAPE IMPROVEMENTS THAT ENHANCE THE EXTERIOR OF THE BUILDING. TREE PLACEMENT SHALL NOT PROHIBIT THE LINE OF SIGHT OF DRIVERS, THE VIEW OF THE EXTERIOR OF THE BUILDING OR FROM INSIDE THE BUILDING, OR CAUSE ROOT GROWTH TO DAMAGE SITE IMPROVEMENTS.
10. DECORATIVE STONE AND MULCH SHALL BE ALLOWED FOR GROUND COVER AROUND PLANTINGS AND LANDSCAPE ISLANDS.
11. DECORATIVE STONE SHALL BE PROVIDED AROUND THE PERIMETER OF THE BUILDING FOR A MINIMUM OF 2FT FOR DRAINAGE AND INSECT CONTROL.
12. LANDSCAPE PLANTINGS SHALL BE PROVIDED AROUND THE BASE OF THE MONUMENT SIGNS AND SHALL MATCH THE GROSS AREA OF ONE SIDE OF THE MONUMENT SIGN.
13. LARGE PLANTERS MAY BE PERMITTED AT ENTRANCES AND ALONG THE SIDES OF THE BUILDINGS.
14. IRRIGATION SHALL BE PROVIDED IN AREAS OF LAWN GRASSES AND PLANTING BEDS AT THE PERIMETER OF THE BUILDING.
15. ALL LANDSCAPING SHALL BE PROPERLY MAINTAINED.

SECTION L. SITE/PRIVATE LIGHTING STANDARDS

1. ALL PARKING AREAS AND WALKWAYS TO 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.
2. THE MAX LIGHTING LEVEL AT THE PROPERTY LINES SHALL BE 2.0 FC.
3. THE LIGHT POLES SHALL BE OF A MAXIMUM HEIGHT OF 30 FT. AND TO HAVE A NATURAL ALUMINUM FINISH OR DARK BRONZE.
4. THE LIGHT FIXTURE HEADS SHALL BE CONSISTENT WITH THE COBRA TYPE HEAD, OR LITHONIA D-SERIES FIXTURES, OR SIMILAR TYPE LIGHTING FIXTURES.
5. THE COLOR TEMPERATURE OF THE LIGHTING FIXTURES SHALL MATCH THE EXISTING HOSPITAL CAMPUS EXISTING SITE LIGHTING AND SHALL NOT EXCEED 5000K.
6. WALL MOUNTED FIXTURES MAY BE PROVIDED AS REQUIRED FOR SITE LIGHTING, WALKWAY ILLUMINATION, AND EGRESS MEANS AT DOORWAYS.
7. ACCENT LIGHTING AND BOLLARD LIGHTS AROUND THE BUILDING AT WALKWAYS SHALL BE PERMITTED.

SECTION M. SIGNAGE

ALL PERMANENT SIGNS LOCATED WITHIN THE DEVELOPMENT SHALL CONFORM TO THE FOLLOWING STANDARDS:

- I. GENERAL STANDARDS:
 - a. SIGNS NECESSARY TO INFORM THE PUBLIC, SUCH AS TRAFFIC CONTROL, STREET NAME, DIRECTIONAL AND SPECIAL PARKING RESTRICTIONS THAT ARE USED TO IMPLEMENT PUBLIC SAFETY AND WAYFINDING WITHIN THE DEVELOPMENT SHALL MATCH THE TOWN OF MUNSTER STANDARDS.
 - b. *OBSTRUCTION OF VISION OF DRIVERS.* NO SIGN HIGHER THAN 3 ½ FT SHALL BE PLACED IN SUCH A MANNER THAT IT WOULD BLOCK OR OBSCURE THE VISION OF THE DRIVER OF A VEHICLE STOPPED AT A STOP SIGN, TRAFFIC LIGHT, OR ENTRANCE TO A PUBLIC STREET FOR A SIGHT TRIANGLE DISTANCE OF 30 FEET IN WHICH THERE IS ONCOMING TRAFFIC.
 - c. SIGNAGE MATERIALS ALLOWED ARE AS FOLLOWS:
 - d. INTERNALLY ILLUMINATED FACES WITH TRANSPARENT PLASTIC FACES WITH LETTERING.
 - e. INTERNALLY ILLUMINATED LOGO FACE WITH TRANSPARENT PLASTIC.

- f. FACE LIT CHANNEL LETTERS.
- g. BACKLIT CHANNEL LETTERS.
- h. LOWER PORTION OF EACH MONUMENT SIGN SHALL BE BRICK OR MASONRY STONE FOR A MINIMUM OF 3'0" HIGH.

II. SIGN CALCULATION STANDARDS:

- a. SIGN AREA:
 - i. THE AREA OF A SIGN AS REGULATED HEREIN SHALL BE THE PRODUCT OF THE TOTAL WIDTH AND THE TOTAL HEIGHT OF THE SMALLEST RECTANGLE THAT ENCOMPASSES ALL SUCH LETTERING, DEVICES OR GRAPHICS.
 - ii. WHERE SAID DISPLAY AREA IS ON A BACKGROUND, THE BACKGROUND IS NOT INCLUDED IN THE COMPUTATION.
 - iii. FOR SIGNS HAVING TWO (2) SIDES, THE MAXIMUM DISPLAY AREA SHALL BE PERMITTED ON BOTH SIDES AND THE TOTAL AREA OF ONE SIDE SHALL BE DEEMED TO BE THE TOTAL SIGN AREA.
 - iv. THE SUPPORTING STRUCTURES AND MOUNTING HARDWARE SHALL NOT BE INCLUDED IN THE AREA COMPUTATION.
- b. GROUND SIGN HEIGHT:
 - i. THE VERTICAL DISTANCE MEASURES FROM THE HIGHEST POINT OF THE SIGN TO THE FINISHED GRADE OF THE GROUND IMMEDIATELY BENEATH THE SIGN.

III. PERMITTED SIGNAGE:

- a. PRIMARY WALL SIGN. A SIGN THAT IS HUNG ON THE FAÇADE OF A BUILDING. THIS INCLUDES CHANNEL LETTER, RACEWAY, ROUTED SIGNS, ETC. THE SIGN MAY BE INSTALLED DIRECTLY TO THE FASCIA OF A BUILDING, ON A RACEWAY ATTACHED TO THE BUILDING, OR ON A DECORATIVE BACKER.
 - i. QUANTITY (MAX): ANY (3) ELEVATIONS OF THE BUILDING
 - ii. AREA: MAX. OF 350 SQUARE FEET PER ELEVATION
 - iii. DEPTH (MAX): 12 IN
 - iv. HEIGHT (MAX):
 - 1. BUILDING HEIGHT < 50 FT. LETTER AND LOGO MAX. HEIGHT: 8 FT.
 - 2. BUILDING HEIGHT > 50 FT. LETTER AND LOGO MAX. HEIGHT: 14 FT.
 - v. MATERIAL: SHALL BE CHANNEL LETTERS, WOOD, METAL, ACRYLIC OR LIKE MATERIAL; OR ROUTED/ETCHED ON WOOD OR LIKE MATERIAL, OR STATIC NEON
 - vi. ANY DECORATIVE BACKER OR BACKGROUND PANEL SHALL BE MADE OF METAL, WOOD, OR SIMILAR OPAQUE MATERIAL
 - vii. ILLUMINATION: PERMITTED TO BE INTERNALLY ILLUMINATED INDIVIDUAL LETTERS, LOGOS, AND GRAPHICS
- b. MONUMENT SIGN. A SIGN THAT IS GENERALLY PLACED PERPENDICULAR TO THE ROAD SO THAT IT IS VISIBLE TO BOTH DIRECTIONS OF TRAFFIC. MONUMENT SIGNS ARE A FREESTANDING SIGN SUPPORTED BY A CONCRETE FOUNDATION AND ARE TYPICALLY CONSTRUCTED OF DURABLE MATERIALS OF A PERMANENT NATURE THAT ARE SIMILAR TO THE TYPE AND COLOR AS THE BUILDING(S) THAT IT IDENTIFIES.
 - i. QUANTITY: 2 PER PUBLIC FRONTAGE
 - ii. AREA (MAX): 160 SF
 - iii. HEIGHT (MAX): 18 FT

- iv. MATERIAL:
 - 1. THE MAIN SIGN PANEL IS PERMITTED TO BE INDIVIDUALLY MOUNTED CHANNEL LETTERS, SANDBLASTED, ROUTED ALUMINUM OR ACRYLIC, OR OTHER SIMILAR MATERIALS. TENANT PANELS ARE PERMITTED TO BE ROUTED ACRYLIC PANEL INSERTS.
 - 2. BASE: SHALL BE CONSTRUCTED OF NATURAL MATERIALS (I.E. BRICK, NATURAL STONE, ETC.)
- v. ILLUMINATION: THE LETTERING MAY BE INTERNALLY LIT, EXTERNALLY LIT, OR NON-ILLUMINATED
- vi. LANDSCAPING: SHALL HAVE A LANDSCAPED GREEN AREA THAT IS EQUAL TO THE GROSS SURFACE AREA OF THE SIGN AT THE BASE OF THE SIGN.
- vii. LOCATION: SHALL BE A MINIMUM OF TEN (10) FEET FROM THE STREET RIGHT-OF-WAY AND A MINIMUM OF TEN (10) FEET FROM THE LEADING EDGE OF THE DRIVEWAY
- c. WINDOW SIGN. A SIGN THAT MAY INCLUDE LETTERS (SUCH AS VINYL LETTERING), LOGOS, OR GRAPHICS THAT ADHERE TO THE WINDOW, OR ARE ETCHED INTO THE GLASS.
 - i. QUANTITY (MAX): 1 PER WINDOW FRAME OR WINDOW WALL
 - 1. WINDOW FRAME: WINDOWPANE(S) SEPARATED BY MUNTINS WITHIN A FRAME.
 - 2. WINDOW WALL: WINDOW FRAMES SEPARATED BY MULLIONS WITHIN A WALL.
 - ii. AREA: 50% TOTAL OF THE WINDOW AREA ONTO WHICH THE SIGN IS APPLIED
 - iii. LOCATION: ON WINDOW AREA OR WITHIN 3 FEET OF WINDOW AREA.
 - iv. MATERIAL, PROHIBITED:
 - 1. HANDWRITTEN COPY.
 - 2. EXPOSED LED
 - v. ILLUMINATION, STATIC:
 - 1. EXTERNALLY ILLUMINATED
 - 2. FLASH OR STROBE PROHIBITED.
- d. AWNING OR CANOPY SIGN. AN AWNING OR CANOPY ATTACHED TO A BUILDING, EXCLUDING FREE STANDING CANOPIES, THAT CONTAINS LETTERING, LOGO OR GRAPHICS.
 - i. QUANTITY (MAX): 1 PER FAÇADE, NOT MORE THAN 2 PER BUSINESS.
 - ii. AREA: MAX. 50% OF THE AWNING OR CANOPY SURFACE AREA
 - iii. CLEARANCE (MIN): 7 FT ABOVE GRADE
 - iv. MATERIAL: METAL OR ACRYLIC LETTERING, LOGO, AND/OR GRAPHICS ATTACHED TO A CANOPY
 - 1. LETTERING, LOGO, AND/OR GRAPHICS PAINTED, SCREEN PRINTED OR APPLIED TO: MATTE, OPAQUE CANVAS, COTTON DUCK OR SIMILAR MATERIAL
 - 2. METAL AWNING
 - v. ILLUMINATION: IF ILLUMINATED, SIGN MAY BE EXTERNALLY ILLUMINATED
- e. DIRECTORY WALL SIGN. A SMALL SIGN, PLACED ON THE WALL BY THE PUBLIC ENTRANCE(S) TO AN INTERNALLY ACCESSED MULTI-TENANT BUILDING. IT IDENTIFIES THE TENANTS NAMES AND LOCATIONS.
 - i. QUANTITY (MAX): 1 PER GROUND FLOOR PUBLICLY ACCESSIBLE ENTRANCE
 - ii. AREA (MAX): 20 SF
 - iii. CLEARANCE (MIN): 3 FT FROM GRADE
 - iv. MATERIAL: WOOD, METAL, GLASS, ACRYLIC OR SIMILAR MATERIAL
 - v. ILLUMINATION: MAY PERMITTED TO BE INTERNALLY ILLUMINATED
 - vi. LOCATION: SHALL BE WITHIN SIX (6) FEET OF AN ENTRANCE TO THE BUILDING
- f. INTERNAL DIRECTORY GROUND SIGN. A SIGN USED TO IDENTIFY MULTIPLE BUSINESSES LOCATED IN THE SAME LOT.
 - i. AREA (MAX): 20 SF
 - ii. HEIGHT (MAX): 7 FT

- iii. MATERIAL:
 - 1. FACE: METAL, WOOD, GLASS, OR ACRYLIC
 - 2. BASE: MASONRY, STONE, OR METAL.
 - iv. ILLUMINATION: PERMITTED TO BE INTERNALLY ILLUMINATED OR EXTERNALLY ILLUMINATED.
 - v. LANDSCAPING: SHALL HAVE A LANDSCAPED GREEN AREA THAT IS EQUAL TO THE GROSS SURFACE AREA OF THE SIGN
 - vi. LOCATION: SHALL BE LOCATED INTERNAL TO A SITE AND SHALL NOT PROVIDE A VIEW OBSTRUCTION TO DRIVERS.
 - g. WALL SIGN AT A PUBLIC ENTRANCE (IN ADDITION TO PRIMARY WALL SIGN).
 - i. QUANTITY: ONE (1) WALL SIGN AT EACH PUBLIC ENTRANCE THAT IS LOCATED WITHIN 6 FT OF THE ENTRANCE.
 - ii. SIGN AREA (MAX): 1.5 SF PER LINEAR FEET OF ENTRANCE BAY
 - iii. ALL OTHER DIMENSIONAL AND MATERIAL STANDARDS TO FOLLOW PRIMARY WALL SIGN STANDARDS.
- IV. PARKING GARAGE SIGNAGE. THE PARKING GARAGE STRUCTURE SHALL ONE (1) SIGN OF 30 S.F. ON EACH FACE OF THE PARKING STRUCTURE WITH A VEHICLE ENTRANCE/EXIT.
- V. ANY ADDITIONAL PARKING STRUCTURES CONSTRUCTED IN THE PUD SHALL BE ALLOWED THE SAME AND SIMILAR SIGNAGE TO BE PROVIDED.
- VI. PERMITS. ALL PERMITS REQUIRED BY THE TOWN OF MUNSTER ARE TO BE SECURED PRIOR TO INSTALLATION OF ANY SIGNAGE.
- VII. IF MULTIPLE FLAG POLES ARE PROVIDED IN CLOSE PROXIMITY, THE OWNER'S FLAG WITH NAME AND LOGO IS PERMITTED TO BE FLOWN WITH THE PRIMARY FLAG BEING THE US FLAG.

SECTION N. MISCELLANEOUS

- 1. A 5 FT SIDEWALK SHALL BE REQUIRED ONLY ALONG CALUMET AVENUE AND MACARTHUR BOULEVARD.
- 2. SIDEWALKS, WHERE POSSIBLE, ARE TO BE CONNECTED. CROSSWALKS ARE ALSO TO BE UTILIZED TO CONNECT SIDEWALKS FOR COMMUTING PURPOSES.
- 3. SIDEWALKS SHALL BE PERMITTED AT THE BACKSIDE OF THE CURBS AS SPACE ALLOWS AND SHALL FOLLOW THE SITE PLAN DEVELOPMENT LAYOUT.
- 4. THE EXISTING DEVELOPMENT AREAS NOT CURRENTLY SHOWN TO BE MODIFIED OR IMPROVED SHALL BE ALLOWED TO REMAIN AND BE MAINTAINED UNTIL SUCH TIME THAT A NEW DEVELOPMENT PLAN IS SUBMITTED TO THE TOWN FOR APPROVAL.

SECTION O. NONCONFORMITIES

- I. 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:
 - b. A LAWFULLY PERMITTED USE OF LAND, BUILDING, OR STRUCTURE,
 - c. A LAWFULLY PERMITTED BUILDING, STRUCTURE, OR SIGN, AND
 - d. A LAWFULLY PERMITTED LOT.
 - e. ANY BUILDING, SIGN, OR OTHER DESIGN ELEMENT STATED ABOVE THAT IS IN NON-CONFORMITY 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 POWERS HEALTH 800 MACARTHUR PLANNED UNIT DEVELOPMENT STANDARDS.