

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 121410, AS AMENDED, THE ZONING
ORDINANCE FOR THE TOWN OF McCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Ordinance No. 121410, as amended, as the Zoning Ordinance; and

WHEREAS, the Town Council of McCordsville, Indiana, has, after a public hearing was held on _____, 2025, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Kelly Landing Planned Unit Development (PUD) Ordinance.

THEREFORE BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance No. _____ is hereby amended as follows:

Section 1. The real estate more particularly described in the attached “Exhibit A” (the “Real Estate”) is hereby zoned to the PUD designation. The Development and Architectural standards set forth in this Ordinance shall govern the development of the Real Estate, and these standards shall replace all other standards set forth in the Town of McCordsville Zoning and Subdivision Control Ordinances (“MZO”), as amended. Where this Ordinance is silent regarding standards other than Development and Architectural standards, the standards from the MZO, dated January 2011, as amended, applicable to R5 Zoning, shall apply.

Section 2. Definitions. Capitalized terms not defined in this PUD Ordinance shall have the meaning ascribed to them in the MZO.

- A. Minimum Living Area. The total square feet of a home, excluding garages, rear porches, front porches, basements, and any decks or patios.
- B. Stone. Shall not be interpreted to include concrete masonry units (CMU).

Section 3. Permitted Uses. The permitted uses, as defined by the MZO, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

Permitted Primary Uses:

Single-Family dwellings
Townhouses

Permitted Accessory Uses, Incidental Uses, and Structures:

Those permitted pursuant to the MZO

Permitted Temporary Uses:

Those permitted pursuant to the MZO

Section 4. Development Standards.

A. Areas:

As shown on the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as Exhibit B, the Kelly Landing PUD shall have four (4) areas of residential development: Area 1, Area 2, Area 3 and Area 4 (hereafter individually referred to as “Area” and collectively as “Areas”).

B. Building Types:

Each Area of development shall contain one or more of the following building types (hereafter individually referred to as “Building Type” and collectively as “Building Types”):

- **Building Type A:** Front-Load Single-Family Dwellings
- **Building Type B:** 2-Story Front-Load and Rear-Load Townhouses
- **Building Type C:** Rear-Load Single-Family Dwellings
- **Building Type D:** Front-Load Single-Family Dwellings
- **Building Type E:** Rear-Load Single-Family Dwellings
- **Building Type F:** Front-Load Single-Family Dwellings
- **Building Type G:** Front-Load Single-Family Dwellings
- **Building Type H:** Side-Load Single-Family Dwellings

The Building Types permitted in each Area are set forth below:

Building Type	Area 1	Area 2	Area 3	Area 4
A	✓			
B	✓	✓	✓	✓
C	✓	✓	✓	✓
D	✓	✓		
E	✓	✓		
F	✓	✓		
G	✓	✓		
H		✓		

C. Building Type Development Standards:

The development standards for each Building Type are set forth in Tables 1 - 8 below:

Table 1: Building Type A

Standard	SF Type A
Minimum Lot Area	6,700 sq ft
Minimum Lot Frontage	50'
Minimum Building Setback	
Front Yard	25'
Side Yard	6'
Rear Yard	20'
Minimum Lot Width	50'
Maximum Building Height	2 Stories
Minimum Living Area (Total)	
Single Story	1,200 sq ft
Two Story	1,500 sq ft

Table 2: Building Type B – Townhouses (Front- and Rear-Load)

Standard	SF Type B
Minimum Lot Area	1,800 sq ft
Minimum Lot Frontage	20'
Minimum Building Setback	
Front Yard	10'
Side Yard	0' interior units; 6' end units
Rear Yard	20'
Minimum Lot Width	20'
Maximum Building Height	2 Stories
Minimum Living Area (Total)	
Single Story	N/A
Two Story	1,700 sq ft

Table 3: Building Type C – Rear-Load Single-Family

Standard	SF Type C
Minimum Lot Area	3,300 sq ft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	15'
Side Yard	6'
Rear Yard	20'
Minimum Lot Width	35'
Maximum Building Height	2 Stories
Minimum Living Area (Total)	
Single Story	N/A
Two Story	1,700 sq ft

Table 4: Building Type D – Front-Load Single-Family

Standard	SF Type D
Minimum Lot Area	7,000 sq ft
Minimum Lot Frontage	60'
Minimum Building Setback	
Front Yard	15'
Side Yard	6'
Rear Yard	20'
Minimum Lot Width	50'
Maximum Building Height	2 Stories
Minimum Living Area (Total)	
Single Story	1,500 sq ft
Two Story	1,700 sq ft

Table 5: Building Type E – Rear-Load Single-Family

Standard	SF Type E
Minimum Lot Area	4,400 sq ft
Minimum Lot Frontage	40'
Minimum Building Setback	
Front Yard	15'
Side Yard	6'
Rear Yard	20'
Minimum Lot Width	40'
Maximum Building Height	2 Stories
Minimum Living Area (Total)	
Single Story	1,500 sq ft
Two Story	2,200 sq ft

Table 6: Building Type F – Front-Load Single-Family

Standard	SF Type F
Minimum Lot Area	4,800 sq ft
Minimum Lot Frontage	40'
Minimum Building Setback	
Front Yard	25'
Side Yard	6'
Rear Yard	25'
Minimum Lot Width	40'
Maximum Building Height	2 Stories
Minimum Living Area (Total)	
Single Story	1,600 sq ft
Two Story	1,800 sq ft

Table 7: Building Type G – Front-Load Single-Family

Standard	SF Type G
Minimum Lot Area	6,250 sq ft
Minimum Lot Frontage	50'
Minimum Building Setback	
Front Yard	25'
Side Yard	6'
Rear Yard	30'
Minimum Lot Width	50'
Maximum Building Height	2 Stories
Minimum Living Area (Total)	
Single Story	1,600 sq ft
Two Story	2,400 sq ft

Table 8: Building Type H – Side-Load Single-Family

Standard	SF Type H
Minimum Lot Area	7,800 sq ft
Minimum Lot Frontage	60'
Minimum Building Setback	
Front Yard	25'
Side Yard	6'
Rear Yard	30'
Minimum Lot Width	60'
Maximum Building Height	2 Stories
Minimum Living Area (Total)	
Single Story	1,800 sq ft
Two Story	2,900 sq ft

D. Open Space and Maximum Density:

The Kelly Landing PUD will provide a minimum of _____ open space as generally shown on the Concept Plan. Drainage facilities shall be permitted as part of the open space calculation. The gross density of the Kelly Landing PUD will not exceed 2.75 units per acre.

E. Architectural Standards:

1. The architectural standards for each Building Type are set forth in Exhibits C-1 through C-8 attached hereto.
2. The following standards shall apply to all Building Types in the PUD:
 - a. All siding shall be either Wood, Fiber, or Cement Board. Vinyl siding is prohibited.
 - b. Buildings located on corner lots shall feature a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on all facades.
 - c. All dwellings in the District shall have an attached two (2) car garage and a concrete driveway that accommodates two (2) parking spaces.
 - d. Front-loading garages shall contain a decorative garage door with windows.
 - e. All homes shall feature dusk to dawn controlled light fixtures flanking or above the garage door(s). A front porch light may also be added.
 - f. Satellite dishes and the like are prohibited from being located on front facades and/or front roof planes.
 - g. Window A/C units and the like are prohibited.
 - h. The heavier exterior material shall always be used below a lighter material.
 - i. The permitted roofing materials are dimensional shingles, copper, slate, and stone.
 - j. A minimum of three (3) colors will be provided for all roofing materials. Exhaust vents shall not be visible from the front of the home.

F. Perimeter Landscape Standards:

Standards of the MZO regarding Landscaping shall be applicable to the Real Estate with the following exceptions: TO BE DETERMINED

G. Lot Landscaping Standards:

1. Each dwelling shall have one (1) tree located within the front yard in addition to six (6) shrubs. Trees shall be a minimum of two and a half (2.5) -inch caliper and shrubs shall be eighteen (18) inches tall at the time of planting.

2. Corner Lots: Each side yard abutting a public street shall have an additional tree a minimum of two and a half (2.5) -inch caliper at the time of planting.
3. Front yards shall be sodded.

H. Pedestrian Accessibility:

Standards of the MZO regarding Pedestrian Accessibility shall be applicable to the Real Estate with the following exceptions:

1. An internal trail system shall be provided as generally shown on the Concept Plan.
2. All truncated domes shall be black in color.

I. Community Amenities:

In addition to the open space and trail network, the Kelly Landing PUD shall also include the following amenity features:

1. Clubhouse
2. Pool
3. Playground structure
4. Pickleball Courts

J. Lighting, Parking, and Signage:

Standards of the MZO regarding Lighting, Parking, and Signage applicable to R5 Zoning District shall be applicable to the Real Estate with the following exceptions:

1. Primary Monuments: The developer shall install entry monumentation including, but no limited to, brick or stone walls and/or columns, fencing, landscaping and street lighting at the entrances on CR 500 W, CR 900 N, and CR 400 W. The signage shall include the wording “of McCordsville”.

K. Model Home:

Each Building Type within each Area shall be permitted one (1) model home. The model home (if constructed) shall be one of the four (4) largest square footage floor plans of the Building Type offered by the builder at the time the model home permit is issued.

L. Anti-Monotony Standards:

The same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the street from the subject home. In each Area, there shall not be more than fifteen (15) percent of the homes of each Building Type with the same front elevation. This Subsection L. shall not apply to

Building Type B: Front-Load and Rear-Load Townhouses or to Building Type C: Detached Rear-Load Single-Family Dwellings.

M. Roadways:

1. The Homeowner's Association for Kelly Landing shall be responsible for snow removal of all internal streets.
2. The Town shall not be responsible for any maintenance on any landscaping, fencing, or signage located in public right-of-way.
3. The following traffic improvements shall be constructed:
 - a. Acceleration and deceleration lanes, in conformance with town standards, at all access points into the development from any local-collector, collector, and/or arterial roadway.
 - b. Passing blisters or left-turn lanes, in conformance with town standards, at all access points as required by the Town Engineer.
4. Street name signage and traffic control signage shall be installed consistent with the quality and character shown on "Exhibit D".
5. The developer agrees to pay any future Road Impact Fees adopted and effective at the time of any building permit(s) are issued.
6. An eight (8) inch yellow thermoplastic/reflective paint stripe shall be placed on the top of the curb adjacent to any fire hydrant within the subdivision. This stripe shall extend ten (10) feet out from the hydrant in both directions.

N. Miscellaneous:

1. Fencing on residential lots shall be limited to ornamental black fencing featuring a "wrought-iron" style and white PVC. Fences shall not be located closer to the street than the rear corners of the home.
2. The following provisions ("Provisions") shall be included in the Covenant, Conditions and Restrictions (the "CCR's") for Kelly Landing that shall be prepared and recorded with the Office of the Recorder of Hancock County, Indiana, which CCR's shall govern any home to be constructed on the Real Estate:

- a. Short-term rentals of homes (those for rental periods of less than six months) shall be prohibited. Any owner of any home within Kelly Landing shall be prohibited from advertising their home as a short-term rental including but not limited to advertising on and any all short-term rental internet websites.
- b. An owner of a home within Kelly Landing shall be permitted to lease the home to a third-party, but such lease term shall be for a minimum period of six months.
- c. All rental agreements between and owner of a home and tenant shall prohibit subleasing and assignment of any right and obligations to a third-party.
- d. The Provisions shall not apply to homes subject to a mortgage which is insured or guaranteed by the Federal Housing Administration, the Veterans Administration and/or the United States Department of Agriculture, or where the Provisions are otherwise prohibited by law.

SECTION 4. This Ordinance shall remain in full force and effect from and after its passage and posting as required by the law within the Town of McCordsville, Indiana.

SECTION 5. Introduced and filed on the _____ day of _____, 2025. A motion to consider on First Reading on the day of introduction was offered and sustained by a vote of ___ in favor and ___ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this _____ day of _____, 2025 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ___ in favor and ___ opposed.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:

Voting Opposed:

Greg Brewer, President

Greg Brewer, President

Scott Jones

Scott Jones

Dr. John Price

Dr. John Price

Dr. Bryan Burney

Dr. Bryan Burney

Chad Gooding

Chad Gooding

ATTEST:

Stephanie Crider
Clerk Treasurer

This instrument was prepared by

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

“EXHIBIT A”

Legal Description

Kelly Landing PUD Land Description

Part of the Southwest Quarter, Southeast Quarter and Northeast Quarter of Section 18 and Part of the North Half of Section 19, all in Township 17 North, Range 6 East of the Second Principal Meridian, in Vernon Township, Hancock County, Indiana, based upon an Exhibit prepared by Kristopher K. Eichhorn, Professional Surveyor #21000230, HWC Engineering Job #2024-368-S, dated August 7, 2025, and not based upon a survey, more particularly described as follows:

BEGINNING at the Northwest corner of the Southwest Quarter of Section 18, Township 17 North, Range 6 East; thence Easterly along the north line of said Southwest Quarter a distance of 2610.50 feet to the Northeast corner of the Southwest Quarter of said Section 18; thence North 89 degrees 08 minutes 15 seconds East along the north line of the Southeast Quarter of said Section 18 a distance of 1323.30 feet to the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 18; thence North 00 degrees 07 minutes 54 seconds East along the west line of the east half of Northeast Quarter of said Section 18 a distance of 1326.55 feet to the north line of the Southeast Quarter of said Northeast Quarter; thence North 89 degrees 25 minutes 03 seconds East along said north line a distance of 1325.26 feet to the northeast corner of said Quarter-Quarter; thence South 00 degrees 11 minutes 27 seconds West along the east line of said Quarter-Quarter a distance of 970.35 feet to the northeast corner of a 3.097-acre tract of land described in Instrument Number 201900660 in the Office of the Recorder of Hancock County, Indiana and the following two (2) courses are along the north and west lines of said tract; (1) South 89 degrees 21 minutes 54 seconds West a distance of 380.00 feet; thence South 00 degrees 11 minutes 27 seconds West a distance of 355.00 feet to the north line of a 3.0-acre tract of land described in Instrument Number 9210797 and the following two (2) courses are along the north and west lines of said tract; (1) thence South 89 degrees 21 minutes 54 seconds West a distance of 146.95 feet; (2) thence South 00 degrees 37 minutes 44 seconds West a distance of 427.84 feet to the south line of Instrument Number 202403972 in said Recorder's Office; thence North 89 degrees 21 minutes 54 seconds East, parallel with north line of the Southeast Quarter of said Section 18 and along said south line a distance of 527.00 feet to the east line of the Southeast Quarter of said Section 18; thence South 00 degrees 37 minutes 44 seconds West along said east line 1245.05 to the northerly right-of-way of line of the CSX Railroad; thence South 56 degrees 31 minutes 11 seconds West along said northerly right-of-way a distance of 1596.03 feet to the west line of the East Half of the Southeast Quarter of said Section 18; thence North 00 degrees 14 minutes 43 seconds East along said west line a distance of 311.19 feet to the northeast corner of a 0.99-acre tract of land described in Instrument Number 202506694 in said Recorder's Office; thence North 89 degrees 40 minutes 15 seconds West along the north line of said tract a distance of 409.03 feet to the northwest corner thereof; thence

South 00 degrees 10 minutes 12 seconds West along the west line of said tract a distance of 352.65 feet to the southwest corner thereof; thence South 89 degrees 49 minutes 48 seconds East along a south line of said tract a distance of 45.00 feet to the west line of a 3.0-acre tract of land described in Instrument Number 202204866 in said Recorder's Office; thence South 00 degrees 10 minutes 12 seconds West along said west line a distance of 205.35 feet to the northerly right-of-way of line of the CSX Railroad; thence Southwesterly along said northerly right-of-way a distance of 446.00 feet; thence Northerly a distance of 397.00 feet, more or less, to the north line of the Northeast Quarter of said Section 19; thence Westerly a distance of 563.80 feet to the Northeast corner of the East Half of the Northwest Quarter of said Section 19; thence Westerly along the north line of said Section 19 a distance of 912.00 feet to the west line of a 24.52-acre tract of land described in Instrument Number 202301433 in said Recorder's Office; thence Southerly along said west line a distance of 164.00 feet, more or less, to the center of the George Shultz Drain; thence Southeasterly along said center of drain, a distance of 904.00 feet, more or less, to the west line of Wilson Subdivision, recorded as Instrument Number 74-2047 in the Office of the Hancock County Recorder; thence Southerly along said west line and the southerly extension thereof 130.00 feet, more or less, to the northerly right-of-way of line of the CSX Railroad; thence Southwesterly along said northerly right-of-way a distance of 1171.00 feet, more or less, to the centerline of the alley between Lots 14 and 15 in the Town of Woodbury, recorded in Book 1, Pages 26-27 in the Office of the Hancock County Recorder; thence Northwesterly in the center of said alley and continuing Northwesterly on a line extended from said centerline a distance of 170.00 feet to a point on the north line of the Street which runs parallel with said right-of-way; thence Southwesterly on and along the north line of said street a distance of 152.50 feet to the centerline of the first street running at right angles to the said last named Street; thence Northwesterly on and along the centerline of said Street and continuing Northwesterly on a line extended from said centerline a distance of 170.00 feet to the North line of the South Half of the Northwest Quarter of said Section 19; thence Westerly along said North line a distance of 1160.00 feet, more or less, to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 19; thence Northerly along the west line of the Northwest Quarter of said Section 19 a distance of 1328.50 feet to the Southwest corner of the Southwest Quarter of Section 18; thence Northerly along the west line of said Southwest Quarter of Section 18 a distance of 2657 feet to the POINT OF BEGINNING, containing 398.2 acres, more or less.

Preliminary Planned Unit Development Plan/Concept Plan



“EXHIBIT C-1”
Architectural Standards and
Illustrative Examples of the Approved Elevations
Building Type A: Front-Load Single-Family Dwellings

Architectural Standards:

Building Type A dwellings shall include the following minimum architectural standards:

1. All dwellings in the District shall be limited to one (1) and one and one half (1.5) stories in height. Finished living area above the first floor is permitted in the style of a bonus room or bonus living area so long as the addition of the bonus room or living area does not exceed the maximum building height set forth in the Building Type A Development standards outlined in this ordinance.
2. All dwellings in this District shall have a primary bedroom on the first floor of the dwelling.
3. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.
4. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Town’s Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
5. The front façade of each home shall have at least one of the following architectural design features: two siding materials, two siding styles, or two unique colors (trim color counts as a unique color if it is a color other than white). Modifications of the front facade requirement can be made based on the architectural style of homes as represented in the Illustrative Examples of the Type A Approved Elevations set forth in this Exhibit C-1.
6. All dwellings in the District shall have a covered front entry or a covered front porch that is a minimum of thirteen (13) square feet.
7. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
8. All dwellings shall require a minimum of one (1) window on the front elevation, three (3) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet. Multiple windows placed directly next to each other that are under eight (8) square feet but combine to be a total square footage equal to or larger than eight (8) square feet shall count as a window for this requirement.
9. All dwellings in the District shall have a carriage light on both sides of the garage.
10. Dwellings located on corner lots shall feature a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on the front façade and continue at that height around the sides

and rear of the dwelling at a minimum.

Illustrative Examples of the Type A Elevations:

The following are Illustrative Examples of the Elevations for Building Type A:







“EXHIBIT C-2”
Architectural Standards and
Illustrative Examples of the Approved Elevations
Building Type B: 2-Story Front-Load and Rear-Load Townhouses

Architectural Standards:

Building Type B dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.
2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type B Approved Elevations set forth in this Exhibit C-2.
4. All townhouse units shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
5. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
6. All townhouse units shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation of end units. Required windows shall be a minimum of eight (8) square feet.
7. All townhouse units shall have two (2) carriage lights on the garage.
8. Each townhouse unit shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

Illustrative Examples of the Type B Elevations

The following are Illustrative Examples of the Elevations for Building Type B:



“EXHIBIT C-3”
Architectural Standards and
Illustrative Examples of the Approved Elevations
Building Type C: Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type C dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.
2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type C Approved Elevations set forth in this Exhibit C-3.
4. All dwellings in the District shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
5. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
6. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.
7. All dwellings in the District shall have two (2) carriage lights on the garage.
8. All dwellings in the District shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
9. All dwellings in the District shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

Illustrative Examples of the Type C Elevations

The following are Illustrative Examples of the Elevations for Building Type C:



“EXHIBIT C-4”
Architectural Standards and
Illustrative Examples of the Approved Elevations
Building Type D: Front-Load Single-Family Dwellings

Architectural Standards:

Building Type D dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of masonry materials.
2. Main roof pitch and gable pitches shall be 4:12 or greater; ancillary roofs may be less than 4:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. All dwellings shall have a front porch that is a minimum of four (4) feet in depth, or a shed roof above the front door that is a minimum of two (2) feet in depth.
4. All garages shall be recessed from the front façade a minimum of ten (10) feet.
5. A minimum of nominal one (1) by three and a half (3.5) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
6. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.
7. All dwellings shall have two (2) carriage lights on the garage.
8. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.
9. All one (1) -story dwellings in the District shall require a minimum of two (2) windows on the front elevation, four (4) windows on the rear elevation, and two (2) windows on each side elevation. All two (2) -story dwellings in the District shall require a minimum of three (3) windows on the front elevation, five (5) windows on the rear elevation, and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.

Illustrative Examples of the Type D Elevations

The following are Illustrative Examples of the Elevations for Building Type D:







“EXHIBIT C-5”
Architectural Standards and
Illustrative Examples of the Approved Elevations
Building Type E: Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type E dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.
2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type E Approved Elevations set forth in this Exhibit C-5.
4. All dwellings in the District shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
5. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
6. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.
7. All dwellings in the District shall have two (2) carriage lights on the garage.
8. All dwellings in the District shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

Illustrative Examples of the Type E ~~Approved~~ Elevations

The following are Illustrative Examples of the ~~Approved~~ Elevations for Building Type E:





“EXHIBIT C-6”
Architectural Standards and
Illustrative Examples of the Approved Elevations
Building Type F: Front-Load Single-Family Dwellings

Architectural Standards:

Building Type F dwellings shall include the following minimum architectural standards:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.
2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. Minimum of a masonry (brick or stone) wainscot up to the sill of the lowest first floor window on a minimum of 90% of the front façade length. Modifications of the masonry requirement can be reduced based on the architectural style of homes as represented in the Illustrative Examples of the Type F Approved Elevations set forth in this Exhibit C-6.
4. All dwellings in the District shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.
5. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.
6. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.
7. All dwellings in the District shall have two (2) carriage lights on the garage.
8. All dwellings in the District shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade.

Illustrative Examples of the Type F Elevations

The following are Illustrative Examples of the Elevations for Building Type F:







“EXHIBIT C-7”
Architectural Standards and
Illustrative Examples of the Approved Elevations
Building Type G: Front-Load Single-Family Dwellings

Architectural Standards:

Building Type G dwellings shall include the following minimum architectural standards:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
2. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
3. Perimeter lots with homes backing up to CR 400 W or CR 500 West, shall feature the following on the rear elevation:
 - a. A minimum of one (1) gable;
 - b. A minimum of three (3) windows on a 1-story home and four (4) windows on a multi-level home.
4. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.
5. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
6. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.
7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
8. Unless approved by the ARC, the front porch columns shall be a minimum of eight (8) inches by eight (8) inches.
9. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.
10. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.
11. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

12. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.
13. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty-four (440) square feet.
14. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.
15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
16. For front-loading garages, the garage doors shall not comprise greater than forty-five percent (45%) of the width of the front elevation for a two (2) car garage and fifty percent (50%) for a three-car garage.
17. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.
18. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.
19. All homes shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs planted along the front foundation of the primary structure.
20. All homes on corner lots shall also include a minimum of one (1) deciduous tree, one (1) ornamental tree, eight (8) shrubs planted along the foundation of the primary structure and sod in the side yard facing the side street. Tree plantings may be relocated to side or rear yards with the approval of the Zoning Administrator.
21. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.
22. Basements shall be offered so long as soils are suitable.

Illustrative Examples of the Type G Elevations

The following are Illustrative Examples of the Elevations for Building Type G:









“EXHIIT C-8”

Architectural Standards and
Illustrative Examples of the Approved Elevations
Building Type H: Side-Load Single-Family Dwellings

Architectural Standards:

Building Type H dwellings shall include the following minimum architectural standards:

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone.
2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. A minimum of three (3) colors will be provided for all roofing materials. Exhaust vents shall not be visible from the front of the home.
4. All homes shall feature a brick wainscot (up to the windowsill of the lowest first floor window) on all elevations. Front elevations featuring 50% or more brick shall be offered by the builder.
5. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
6. Perimeter lots with homes backing up to CR 400 W or CR 500 West, shall feature the following on the rear elevation:
 - a. A minimum of one (1) gable;
 - b. A minimum of three (3) windows on a 1-story home and four (4) windows on a multi-level home.
7. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.
8. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
9. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.
10. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
11. Unless approved by the ARC, the front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

12. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.
13. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.
14. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
15. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.
16. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty-four (440) square feet.
17. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.
18. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
19. For front-loading garages, the garage doors shall not comprise greater than forty-five percent (45%) of the width of the front elevation for a two (2) car garage and fifty percent (50%) for a three-car garage.
20. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.
21. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.
22. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.
23. Basements shall be offered so long as soils are suitable.

Illustrative Examples of the Type H Elevations

The following are Illustrative Examples of the Elevations for Building Type H:







“EXHIBIT D”

