



# Certification of Recommendation

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*Whitestown Plan Commission*

May 29, 2020

RE: PROPOSED AMENDMENTS TO THE GOLF CLUB OF INDIANA PUD (PC20-014-TA).

In accordance with IC 36-7-4-608, the Whitestown Plan Commission hereby certifies their recommendation to the Whitestown Town Council as described below.

At their public hearing on May 11, 2020 the Whitestown Plan Commission gave a favorable recommendation to adopt the proposed amendments to the Golf Club of Indiana PUD with a 7-0 vote. The proposed amendment includes changes to Section 10.10 of the PUD, as described in IC 36-7-4-602(c). The complete proposed amendment is contained in the attached **Exhibit A**.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

Brittany Garriott  
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# Exhibit A

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## Ordinance Language to Amend

### Zoning Ordinance

#### *Existing Text: Transportation Plan*

##### **Section 10.10 Transportation Plan.**

- A. The location and design of all streets on the Real Estate shall meet the following standards:
1. Local streets and collector streets shall be constructed to the minimum cross-section specifications identified in Exhibit F (Street Type and Cross Section Standards) unless an alternative cross section is approved by the Plan Commission.
  2. A street shall be constructed through the Real Estate that connects Whitestown Parkway with County Road 750 South as generally depicted in Exhibit F. All other public streets shall be local streets.
  3. A publically dedicated frontage road, as generally depicted in Exhibit F, shall be required a minimum of 200' from Whitestown Parkway. Building setback standards shall be applied to the frontage road.
  4. Individual driveways shall be permitted along the Collector Street south of the frontage road and for all residential uses along all local streets within the Neighborhood Residential Sub-District.
- B. Access to Whitestown Parkway shall be restricted to a maximum of (i) one (1) driveway access point west of CR 525 East, (ii) CR 525 East, and (iii) access to Whitestown Parkway via a connection to the existing driveway on the adjacent parcel to the east, all as generally depicted in Exhibit F. No individual businesses or lot shall have direct access to Whitestown Parkway
- C. Development of the 2014 Golf Club of Indiana District shall meet all applicable and related road improvement requirements as identified in and required under the Zoning Ordinance and Subdivision Control Ordinance.
- D. Dedication of right-of-way shall be made for the following streets along the perimeter of the Real Estate, the minimum width of which **is as** identified below, at the time of Secondary Plat and/or Development Plan approval for that portion of the Real Estate included in said Secondary Plat and/or Development Plan:

1. Whitestown Parkway: 55' half
2. CR 475 East: 35' half
3. CR 750 South: 40' half
4. All other Streets: 50' full width

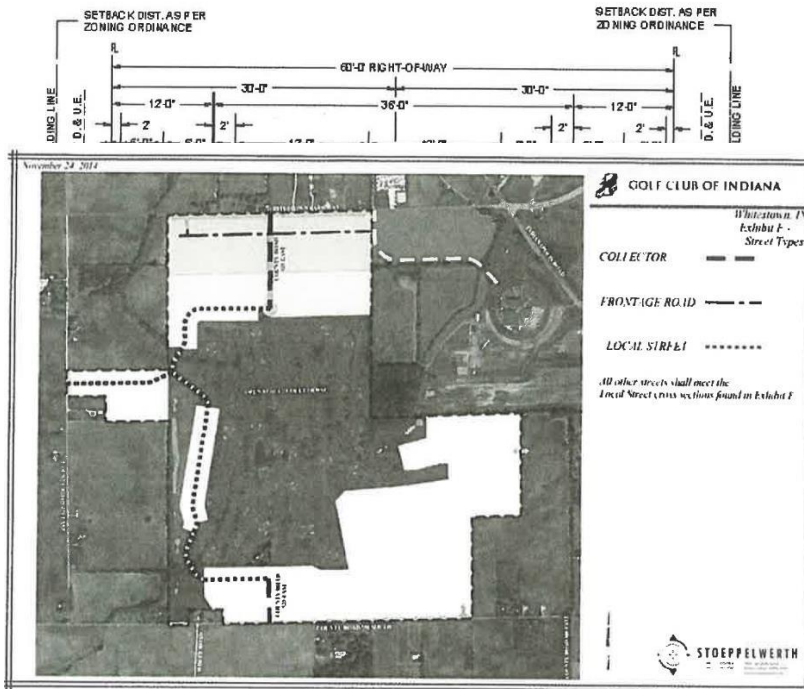
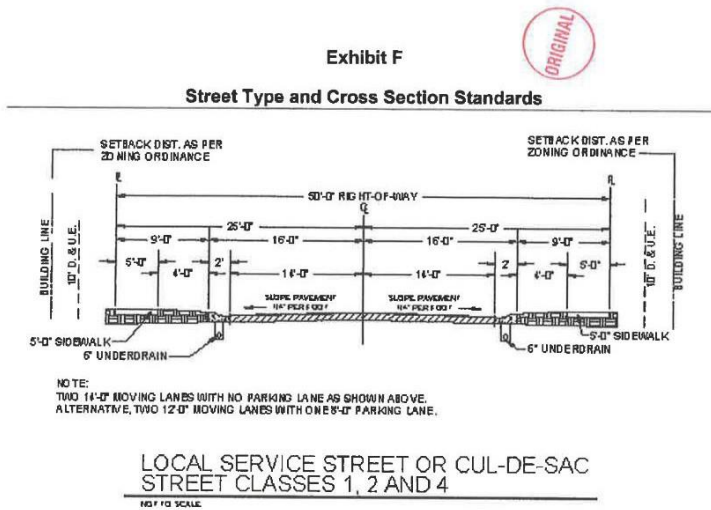
## **Proposed Text:**

### **Section 10.10 Transportation Plan.**

- A. The location and design of all streets on the Real Estate shall meet the following standards:
  1. Local streets and collector streets shall be construed to the minimum cross-section specifications identified in Exhibit F (Street Type and Cross Section Standards) unless an alternative cross section is approved by the Plan Commission.
  2. [Reserved]
  3. A publically dedicated frontage road, as generally depicted in Exhibit F, shall be required a minimum of 200' from Whitestown Parkway. Building setback standards shall be applied to the frontage road.
  4. Individual driveways shall be permitted along the Collector Street south of the frontage road and for all residential uses along all local streets within the Neighborhood Residential Sub-District.
- B. Access to Whitestown Parkway shall be restricted to a maximum of (i) one (1) driveway access point west of CR 525 East, (ii) CR 525 East, and (iii) access to Whitestown Parkway via a connection to the existing driveway on the adjacent parcel to the east, all as generally depicted in Exhibit F. No individual businesses or lot shall have direct access to Whitestown Parkway.
- C. Development of the 2014 Golf Club of Indiana District shall meet all applicable and related road improvement requirements as identified in and required under the Zoning Ordinance and Subdivision Control Ordinance.
- D. Dedication of right-of-way shall be made for the following streets along the perimeter of the Real Estate, the minimum width of which is as identified below, at the time of Secondary Plat and/or Development Plan approval for that portion of the Real Estate included in said Secondary Plat and/or Development Plan:

1. Whitestown Parkway: 55' half
2. CR 475 East: 35' half
3. CR 750 South: 40' half
4. All other Streets: 50' full width.

## Referenced Exhibit F



# Zone Ordinance Existing Text: Subdivision Design Standards

## Exhibit E

### Residential Subdivision Design Standards

- A. Open Space and Amenity Center Requirements. Open Space shall be comprised of the minimum one-hundred and forty (140) acre Open Space / Golf Course Sub-District. This Sub-District includes an 18-hole Golf Course and provides the minimum amenity package for the Neighborhood Residential Sub-District. Additional amenities and Open Space areas may be added to the Residential Sub-District and/or the Golf Course / Open Space Sub-District at the election of the Controlling Developer.
- B. Anti-Monotony Requirements.
1. Marginal Access Street Standards. Marginal access street rights-of-way shall be separated from the CR 475 East and CR 750 South rights-of-way by a common area at least fifty (50) feet wide. Within the aforementioned common area, the Controlling Developer shall install the same minimum landscaping as is required under Section 8.5 of this 2014 Golf Club of Indiana PUD ordinance.
  2. The following Architectural Design Standards shall apply to all homes constructed on the Real Estate. The Controlling Developer shall track compliance with the Architectural Design Standards and, at the request of the Administrator, the Controlling Developer shall prepare and submit a report detailing compliance with the Architectural Design Standards.
    - a. Garages.
      - I. The garage on homes constructed on the Real Estate with a two- car front-loading garage shall not exceed sixty percent (60%) of the primary structure's total width.
      - II. Homes constructed on the Real Estate with a three-car garage shall be allowed to have the front loading garage exceed sixty percent (60%) of the primary structure's total width only if the following conditions are met:
        - The third-car garage will be set at least twelve (12) inches behind the front elevation of the two-car garage or the balance of the primary structure of the home (whichever is most forward).
        - If a third car garage or garage bump is elected, so long as it is set back a minimum of twelve inches (12") from the balance of the primary structure of the home, it will not be included in the garage width calculation.

- ii. Front loading garages shall be allowed to exceed a four-foot (4') extension past the front of the primary structure of a home constructed on the Real Estate only if the following conditions are met:
  - If a home, excluding single level or single story homes, has a garage which extends more than six feet (6') in front of the primary structure of the home, at least two (2) windows will be added to the porch facing side façade of the garage.
  - A single level or single story home shall not have a garage which extends more than six feet (6') in front of the primary structure of the home.
  - No more than fifty percent (50%) of the homes in the Development will have a garage protrusion past the front of the primary structure of the home of over six feet (6'), and none shall protrude more than fourteen feet (14').
- iv. Side or Rear-loading Garage. Side and rear-loading garages may encroach up to two (2) feet over the minimum front setback line.

b. Perimeter Lot Standards.

- I. Earth mounding shall be installed between the rear lot lines and property lines along the perimeter roads (County Road 750 South and County Road 475 East) that is at least four to six feet (4'-6') in height. The exact design will be coordinated with necessary easements, floodplains, floodways, etc. requirements.
  - II. Plantings on mounds will consist of a minimum of ten (10) evergreens at least seven feet (7') tall at time of planting and five (5) deciduous trees at least two inches (2") in caliper at time of planting per one hundred (100) linear feet of frontage.
  - III. Where the common area along the perimeter road is greater than one hundred fifty feet (150') between a rear lot line and the right-of-way, two additional trees will be planted in the rear yard of the lot or the common area.
- c. Rear or Side Façade. Any rear or side façade of a dwelling that is within zero degrees (0°) to forty-five degrees (45°) of being parallel to an established perimeter road shall be required to have one (1) of the following:
- I. An all-season sunroom at least eleven (11) feet by eleven (11) feet;
  - II. An all-brick functional chimney at least two (2) feet offset from the façade and at least four (4) feet in width (only an option for fiber-cement sided façades); and a wood deck at least one hundred twenty (120) square feet in area;
  - III. A minimum four (4) foot offset from the rear façade over the course of sixty percent (60%) of the rear façade, and parallel to the rear façade;
  - M. A minimum eight (8) foot offset from the rear façade over the course of forty percent (40%) of the rear façade, and parallel to the rear façade;
  - V. A minimum of fifty percent (50%) brick or stone on the entire rear elevation. This option is only allowed if the rest of the home has at least fifty percent (50%) brick on

its elevations;

- V. A screened-in porch at least nine (9) feet deep and twelve (12) feet wide incorporated into the architecture of the structure; or
- VI. Planting two (2) additional canopy trees native to central Indiana in the rear yard in such a manner as to soften the view of the façade. Said trees must be two (2) inch DBH.
- VII. No more than ten percent (10%) of all perimeter lots shall utilize option (vii) above; and no other single option listed above shall be utilized on more than forty percent (40%) of all perimeter lots

d. General Lot Standards.

- I. At least one Model Home shall be constructed as part of the first phase of development of the Neighborhood Residential Sub-District.
- II. All Model Homes shall have a minimum square footage of two thousand one hundred (2,100) square feet, include a third car garage, and meet the rear façade standards of this Exhibit E, Section B.2.c.
- III. The approval of consecutive sections shall not be granted until the model home(s) in prior sections are constructed.
- IV. The quantity and location of all model homes to be constructed shall be established by the Controlling Developer at the time of Primary Plat approval.

e. Floor Plan and Façade.

- I. The Neighborhood Residential Sub-District shall have a minimum of eight unique floor plans, each with a minimum of four façade options.
- II. The floor plans and façade options shall be submitted with each Secondary Plat Application within the Sub-District.
- III. Owner or a builder of homes within the Neighborhood Residential Sub-District shall provide evidence at the time of building permit application that homes follow the below anti-monotony standards to ensure that
  - The subject home cannot be of the same elevation of the same plan as homes adjacent to it and across the street from it. It must have a different color package.
  - The subject home cannot be of the same elevation of the same plan as homes two doors down and across the street by one lot. Homes can have the same brick, but cannot have the same color package.
  - The subject home may have the same plan and elevation of homes three doors down and across the street by two lots, but it must be a different color package.
  - The subject home may be identical to homes that are four doors down and across

the street by three lots.

- M. For the purposes of applying the standards and requirements of this Exhibit E homes on corner lots shall only be considered to have one front façade which shall generally be the façade of the home including the front door.

f. Windows.

- I. Any rear or side façade of a primary structure that is within zero degrees (0°) to forty-five degrees (45°) degrees of being parallel to an established perimeter road shall have enhanced window treatments. Eighty percent (80%) of all windows on a rear or side façade shall be required to have at least one (1) of the following window treatments (or combinations thereof). Windows in brick façade and in sunrooms shall be exempt from this provision.

- Shutters;
- Masonry lintel or arch and projecting sill (only an option for brick façades);
- Decorative head (pediment-shaped, eyebrow, arch, or cornice) and projecting sill;
- Three and one-half (3½) inch minimum trim and projecting out from the plane of the siding by at least three-fourths (¾) of an inch;
- Two (2) inch minimum trim projecting out from the plane of the siding by at least three-fourths (¾) of an inch, and durable window boxes.

- II. Minimum Number: Two (2) windows are required per floor on the front and rear façade. Side façades on a single-story home shall cumulatively have three (3) windows, with a minimum of one (1) per side façade. Side façades on a two story home shall cumulatively have five (5) windows, with a minimum of two (2) per side façade.

- Pairing. Two (2) windows may be paired together to meet this requirement. For example, a paired double-hung window would count as two (2) windows provided the total area is a minimum of 10 square feet.
- Single story homes that have at least seventy (70) square feet of combined total window area shall not be required to comply with this Section f.ii. above.
- Two-story homes that have at least one hundred fifty (150) square feet of combined total window area shall not be required to comply with this Section f.ii. above.
- Windows less than ten (10) square feet in area will not be counted toward the combined total window area listed above

- g. Roof System. Single-gable roof design is prohibited. At least forty percent (40%) of the cumulative roof system on the primary structure shall be cross-gables, independent gables, dormers, hips, flat roofs, or similar variation.



C. Fence and Wall Standards.

1. Perimeter lots shall not establish a perimeter fence or wall (a fence on or near the property line) except when it is a single fence type, color, height, and setback from the property line determined by the developer and written into the restrictive covenants. Essentially, all fences for those properties shall be uniform in character and location. Note: Perimeter lots may install fences of their own choosing within the building envelope as long as it meets all other applicable regulations.
2. The structural side of perimeter fences or walls shall be oriented inward toward the subdivision.
3. Under no circumstances shall fences be chain link, wire, privacy fences, or the like. Acceptable fences include ornamental metal, wood split rail, and wood or PVC rail or picket, and the like.
4. Fences shall not be placed in any drainage or utility easements. This provision shall be noted in the subdivision covenants and restrictions and noted on all residential Secondary Plats.
5. At the time of Primary Plat review existing fence rows along the perimeter of the Real Estate which is the subject of a Primary Plat shall be shown and a plan presented outlining the obligations and responsibilities of owners along the shared property line.

D. Subdivision Lot Landscaping Standards.

1. One (1) street tree per forty (40) linear feet of lot frontage, or fraction thereof shall be planted a minimum of twenty (20) feet on center and maximum of fifty-five (55) feet on center in the front yard of each lot.
2. A deciduous canopy tree shall be required in the rear yard of all Perimeter Lots and may be planted in the side yard instead if the Boone County Surveyor's office indicates that it is not allowed in the rear yard due to easement restrictions.

E. Lot Size Standards.

1. All corner lots shall be twenty-five percent (25%) larger than the minimum lot area and minimum lot width.
2. One (1) of every ten (10) contiguous lots shall be fifteen percent (15%) larger than the minimum lot area.
3. A diagram illustrating compliance with these lot size standards shall be submitted at the time an application is filed for Primary Plat.

F. Home Setback Standards.

1. Front Setback Variation. All residential subdivisions shall have variation in the established front setback for primary structures as to avoid a monotonous streetscape. No three (3) homes in a row shall have the same established front setback, and variations shall be in at least one (1) foot increments. For every primary structure that has an established setback beyond the required front setback, another primary structure is allowed to project into the required front setback by the same amount. However, a primary structure may not project

forward of the required front setback by more than three (3) feet. Additionally, front porches (allowed projections into the front setback) and variations in rooflines should be used to create the illusion of variations in established front setback.

G. Home Construction Standards. Homes in the Neighborhood Residential Sub-District shall be constructed in compliance with the following Construction Standards:

1. Vinyl Siding will follow the following:
  - a. Minimum thickness of forty-two thousandths of an inch (0.042”).
  - b. Vinyl panels shall include a minimum butt or panel projection of three-quarter inch (3/4”).
2. OSB or foam sheathing will be used.
3. A rear stoop, patio or deck will be constructed on any home that has a basement.
4. Each home shall have a driveway with a maximum width of sixteen (16) feet at its intersection with the sidewalk in front of the home and a minimum width of sixteen (16) feet at its intersection with the garage of the home. A driveway may flare outward up to two (2) feet on either side of the driveway as it approaches the curb. Nothing in this construction standard shall be construed to prohibit the installation of a driveway in front of a third-car garage as long as the maximum width at the intersection of the driveway with the sidewalk is no greater than sixteen (16) feet. A diagram illustrating compliance this requirement shall be submitted at the time an application is filed for Primary Plat.
5. All homes shall utilize one or more of the following roof features on the front façade:
  - a. Change in Roof Ridge Direction
  - b. Change in Roof Ridge Elevation
  - c. Dormer
  - d. Hip Roof Accent
  - e. Reverse Gable
6. All homes will have three-tab, twenty-five (25) year shingles.
7. All homes will have a minimum façade modulation of two (2) feet on the front fade. By way of example, all homes must have a minimum two (2) feet of variation along the floor plan of the home.
8. All homes will have a covered front porch at least twenty (20) square feet in area.
9. All homes will have trim molding
10. The minimum landscaping for each home will include:
  - a. One (1) deciduous tree at least one and one-half (1.5) inch in caliper.

- b. One (1) crabapple tree at least one and one-half (1.5) inch in caliper.
  - c. Eight (8) shrubs - minimum height of eighteen (18) inches.
  - d. Landscape beds will be mulched.
  - e. Sod in front yard to front corners with seed and straw on side and rear yards. On corner lots, sod will be placed in both yards facing the streets, with the sod to extend on the side of the home from the front yard to the rear of the home.
11. Horizontal exterior trim boards have aluminum drip cap to prevent rotting over time.
  12. Housewrap installed on all exterior walls and attic spaces with plastic cap nails. Horizontal seams overlapped six (6) inches and taped continuously to prevent tearing in windy conditions. Vertical seams overlapped twelve (12) inches and seams taped.
  13. Exterior wall penetrations utilize Quickflash or Fortiseal panels integrated with the housewrap in shingle fashion and taped.
  14. Exterior doors have aluminum drip cap integrated with the housewrap in shingle fashion. Four (4) inch butyl flashing tape installed at header and jambs to create drainage plane with housewrap. Molded pre-formed sill pans installed at thresholds.
  15. Windows installed with integral j-channel and four (4) inch butyl flashing tape installed at header and jambs to create drainage plane with housewrap. Sill flashings with black dam installed to prevent rotting of framing materials around window openings.
  16. Gable End Framing - Minimum 2X4 L brace strongback installed to insure a straight lined truss preventing bowed or distorted siding. Gable ends are pre-sheathed at the truss plant to insure the truss remains straight during installation.
  17. Exterior bearing walls - stud spacing is sixteen (16) inches on center with double 2X top plate.
  18. Roof trusses - top and bottom chords are minimum 2X4 SPF #2. Truss webs are minimum 2X4 SPF #3.
  19. Insulation behind tubs, showers, and fireplaces are protected by thermo-ply sheathing to insure insulation remains in place.
  20. Alternatives to the above home construct standards may be approved by the Plan Commission at the time of Primary Plat approval if an alternative is requested by the Controlling Developer.

## **Zoning Ordinance Proposed Amended Text: Subdivision Design Standards**

## Exhibit E

### Residential Subdivision Design Standards

- A. Open Space and Amenity Center Requirements. Open Space shall be comprised of the minimum one-hundred and forty (140) acre Open Space / Golf Course Sub-District. This Sub-District includes an 18-hole Golf Course and provides the minimum amenity package for the Neighborhood Residential Sub-District. Additional amenities and Open Space areas may be added to the Residential Sub-District and/or the Golf Course / Open Space Sub-District at the election of the Controlling Developer.
- B. Anti-Monotony Requirements.
1. Marginal Access Street Standards. Marginal access street rights-of-way shall be separated from the CR 475 East and CR 750 South rights-of-way by a common area at least fifty (50) feet wide. Within the aforementioned common area, the Controlling Developer shall install the same minimum landscaping as is required under Section 8.5 of this 2014 Golf Club of Indiana PUD ordinance.
  2. The following Architectural Design Standards shall apply to all homes constructed on the Real Estate. The Controlling Developer shall track compliance with the Architectural Design Standards and, at the request of the Administrator, the Controlling Developer shall prepare and submit a report detailing compliance with the Architectural Design Standards.
    - a. Garages.
      - i. The garage doors on homes constructed on the Real Estate with a two-car front-loading garage doors shall not exceed sixty percent (60%) of the primary structure's total width.
      - ii. Homes constructed on the Real Estate with a three-car garage shall be allowed to have the front loading garage door exceed sixty percent (60%) of the primary structure's total width only if the following conditions are met:
        - The third-car garage will be set at least twelve (12) inches behind the front elevation of the two-car garage or the balance of the primary structure of the home (whichever is most forward).
        - If a third car garage or garage bump is elected, so long as it is set back a minimum of twelve inches (12") from the balance of the primary structure of the home, it will not be included in the garage door width calculation.
      - iii. Front loading garage doors shall be allowed to extend by more than six (6) feet past the front of the main living area of a home (which shall include a covered entry/porch per plan) only if the following conditions are met:
        - If a home, including single level or single story homes, has a garage door which extends more than six feet (6') in front of the main living area (including a covered entry/porch per plan) of the home, at least two (2) windows will be added to the covered entry/porch facing side façade of the garage.
        - No more than fifty percent (50%) of the homes in the Development will have a garage door extension past the front of the main living area (including a covered

entry/porch per plan) of the home of over six feet (6'), and none shall protrude more than eighteen feet (18').

- iv. Side or Rear-loading Garage. Side and rear-loading garages may encroach up to two (2) feet over the minimum front setback line.
- b. Perimeter Lot Standards.
- i. Earth mounding shall be installed between the rear lot lines and property lines along the perimeter roads (County Road 750 South and County Road 475 East) that is at least four to six feet (4'-6') in height. The exact design will be coordinated with necessary easements, floodplains, floodways, etc. requirements.
  - ii. Plantings on mounds will consist of a minimum of ten (10) evergreens at least seven feet (7') tall at time of planting and five (5) deciduous trees at least two inches (2") in caliper at time of planting per one hundred (100) linear feet of frontage.
  - iii. Where the common area along the perimeter road is greater than one hundred fifty feet (150') between a rear lot line and the right-of-way, two additional trees will be planted in the rear yard of the lot or the common area.
- c. Rear or Side Façade. Any rear or side façade of a dwelling that is within zero degrees (0°) to forty-five degrees (45°) of being parallel to an established perimeter road shall be required to have one (1) of the following:
- i. Sunroom/morning room at least one hundred twenty (120) square feet;
  - ii. An all-brick functional chimney at least two (2) feet offset from the façade and at least four (4) feet in width (only an option for fiber-cement sided façades); and a wood deck at least one hundred twenty (120) square feet in area;
  - iii. A minimum four (4) foot offset parallel to the rear façade;
  - iv. A minimum eight (8) foot offset parallel to the rear façade;
  - v. A minimum of fifty percent (50%) brick or stone on the entire rear elevation. This option is only allowed if the rest of the home has at least fifty percent (50%) brick on its elevations;
  - vi. A minimum masonry wainscot on all façades up to the lowest window sill and two (2) canopy trees meeting the requirements of subsection (viii) below.
  - vii. A screened-in porch at least one hundred (100) square feet incorporated into the architecture of the home; or
  - viii. Planting two (2) additional canopy trees native to central Indiana in the rear yard in such a manner as to soften the view of the façade. Said trees must be two (2) inch DBH. This subsection may only be utilized on 10% of the homes within a Neighborhood Residential Sub-District.
- d. General Lot Standards.
- i. At least one Model Home shall be constructed as part of the first phase of

development of the Neighborhood Residential Sub-District.

- ii. All Model Homes shall have a minimum square footage of two thousand one hundred (2,100) square feet for a two story home and fourteen hundred (1,400) square feet for a single story home and meet the rear façade standards of this Exhibit E, Section B.2.c.
  - iii. [RESERVED]
  - iv. The number and location of all model homes to be constructed shall be established by the Controlling Developer at the time of Primary Plat approval.
- e. Floor Plan and Façade.
- i. The Neighborhood Residential Sub-District shall have a minimum of eight unique home floor plans, each with a minimum of three façade options.
  - ii. The floor plans and façade options shall be submitted with each Secondary Plat Application within the Sub-District.
  - iii. Owner or a builder of homes within the Neighborhood Residential Sub-District shall provide evidence at the time of building permit application that homes follow the below anti-monotony standards to ensure that
    - The subject home cannot be of the same elevation of the same plan as homes adjacent to it and across the street from it. It must have a different color package.
    - The subject home cannot be of the same elevation of the same plan as homes two doors down and across the street by one lot. Homes can have the same brick, but cannot have the same color package.
    - The subject home may have the same plan and elevation of homes three doors down and across the street by two lots, but it must be a different color package.
    - The subject home may be identical to homes that are four doors down and across the street by three lots.
  - iv. For the purposes of applying the standards and requirements of this Exhibit E, homes on corner lots shall only be considered to have one front façade which shall generally be the façade of the home including the front door.
- f. Windows.
- i. Any rear or side façade of a primary structure that is within zero degrees (0°) to forty-five degrees (45°) degrees of being parallel to an established perimeter road shall have enhanced window treatments. Eighty percent (80%) of all windows on a rear or side facade shall be required to have at least one (1) of the following window treatments (or combinations thereof). Windows in brick façade and in sunrooms shall be exempt from this provision.
    - Shutters;
    - Masonry lintel or arch and projecting sill (only an option for brick façades);

- Decorative head (pediment-shaped, eyebrow, arch, or cornice) and projecting sill;
  - Three and one-half (3½) inch minimum trim and projecting out from the plane of the siding by at least three-fourths (¾) of an inch;
  - Two (2) inch minimum trim projecting out from the plane of the siding by at least three-fourths (¾) of an inch, and durable **[wood]** window boxes.
- ii. Minimum Number: Two (2) windows are required per floor on the front and rear façade. Side façades on a single-story home shall cumulatively have three (3) windows, with a minimum of one (1) per side façade. Side façades on a two story home shall cumulatively have five (5) windows, with a minimum of two (2) per side façade.
- Pairing. Two (2) windows may be paired together to meet this requirement. For example, a paired double-hung window would count as two (2) windows provided the total area is a minimum of ten (10) square feet.
  - Single story homes that have at least seventy (70) square feet of combined total window area shall not be required to comply with this Section f.ii. above.
  - Two-story homes that have at least one hundred fifty (150) square feet of combined total window area shall not be required to comply with this Section f.ii. above.
  - All windows may be counted toward the combined total window area listed above including, without limitation, sliding or fixed glass doors and windows in and/or around a door, as well as other decorative windows and accent windows. This provision is to encourage the use of windows to: (i) reflect the historical, architectural style of the home; (ii) add accents to, or light within, the home (*e.g.*, transom windows); and (iii) promote architectural detail (*e.g.*, sidelights or doors).
- g. Roof System. Single-gable roof design is prohibited. The combined roof system on the primary structure shall encourage diverse roofing design, and, in so doing, may incorporate the use of a cross-gable, reverse or off-set gable, a dormer, a hip, a flat or shed roof, or similar variation.

C. Fence and Wall Standards.

1. Any lot with a primary structure with rear or side façade within zero degrees (0°) to forty-five degrees (45°) of being parallel to an established perimeter road shall not establish a perimeter fence or wall (a fence on or near the property line) except when it is a single fence type, color, height, and setback from the property line determined by the developer and written into the restrictive covenants. Essentially, all fences for those properties shall be uniform in character and location. Note: Perimeter lots may install fences of their own choosing within the building envelope as long as it meets all other applicable regulations.
2. The structural side of perimeter fences or walls shall be oriented inward toward the subdivision.
3. Under no circumstances shall fences be chain link, wire, privacy fences, or the like. Acceptable fences include ornamental metal, wood split rail, and wood or PVC rail or picket, and the like.

4. Fences shall not be placed in any drainage or utility easements. This provision shall be noted in the subdivision covenants and restrictions and noted on all residential Secondary Plats.
5. At the time of Primary Plat review existing fence rows along the perimeter of the Real Estate which is the subject of a Primary Plat shall be shown and a plan presented outlining the obligations and responsibilities of owners along the shared property line.

D. Subdivision Lot Landscaping Standards.

1. Unless the lot meets the standard of either subsection B.2.c.(vi) or (viii) above, a deciduous canopy tree shall be required in the rear yard of all Perimeter Lots and may be planted in the side yard instead if the Boone County Surveyor's office indicates that it is not allowed in the rear yard due to easement restrictions.

E. Lot Size Standards.

1. All corner lots shall be twenty-five percent (25%) larger than the minimum lot area and minimum lot width.
2. One (1) of every ten (10) contiguous lots shall be fifteen percent (15%) larger than the minimum lot area.
3. A diagram illustrating compliance with these lot size standards shall be submitted at the time an application is filed for Primary Plat.

F. Home Setback Standards.

1. Front Setback Variation. All residential subdivisions shall have variation in the established front setback for primary structures as to avoid a monotonous streetscape. No three (3) homes in a row shall have the same established front setback, and variations shall be in at least one (1) foot increments. For every primary structure that has an established setback beyond the required front setback, another primary structure is allowed to project into the required front setback by the same amount. However, a primary structure may not project forward of the required front setback by more than three (3) feet. Additionally, front porches (allowed projections into the front setback) and variations in rooflines should be used to create the appearance of variations in established front setback.

G. Home Construction Standards. Homes in the Neighborhood Residential Sub-District shall be constructed in compliance with the following Construction Standards:

1. Vinyl Siding will follow the following:
  - a. Minimum thickness of forty-two thousandths of an inch (0.042").
  - b. Vinyl panels shall include a minimum butt or panel projection of three-quarter inch (3/4").
2. OSB or foam sheathing will be used.
3. A rear stoop, patio or deck will be constructed on any home that has a basement.
4. Each home shall have a driveway with a maximum width of sixteen (16) feet at its intersection with the sidewalk in front of the home and a minimum width of fifteen (15) feet (or the width



of the garage door) at its intersection with the garage of the home. A driveway may flare outward up to two (2) feet on either side of the driveway as it approaches the curb. Nothing in this construction standard shall be construed to prohibit the installation of a driveway in front of a third-car garage as long as the maximum width at the intersection of the driveway with the sidewalk is no greater than sixteen (16) feet. A diagram illustrating compliance this requirement shall be submitted at the time an application is filed for Primary Plat.

5. All homes shall utilize one or more of the following roof features on the front façade:
  - a. Change in Roof Ridge Direction
  - b. Change in Roof Ridge Elevation
  - c. Dormer
  - d. Hip Roof Accent
  - e. Reverse or Off-Set Gable
6. All homes will have three-tab, twenty-five (25) year shingles.
7. All homes will have a minimum façade modulation of two (2) feet on the front fade. By way of example, all homes must have a minimum two (2) feet of variation along the floor plan of the home.
8. All homes will have a covered front porch/entry at least twenty (20) square feet in area.
9. All homes will have trim molding as required for windows under subsection B.2.f. above.
10. The minimum landscaping for each home will include:
  - a. One (1) deciduous tree at least one and one-half (1.5) inch in caliper.
  - b. One (1) shade tree at least one and one-half (1.5) inch in caliper.
  - c. Eight (8) shrubs - minimum height of eighteen (18) inches.
  - d. Landscape beds will be mulched.
  - e. Sod in front yard to front corners with seed and straw on side and rear yards. On corner lots, sod will be placed in both yards facing the streets, with the sod to extend on the side of the home from the front yard to the rear of the home.
11. All homes shall be constructed in accordance with the approved means, methods and materials as set forth under 2020 Indiana Residential Building Code, as amended.