ORDINANCE NO. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ORDINANCE AMENDING ORDINANCE NO. 121410, 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 the Zoning Ordinance; and

WHEREAS, the Town Council of McCordsville, Indiana has, after a public hearing was held on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2021, received a \_\_\_\_\_\_\_\_\_\_\_\_\_ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Colonnade Planned-Unit Development (PUD) Ordinance.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 121410 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, as amended. Where this Ordinance is silent regarding standards other than Development and Architectural standards, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, applicable to R2 Zoning, shall apply.

**Section 2. Permitted Uses.** The permitted uses, as defined by the McCordsville Zoning and Subdivision Control Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

Permitted Primary Uses:

Single-Family residential dwellings

Townhome residential dwelling units (must be for-sale)

Permitted Accessory Uses, Incidental Uses, and Structures:

Those permitted pursuant to the Town Ordinance

Permitted Temporary Uses:

Those permitted pursuant to the Town’s Zoning Ordinance

**Section 3. Development Standards.** The Colonnade development shall have one (1) Townhome district and four (4) single-family districts as shown on the Preliminary Planned Unit Development Plan/Concept Plan attached hereto as “Exhibit B” with the following standards:

1. **The Development Standards for Area A (Townhomes) shall be as follows:**
2. Maximum Number of Lots 79
3. Minimum Lot Area 1,000 Square Feet
4. Minimum Lot Width 20 feet
5. Minimum Front Yard Setback 15 feet
6. Minimum Side Yard Setback 5 feet\*
7. Minimum Rear Yard Setback 20 feet
8. Minimum Livable Floor Area 1,100 square feet
9. Maximum Lot Coverage N/A
10. Maximum Height-Principal 40 feet
11. Maximum Dwelling Units per Lot 1
12. Maximum No. of Dwellings per Building 8

\*Minimum side-yard setback applies to Buildings.

1. **The Development Standards for Area B (Cornerstone) shall be as follows:**
2. Maximum Number of Lots 34
3. Minimum Lot Area 3,780 Square Feet
4. Minimum Lot Width 40 feet
5. Minimum Front Yard Setback 10 feet
6. Minimum Driveway Depth 20 feet
7. Minimum Side Yard Setback 0 feet\*
8. Minimum Rear Yard Setback 15 feet
9. Minimum Livable Floor Area 1,800 square feet
10. Maximum Lot Coverage N/A
11. Maximum Height-Principal 35 feet
12. Minimum Building Separation 10 feet\*\*

\* Minimum setback on either side of the structure. Homes with masonry on the side

elevations may encroach into the Min. side-yard setback a maximum of 6 inches.

\*\* Minimum building separation does not include roof overhangs or masonry wainscot.

1. **The Development Standards for Area C (50’ Wide) shall be as follows:**
2. Maximum Number of Lots 83
3. Minimum Lot Area 6,500 Square Feet
4. Minimum Lot Width at Building Line 50 feet
5. Minimum Front Yard Setback 25 feet
6. Minimum Side Yard Setback 5 feet
7. Minimum Rear Yard Setback 15 feet
8. Minimum Livable Floor Area 1,800 square feet (single story)

2200 square feet (multi-story)

1. Maximum Lot Coverage 50%
2. Maximum Height-Principal 35 feet
3. Minimum Building Separation 10 feet

\* Minimum setback on either side of the structure. Homes with masonry on the side

elevations may encroach into the Min. side-yard setback a maximum of 6 inches.

\*\* Minimum building separation does not include roof overhangs or masonry wainscot.

1. **The Development Standards for Area D (80’ Wide) shall be as follows:**
2. Maximum Number of Lots 74
3. Minimum Lot Area 11,200 Square Feet
4. Minimum Lot Width at Building Line 80 feet
5. Minimum Front Yard Setback 30 feet
6. Minimum Side Yard Setback 15 feet
7. Minimum Rear Yard Setback 15 feet
8. Minimum Livable Floor Area 2,000 square feet (single story)

2500 square feet (multi-story)

1. Maximum Lot Coverage 50%
2. Maximum Height-Principal 35 feet
3. Minimum Building Separation 30 feet

\* Minimum setback on either side of the structure. Homes with masonry on the side

elevations may encroach into the Min. side-yard setback a maximum of 6 inches.

\*\* Minimum building separation does not include roof overhangs or masonry wainscot.

1. **The Development Standards for Area E (90’ Wide) shall be as follows:**
2. Maximum Number of Lots 13
3. Minimum Lot Area 12,000 Square Feet
4. Minimum Lot Width at Building Line 90 feet
5. Minimum Front Yard Setback 30 feet
6. Minimum Side Yard Setback 10 feet
7. Minimum Rear Yard Setback 15 feet
8. Minimum Livable Floor Area 2,000 square feet (single story)

2,400 square feet (multi-story)

1. Maximum Lot Coverage 35%
2. Maximum Height-Principal 35 feet
3. Minimum Building Separation 20 feet

\* Minimum setback on either side of the structure. Homes with masonry on the side

elevations may encroach into the Min. side-yard setback a maximum of 6 inches.

\*\* Minimum building separation does not include roof overhangs or masonry wainscot.

The Colonnade PUD will provide a minimum of 33% open space as defined on the PUD preliminary plan and shall contain the required drainage facilities as part of the open space calculation. The gross density for the Colonnade PUD will not exceed 3 units per acre.

1. **Architectural Standards:**

The Architectural Standards for the Real Estate are attached as “Exhibit C”.

1. **Perimeter Landscaping Standards:**
2. A Landscape buffer shall be provided along the right of way of CR 700 North. This buffer shall be a minimum of 50 feet wide and feature undulating mounding with an average height of 6’ above the centerline grade of CR 700N. Said buffer shall consist of the following per 100 feet of frontage:
3. Three (3) deciduous shade trees with a minimum 2” caliper.
4. Four (4) evergreen trees with a minimum 6’ in height
5. Three (3) ornamental trees with a minimum 2” caliper.
6. Ten (10) shrubs.
7. No buffer-yard shall be required along CR 750 North; however, the tree plantings required for each Townhome lot shall be arranged to ensure a uniform streetscape. Additionally, any common area adjacent to the CR 750 North shall continue the uniform tree plantings.
8. **Multi-Use Paths:**

The Developer will install a 10’ wide asphalt path along the project frontage of CR 700 North. The developer will provide a culvert crossing or board-walk style crossing, as permitted by the County Surveyor’s Office. The Developer will install additional 10’ wide asphalt pathways, as general shown on the Site Plan, internal to the neighborhood.

1. **Lighting, Parking, Pedestrian Accessibility and Signage:**

Standards of the Town’s Zoning and Subdivision Control Ordinance regarding Lighting, Parking, Pedestrian Accessibility, and Signage applicable to R3 Zoning shall be applicable to the Real Estate with the following exceptions:

1. Secondary Signage Monuments: The development shall be permitted two ground signs adjacent to the creek crossing to allow for identification of the districts. These signs shall be constructed of similar design and materials to the entry signage, and each shall be limited to 6 feet in height and 12 square feet of sign area.
2. Internal street lighting shall be consistent with the Town of McCordsville residential street-light standards, except the petitioner shall use a full cutoff light fixture.
3. The northernmost east-west street shall be designed to include dedicated on-street parking, protected by curb bulb-outs and islands. The bulb-outs and islands shall be landscaped with perennials, shrubs, turf grass, and the like.
4. **Anti-Monotony Standards:**
   1. The following anti-monotony language shall apply to Areas C, D, & E: A single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage.
   2. The following anti-monotony language shall apply to Area A: Building shall incorporate various colors, materials, patterns and design features in order ~~as allowed~~ to vary the elevations of the homes. Furthermore, no two units in the same building shall look the same.
   3. The following anti-monotony language shall apply to Area B: The same home elevation will not be constructed on an adjacent lot or directly across the street in order to ensure architectural features will differentiate homes.
   4. The Architectural Review Committee shall review and have authority to determine compliance with all anti-monotony guidelines.
5. **Snow Removal:**

The Homeowner’s Association for Colonnade shall be responsible for snow removal of all internal streets.

1. **Miscellaneous**
2. Townhomes adjacent to CR 750N shall face CR 750N with the garage ~~rear-side~~ facing the ally.
3. The development shall generally comply with subsections a-j of Section 4.17, with the following exceptions: (a) the wooded area along the west property line adjacent to the school’s bus turnaround may be cleared, (b) the wooded area along the creek may be cleared of all brush and trees less than 6” caliper, or as required by the County Drainage Board, (c) the agricultural fields will not be maintained, but developed, and (d) with the goal of allowing development consistent with the Preliminary Plan.
4. Fencing in Area A is prohibited. Fencing in Areas B and C is limited to be no closer to the street than the rear corners of the home. All fencing shall be constructed of black aluminum or similar materials and otherwise follow the requirements of the McCordsville Zoning Ordinance.
5. A decorative fountain will be installed in the south detention pond.
6. Storm sewer along CR 750N will be constructed with sufficient depth to allow the Town to connect curb inlets in the future.
7. Traffic Improvements: To be determined following conclusion of the Traffic Study.
8. The Town shall not be responsible for any maintenance or repairs on any alley.
9. The Town shall not be responsible for maintenance of any landscape, signage, or other features installed in the right-of-way. Examples of this are landscaped medians and landscaped curb bulb-outs and islands.
10. The developer shall construct multi-use, asphalt trails as shown on the Concept Plan and as required by the Town’s Ordinances. The trail along the creek shall be located in public access easement, and said easement dedicated to the Town.
11. The petitioner may construct a trail connection onto the school property, so as long as it is permitted by the Mt. Vernon Community School Corporation. If this connection is constructed by the developer, the cost of the construction may be Park Impact Fee creditable.
12. Street Standards: Developer will install a second entrance before or when 110 lots are built
13. **Definitions:**
14. Minimum Home Size: total square feet of a home, excluding garages, rear porches, front porches, basements, and any decks or patios.
15. Stone: shall not be interpreted to include concrete masonry units (CMU).
16. Decorative Garage Door: garage doors with windows, upgraded trim features, and the like shall be considered decorative garage doors. Two illustrative examples are included in Exhibit C-1. Exhibit C-1 shall not be interpreted to represent the actual decorative garage doors that will be used in this project.

**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 \_\_\_\_\_\_\_\_\_\_\_\_\_, 2021. A motion to consider on the 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2021 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:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Barry A. Wood Barry A. Wood

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Thomas R. Strayer Thomas R. Strayer

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Gregory J. Brewer Gregory J. Brewer

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Larry J. Longman Larry J. Longman

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Branden D. Williams Branden D. Williams

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Staci A. Starcher, Clerk-Treasurer

This instrument was prepared by Briane House, Pritzke & Davis, LLP, 728 N. State St., P.O. Box 39, Greenfield, IN 46140

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. – Briane House

**“Exhibit A”**

**LEGAL DESCRIPTION**

**Oaklandon Associates**

The East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

BEGINNING at a bronze monument marking the Southeast corner of said Half Quarter Section; thence South 88 degrees 47 minutes 28 seconds West (assumed bearing) along the South line of said Half Quarter Section 1340.89 feet to the Southwest corner of said Half Quarter Section; thence North 00 degrees 04 minutes 19 seconds East along the West line of said Half Quarter Section 2635.08 feet to the Northwest corner of said Half Quarter Section, thence North 88 degrees 22 minutes 52 seconds East along the North line of said Half Quarter Section 1343.69 feet to the Northeast corner of said Half Quarter Section; thence South 00 degrees 07 minutes 38 seconds West along the East line of said Half Quarter Section 2644.76 feet to the Point of Beginning, containing 81.319 acres, more or less.

**Don Kingen Farms Inc.**

A part of the West Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 88 degrees 21 minutes 44 seconds East along the South line of said Quarter Section a distance of 939.00 feet to the Point of Beginning of this description, said point being the Southeast corner of real estate described in Instrument Number 2001-17190 (Parcel I) in the Office of the Recorder, Hancock County, Indiana; thence North 00 degrees 24 minutes 34 seconds West along the East line of said real estate a distance of 1748.07 feet to the Southeast corner of Parcel II in said Instrument Number 2001-17190; thence North 31 degrees 50 minutes 21 seconds East along the Southeasterly line of said Parcel II, a distance of 253.68 feet to the approximate centerline of the Stansbury Ditch and the Southwesterly line of Dammann's Minor Subdivision as recorded in said Recorder's Office as Slide 119 in Plat Cabinet C; thence South 58 degrees 09 minutes 29 seconds East along said Southwesterly line a distance of 317.01 feet to the East line of said West Half; thence South 00 degrees 21 minutes 14 seconds East along the East line, a distance of 1784.83 feet to the Southeast corner of said West Half; thence South 88 degrees 21 minutes 44 seconds West along the South line of said West Half 401.83 feet to the point of beginning. Said to contain 17.249 acres more or less, in Hancock County, Indiana.

**”Exhibit B”**

**Diagram

Description automatically generated”Exhibit C”**

**Colonnade**

**Architectural Standards**

All homes constructed in Colonnade shall have the following minimum standards:

1. Exhaust vents shall not be visible from the front elevation of the home. Additionally, no wall-mounted vent or louver shall be located on the first floor exterior of a front elevation (excluding gable areas).
2. The rear elevation of any home, noted on the Concept Plan with an “O” shall feature a gable and a projection on the rear façade consisting of a covered porch, screened-in porch, three-season room, or room extension of at least 4 feet in depth and 8feet in width.
3. There shall be not more than 20 percent of the same front elevation in any Area of the subdivision.
4. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
5. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
6. With the exception of 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.
7. For any front-loading three-car garage at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
8. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on the house side elevation of the garage. These windows 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. Garage protrusion shall be measured by determining the distance between the farthest protruding front façade of the garage and the widest portion of the front façade of the front elevation. Any front-loading garage that protrudes a minimum of eight feet in front of the front elevation shall feature a minimum of eight shrubs along the foundation of side elevation (nearest the side-yard property line) of the garage.
9. Any side-load, rear-load, or court-yard load garage shall feature a minimum of two windows in the garage façade facing a street.
10. Front-loading 3-car garages shall not exceed 50% of the width of front elevation.
11. All determinations regarding standards that allow for variation due to architectural style shall be the authority of the ARC.
12. All homes shall feature, dusk to dawn controlled, light fixtures flanking the garage door(s) and a minimum of one front porch light fixture.
13. All homes shall contain a minimum of a two-car garage with a minimum width of twenty-two (22) feet
14. Permitted exterior materials shall be brick, stone, wood, fiber cement, stucco, shake, board & batten, and EIFS. Vinyl is prohibited.
15. All driveways shall be concrete.
16. All homes in Areas B, C, D, & E shall have an individual mailbox, installed by the developer/builder, and shall be uniform in design. Mailboxes will be installed in accordance with the direction of the local United States Postal Service.
17. All front-load garages shall feature decorative garage doors.

In addition to the above standards, the following standards shall apply to the specific Areas as noted below:

Area A

1. All homes shall have a minimum of three (3) materials, colors, or patterns on the front façade, one of which shall be brick or stone.
2. All facades shall feature a brick or stone wainscot a minimum 36 inch (above grade) or equal to the bottom of the first floor windows.
3. One or more of the following shall be provided on a side façade facing a public street or any lot denoting with an X on the Concept Plan: (i) a change in material pattern, (ii) a gable peak change in material, (iii) a change of color with trim, (iv) the addition of architectural detail plus trim board, or (v) a minimum of 40% brick or stone on the side façade area below the roofline.
4. Each unit within a townhome building shall be offset a minimum of two (2) feet.
5. The style, color, and texture of the roofing material must be appropriate to the building style and should vary among structure of the same style. Roof pitches must be consistent with the style of the structure.
6. Generally, roofs should be simply and symmetrically pitched and only in the configuration of gables, hips, and clipped hips.
7. The minimum roof pitch is 6:12; however, gable, dormer, and porch pitches may vary to achieve various architectural styles. Shed roofs (which pitch in one direction) are permitted to accent main roof elevations and the pitch of the shed roof shall be a minimum of 4:12. Flat roofs, if necessary to the historic style of the structure, are permitted if edged by a railing or parapet. The railing pattern must be consistent with the style of the structure. The ARC may approve homes with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.), as identified by A Field Guide to American Houses.
8. Roofs shall be clad in dimensional or architectural singles or high-quality standing seam metal roof, as appropriate to the style, and should have an architecturally correct overhang, as appropriate to the style.
9. All homes shall have a minimum of 12” overhangs where the façade consist of siding at the eaves, and a minimum of 8” overhangs where the façade consist of brick or stone at the eaves. This measurement does not include the gutter system and shall be measured from the rough framing materials.
10. All homes shall have a minimum of 3 windows on the front façade and a minimum of 3 windows on the rear façade.
11. Renderings of proposed homes within the Townhome Series are attached as **Exhibit D**. These renderings are incorporated in this submittal as a representation of the elevations and character of the homes that will be constructed in the PUD. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do establish a benchmark for the appearance of the homes that will be built. It is not the intent to limit the architectural styles or elevations to those shown in Exhibit D, but to encourage diversity in architectural styles of homes within the PUD.
12. Each side façade that faces a public street or is noted with an X on the Concept Plan shall include a minimum of 2 windows per floor. A service door with a window or transom window, or a window in the bathroom or storage area shall count as one window for the purpose of this requirement so long as the window is a minimum aggregate of 4 square feet.
13. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by four inch wood or fiber surround or shutters, decorative trim or headers.
14. All garages shall be rear-load garages facing an alley.
15. All driveways shall have a minimum depth from the alley of 20 feet.
16. All homes shall have a concrete sidewalk connection from the front door to the sidewalk along the street or along the perimeter of a common area walk.
17. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2” caliper at time of planting, and 8 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18” at time of planting. Side facades of buildings facing a street or noted with an X on the Concept Plan shall feature an additional 2 trees and 8 shrubs/grasses, each sized as noted above, in side-yard.

Area B

1. All homes shall feature a minimum 24 square foot porch at the front entry.
2. All roofs shall have a minimum roof pitch of 6:12 for the primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and 3rd car garages with separate roof structures) shall not be considered primary roof for the purpose of this requirement. The ARC may approve homes with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.), as identified by A Field Guide to American Houses.
3. All homes shall have a minimum of 12” overhangs where the façade consist of siding at the eaves, and a minimum of 8” overhangs where the façade consist of brick or stone at the eaves. This measurement does not include the gutter system and shall be measured from the rough framing materials.
4. Architectural styles utilizing cladding materials not specifically permitted by this PUD may be approved by the ARC on a case-by-case basis if they are found to be consistent with the architectural style of the home.
5. All homes shall feature a minimum 16” tall brick or stone wainscot on the front façade. This shall also apply to secondary front facades of corner lots, or lots noted with an X on the Concept Plan. Masonry is not required in openings of doors, garage doors, or any other opening.
6. Roofing material shall be limited to dimensional or architectural grade shingles. A minimum of three roof colors shall be provided and dispersed throughout the area in order to reduce monotony.
7. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2” caliper at time of planting, and 12 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18” at time of planting. Corner lots or lots noted with an X on the Concept Plan shall feature an additional 2 trees and 12 shrubs/grasses, each sized as noted above, in the secondary front yard.
8. All homes shall contain a minimum of three (3) windows on elevations facing a street, three windows on the rear elevation, andtwo (2) windows on all side elevations. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement; however, the total number of windows, regardless of size, cannot be less than two (2).
9. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
10. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by four inch wood or fiber surround or shutters, decorative trim or headers.

10. All homes in this Area are limited to the Cornerstone Series by Finecraft Builders.

Areas C & D

1. All homes shall feature a minimum 20 square foot porch at the front entry.
2. All roofs shall have a minimum roof pitch of 6:12 for the primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and 3rd car garages with separate roof structures) shall not be considered primary roof for the purpose of this requirement. The ARC may approve homes with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.), as identified by A Field Guide to American Houses.
3. All homes shall have a minimum of 12” overhangs where the façade consist of siding at the eaves, and a minimum of 8” overhangs where the façade consist of brick or stone at the eaves. This measurement does not include the gutter system and shall be measured from the rough framing materials.
4. Architectural styles utilizing cladding materials not specifically permitted by this PUD may be approved by the ARC on a case-by-case basis if they are found to be consistent with the architectural style of the home.
5. All homes shall feature a minimum brick or stone wainscot on the front façade up to the bottom of the first-floor windows. In no case shall this wainscot be less than 24 inches tall (above grade). This shall also apply to secondary front facades of corner lots, or lots noted with an X on the Concept Plan. Masonry is not required in openings of doors, garage doors, or any other opening.
6. Roofing material shall be limited to dimensional or architectural grade shingles. A minimum of three roof colors shall be provided and dispersed throughout the area in order to reduce monotony.
7. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2” caliper at time of planting, and 12 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18” at time of planting. Corner lots or lots noted with an X on the Concept Plan shall feature an additional 2 trees and 12 shrubs/grasses, each sized as noted above, in the secondary front yard.
8. All homes shall contain a minimum of three (3) windows on elevations facing a street, three windows on the rear elevation, andtwo (2) windows on all side elevations. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement; however, the total number of windows, regardless of size, cannot be less than two (2).
9. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
10. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six inch wood or fiber surround or shutters, decorative trim or headers.
11. All homes in Area D will feature a 3rd car garage with a separate bay from the 2 car garage.

Area E

1. All lots shall feature side-load, rear-load, or court-yard load garages.
2. All homes shall feature a minimum 24 square foot porch at the front entry.
3. All roofs shall have a minimum roof pitch of 6:12 for the primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and 3rd car garages with separate roof structures) shall not be considered primary roof for the purpose of this requirement. The ARC may approve homes with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.), as identified by A Field Guide to American Houses.
4. All homes shall have a minimum of 12” overhangs where the façade consist of siding at the eaves, and a minimum of 8” overhangs where the façade consist of brick or stone at the eaves. This measurement does not include the gutter system and shall be measured from the rough framing materials.
5. Architectural styles utilizing cladding materials not specifically permitted by this PUD may be approved by the ARC on a case-by-case basis if they are found to be consistent with the architectural style of the home.
6. All homes shall feature a minimum brick or stone wainscot on the front façade up to the bottom of the first-floor windows. In no case shall this wainscot be less than 24 inches tall (above grade). This shall also apply to secondary front facades of corner lots, or lots noted with an X on the Concept Plan. Masonry is not required in openings of doors, garage doors, or any other opening.
7. Roofing material shall be limited to dimensional or architectural grade shingles. A minimum of three roof colors shall be provided and dispersed throughout the area in order to reduce monotony.
8. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2” caliper at time of planting, and 12 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18” at time of planting. Corner lots or lots noted with an X on the Concept Plan shall feature an additional 2 trees and 12 shrubs/grasses, each sized as noted above, in the secondary front yard.
9. All homes shall contain a minimum of three (3) windows on elevations facing a street, three windows on the rear elevation, andtwo (2) windows on all side elevations. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement; however, the total number of windows, regardless of size, cannot be less than two (2).
10. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
11. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six inch wood or fiber surround or shutters, decorative trim or headers.

**Exhibit C-1**





**EXHIBIT D AREA A**

Note: Masonry on the side elevations of all Townhome buildings shall meet the requirement of the Colonnade PUD.

A picture containing fence, building, outdoor, house

Description automatically generated

A picture containing building, sky, house, outdoor

Description automatically generated

A picture containing outdoor, sky, road, house

Description automatically generated

A picture containing outdoor, grass, house, sky

Description automatically generated



A picture containing grass, outdoor, house, sky

Description automatically generated

A picture containing grass, building, sky, outdoor

Description automatically generated

A picture containing outdoor, house, sky, road

Description automatically generated

A picture containing house, building, tree, sky

Description automatically generated

A row of houses

Description automatically generated with medium confidence

**Exhibit E – Concept Plan with High Visibility Lot Designations**

Diagram

Description automatically generated