

ORDINANCE NUMBER: 071001

AN ORDINANCE AMENDING McCORDSVILLE OVERLAY

WHEREAS, on or about July 10, 2000, the Hancock County Commissioners adopted Ordinance No. 2000-7-B incorporating the McCordsville Overlay district provisions into division 2, district regulations, of the Hancock County Area Zoning Ordinance; and

WHEREAS, since the adoption of said Ordinance, it has come to the attention of the Town Council of the Town of McCordsville, Indiana, that certain additions thereto should be made in order to further carry out the initial intent of said Ordinance and to clarify and define certain provisions; and

WHEREAS, the Town Council of the Town of McCordsville, Indiana, believes that said Overlay Ordinance should be amended as set forth below and that said amendments are in the best interests of the health, safety, and general welfare of the citizens of the Town of McCordsville, Indiana.

NOW THEREFOR BE IT ORDAINED by the Town Council for the Town of McCordsville, Indiana as follows:

SECTION I

The Town Council of the Town of McCordsville, Indiana, respectfully requests that the Hancock County Commissioners and the Hancock County Area Planning Commission amend Ordinance No. 2000-7-B to incorporate therein the changes set forth below.

SECTION II

Section 7.1-301 shall have the following definitions added:

DESIGN – Means a planned arrangement of forms, shapes, massing, colors, and materials intended to serve a useful purpose or be decorative or artistic. The essence of a design resides not in the elements individually, nor in their method of arrangement, but in the total ensemble that awakens some sensation in the observer's mind.

ELEVATION – Means one of the faces of a building. Elevations shall be distinguished from one another through a change in form and massing. Alteration in color or materials alone shall not be considered sufficient enough change to constitute a distinct elevation.

SECTION III

Section 7.1-303 (2) (e) shall be deleted and its entirety and inserted in lieu thereof shall be the following;

Architectural Standards for Residential Districts. It is the intent of these design standards to promote both technically and aesthetically high quality housing options within the Town of McCordsville the contribute to the character and value of the town.

1. All residential construction shall conform in street orientation and massing to adjacent homes.
2. Schools, churches, and government buildings shall be built so that they terminate a street vista whenever possible, and shall be of sufficient design to create visual anchors for the community.
3. Principle building roofs shall have a pitch that conforms to the roof pitches of adjacent homes.
4. Where two wall materials are combined horizontally on one facade, the heavier material must be below.
5. At a minimum, an area equal to 50 percent of the exterior wall surface of the first floor of each residence shall be masonry. At least 50 percent of the front facade of all residential buildings, exclusive of windows, doorways, and bays, shall be masonry.
6. If used, vinyl siding shall be premium grade vinyl siding.

7. Exterior chimneys shall be finished in brick or stucco. Exposed metal chimneys are prohibited. Half chimneys for gas fireplaces shall have a gable roof and vent on the side. The siding shall match type, color, and texture of the siding material on the house.
8. Front porches a minimum of four feet wide are encouraged.
9. Stains and paints used for exterior wall need to conform to the existing appearance and character of the neighborhood.
10. Civic building walls shall be clad in stone, brick, marble, or cast concrete. Civic building roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles. Flat rooflines are allowed.
11. All rooftop equipment on civic buildings shall be enclosed in building material that matches the structure or is visually compatible with the structure.
12. The location and construction of mailboxes shall conform to the rules and regulations of the U. S. Postal Service.
13. There shall be a minimum roof overhang of nine inches on all sides of a house.
14. Monolithic exterior building walls (walls with one type of siding and no windows or doors) are prohibited. There must be a change of siding materials and/or architectural features (such as windows, chimneys, doors, etc.) on all sides of each house.
15. There shall be permanent external window treatments on all windows visible from a public road, except for large picture windows, casement windows, and small, non-opening windows. Acceptable window treatments include shutters, dividers (mullions or inserts), etc.
16. All vinyl siding shall be approved and endorsed as meeting or exceeding ASTM D3679 by the Vinyl Siding Institute through their Vinyl Siding Certification Program. A letter or certificate stating such shall be attached to each building permit request.
17. A single elevation shall not be repeated unless it is separated by at least three different elevations along the same street frontage.
18. The pitch of the largest square footage roof must be 8 / 12 or greater.
19. There shall not be more than 10 percent of the houses in the subdivision with the same elevation.
20. It is expected that the workmanship on the exterior of the building will be of high quality resulting in no visual defects (such as wavy siding).

Under conditions where a strict interpretation of these design standards may be either physically impossible or contravene the design intent, a modification to the residential architectural standards may be proposed to maintain the spirit – rather than the letter – of the law. The request for modification shall be submitted to the Planning and Zoning Committee for review. Within a reasonable amount of time, the Planning and Zoning Committee shall review the request for modification and approve, approve with conditions, or disapprove the request.

SECTION IV

Sec. 7.1-308 shall be deleted in its entirety and in lieu thereof shall be inserted the following:

- (1) For residential purposes, street lighting shall comply with the following design criteria or its equivalent as determined by the Town of McCordsville Planning and Zoning Committee and/or the Town Council of the Town of McCordsville:
 - (a) The street lighting system shall be adequate to light all road intersections, curves, cul-de-sacs, and entrances into and within a development.
 - (b) Lighting units which shall include a pole, luminaire, and all other necessary parts and equipment, shall be placed at a minimum of every 200 to 250 feet on property lines staggered on opposite sides of the street and at intersections, curves, cul-de-sacs, and entrances to any development.

- (c) The lighting as described above shall be placed away from the street on the backside of the sidewalk or no closer than 9 feet from the back of the curve when a rollover curve is a concern.
 - (d) Lighting shall consist of all utility quality columns and fixtures and photovoltaic devices conforming to ANSI standard C136.10.
 - (e) The light fixture column shall be aluminum and shall be of the type and design commonly referred to as the Hinkley Pole style known as "The Royal, ID #74912BZ/70203BZ or its equivalent.
 - (f) Light column foundations shall extend no more than 4 inches above finish grade and no less than 36 inches below grade.
 - (g) The luminary fixture shall be "Environmentally Friendly" and have a 150-watt high-pressure sodium lamp in addition to which the top of the luminaire shall be solid and mounted horizontally. If a refractor style luminaire is used, the lamp should have an up light shield.
 - (h) All equipment, including but not limited to the light column, luminaire and additional fixtures shall remain the property of the Developer, property owner, or the Homeowners Association who shall be responsible for all of the maintenance of said equipment as well as all operational cost of said equipment.
 - (i) An "as-built" set of plans shall be provided in digital format to the Town Manager of the Town of McCordsville, Indiana upon completion of installation of said lighting system, said format to use the Auto-Cad 2000 software program or its equivalent.
 - (j) If the development is an apartment complex, condominium or other form of multi-living arrangement, the same requirements as set forth above shall apply in addition to which the lighting fixtures at the entrance shall be 5.0 footcandles, the lighting around parking and building areas shall be 1.0 footcandles, and shall in all respects conform to IES Chapter 11, Table 4: "Outdoor Illumination Specifications".
 - (k) For all projects, a photometric map indicating the distribution and footcandles of all proposed lighting shall be supplied prior to installation.
- (2) For any and all business/commercial/industrial uses within the Town of McCordsville, Indiana, the following criteria shall be followed creating a lighting system:
- (a) All standards set forth in Subparagraph (1) above shall apply where not in conflict with those additional criteria set forth below.
 - (b) Street lighting shall be designed so as to provide an appropriate degree of illumination for various activities based on their location along arterial, collector, or local streets and the intensity of the surrounding land uses.
 - (c) For commercial uses along arterial roads, the illumination shall be 1.2 footcandles, for collector street locations 0.8 footcandles, and for local street locations 0.6 footcandles. Parking lot and other area lighting shall be as approved by the Planning and Zoning Subcommittee.
 - (d) All lighting shall consist of high-pressure sodium bulbs, a minimum of One Hundred (100) watts each.
 - (e) All fixtures shall be mounted on standards or columns of non-corrosive metal, not to exceed thirty (30) feet in height. All fixtures shall use appropriate shield so illumination is not to exceed one footcandle over property lines. Lighting fixture, standards or columns, shall be mounted in an approved concrete foundation in compliance with specifications by the State of Indiana.

SECTION V

Sec. 7.1-311 is hereby amended to add Subsection (3) to read as follows:

Digital Mapping.

As each portion or section of a subdivision or project is platted, the developer and/or builder shall

provide to the Town Manager of the Town of McCordsville, Indiana, a digital representation of all aspects of said portion or section in a digital format using the Auto-Cad 2000 software or such other format as may be agreed to by the Town Manager after consultation with the Town's consulting engineers.

SECTION VI

This Ordinance shall be in full force and effect from and after its passage and shall be submitted by the Clerk-Treasurer immediately thereon to the Hancock County Commissioners and to the Hancock County Area Planning Commission for further action, as they deem appropriate.

SECTION VII

Introduced and filed on the 14th day of August, 2001. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of 4 in favor and 0 opposed.

Duly ordained and passed this 14th day of August, 2001 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of 4 in favor and 0 opposed.

TOWN COUNCIL OF THE TOWN OF McCORDSVILLE, INDIANA

Max Meise

Jay B. Williams

Barry Wood

Bruce Rickman

ATTEST:

Catherine C. Gardner
Clerk-Treasurer