

ORDINANCE 12-_____

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 –
LAND USE CONTROLS**

This is a planned unit development ordinance (the “Ordinance”) to amend the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Zoning Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code §36-7-4., as amended.

WHEREAS, the City of Westfield, Indiana (“City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket _____1205-PUD-_____-05), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket _____1205-PUD-_____-05 to the Westfield City Council with a favorable_____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on _____;

WHEREAS, the Westfield City Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

Section 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. This ~~ordinance~~Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All zoning ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ~~ordinance~~Ordinance conflicts with the terms of any previously adopted zoning ordinance, or part thereof, the terms of ~~the ordinance~~this Ordinance shall prevail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA, THIS ____ DAY OF _____, 2012.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

| <u>Voting For:</u> | <u>Voting Against:</u> | <u>Abstain</u> |
|-----------------------------|-----------------------------|-----------------------------|
| _____ Jim Ake | _____ Jim Ake | _____ Jim Ake |
| _____ John Dippel | _____ John Dippel | _____ John Dippel |
| _____ Steven Hoover | _____ Steven Hoover | _____ Steven Hoover |
| _____ Robert L. Horkay | _____ Robert L. Horkay | _____ Robert L. Horkay |
| _____ Robert J. Smith | _____ Robert J. Smith | _____ Robert J. Smith |
| _____ Cindy L. Spoljaric | _____ Cindy L. Spoljaric | _____ Cindy L. Spoljaric |
| _____ Robert W. Stokes | _____ Robert W. Stokes | _____ Robert W. Stokes |

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

~~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. Bryan D. Stumpf~~

~~Prepared by: Bryan D. Stumpf, ASLA, AICP, American Structurepoint
7260 Shadeland Station, Indianapolis, IN 46256, (317) 547-5580.~~

I hereby certify that ORDINANCE 12-_____ was delivered to the Mayor of Westfield on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-_____

This _____ day of _____, 2012.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-_____

This _____ day of _____, 2012.

J. Andrew Cook, Mayor

|

| _____

|

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. Bryan D. Stumpf

Prepared by: Bryan D. Stumpf, ASLA, AICP, American Structurepoint
7260 Shadeland Station, Indianapolis, IN 46256, (317) 547-5580.

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ARTICLE 1. APPLICABILITY OF ORDINANCE GENERAL PROVISIONS

Section 1.1. Applicability. This Harmony PUD Ordinance (the “Ordinance”) applies to the subject real estate more particularly described in Exhibit A attached hereto (the “Real Estate”).

Section 1.2. Districts. There are two districts within the Ordinance as illustrated in Exhibit B attached hereto (the “District Map”).

- A. The underlying zoning district for the Mixed Use District shall be the LB – Local Business District (the “LB District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the LB District shall apply to the Mixed Use District of this Ordinance.
- B. The underlying zoning district for the Single Family Residential District shall be the SF-4 – Residential District (the “SF-4 District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the SF-4 District shall apply to the Single Family Residential District of this Ordinance.

Section 1.3. Open/Green Space. A minimum of 69 acres of open/green space shall be provided throughout the Real Estate.

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C - Illustrated Site Development Plan.

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

ARTICLE 2. MIXED USE DISTRICT.

The underlying zoning of the multifamily uses within Area A of the Mixed Use District shall be the MF-2 District in the Zoning Ordinance. The underlying zoning of the commercial uses within Area B and ~~multifamily uses within Area C~~ of the Mixed Use District shall be the LB District in the Zoning Ordinance. Said underlying zoning ~~classification, classifications, except~~ as modified below ~~by the addition, or modification of the provisions and text thereof~~, shall govern the use and development of the ~~district~~ Mixed Use District. The purpose of this ~~district~~ Mixed Use District is to allow multifamily residential uses and commercial development.

Section 2.1. General Requirements. The following general requirements apply to the Mixed Use District.

- A. Parking may be permitted ~~in all required Building Setback Areas~~ within the area between the right-of-way and building setback line.
- B. A ~~suitable~~ planting buffer shall be provided on any yard that abuts a residential area external to the Real Estate in accordance with the Landscaping Standards of this Ordinance, unless otherwise required herein.
- C. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- D. Sidewalk connections a minimum of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closest to the buildings.
- E. Chain link fencing ~~with vinyl slats~~ is prohibited.
- F. The Mixed Use District as pictured on Exhibit C (Illustrative Plan) contains 40.933 acres comprising 28.396 acres of commercial uses and 12.537 acres of multifamily uses. As more detailed plans are developed in the future, the exact acreage of the commercial area and the multifamily area may increase or decrease, but in no case shall the amount of increase for either use exceed 2.5 acres. The total acreage of the Mixed Use District shall not exceed 40.933 acres.

Section 2.2. Permitted Uses.

- A. In addition to the uses permitted in the LB District in the Zoning Ordinance, the following uses shall be permitted in the Mixed Use District:
 - 1. Health, fitness, and exercise center
 - 2. Multifamily residential

B. In addition to the uses permitted in the LB District in the Zoning Ordinance, in ~~the portion~~Area C of the Mixed Use District ~~located between existing 146th Street and the new alignment of 146th Street~~, the following uses shall be permitted:

1. Restaurants with drive-through facilities
 2. Convenience store with fueling center
-

Section 2.3. Development Standards for Commercial Uses within the Mixed Use District.

A. Special Requirements.

1. Buildings within the commercial portion of the Mixed Use District shall comply with ~~the~~ WC § 16.04.065(8), *Architectural Design Requirements* of the City of Westfield's State Highway 32 Overlay Zone (~~WC 16.04.065 [8]~~ the "Overlay Zone").
- ~~2. No outside storage is permitted.~~
- ~~3.2.~~ The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.
- ~~4.3.~~ The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet. The uses within the commercial portion of the Mixed Use District shall have the following maximum aggregate square footages by use type:
 - a. Grocery – 70,000 s.f.
 - b. Inline retail – 30,000 s.f.
 - c. Office – 40,000 s.f.
 - d. All uses on Outlots – 50,000 s.f
 - e. Other permitted uses – 30,000 s.f.
4. Proximity Slope – WC § 16.04.040(B)(11) and WC § 16.04.040(B)(13) shall not apply to the development of the Real Estate.

B. Development Standards.

1. Minimum Lot Area – None.
2. Minimum ~~Tract~~ Lot Frontage on Road – Direct access to a public way or indirect access to a public ~~right-of-~~ way via a private street is required.
3. Minimum Setback Lines (applied to perimeter of the Mixed Use District):
 - a. Front Yard – Twenty (20) feet
 - b. Side Yard – Twenty (20) feet
 - c. Rear Yard – Twenty (20) feet
4. Maximum Building Height – ~~Fifty (50)~~ Forty-five (45) feet.
5. Loading and Parking - See Article 4 Off-~~_-~~ Street Loading and Parking.

6. Landscaping - See Article 5 Landscaping Standards.

Section 2.4. Development Standards for Multifamily Uses within the Mixed Use District.

~~A. Maximum Dwelling Density—Twenty two (22) dwelling units per acre (based upon multifamily development area and green space area).~~

~~B. Maximum Number of Dwelling Units Per Structure—Thirty (30) dwelling units.~~

~~C. Maximum Number of Dwelling Units—Two hundred seventy (270) dwelling units on the Real Estate.~~

~~D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages)—Six hundred fifty (650) square feet.~~

~~A. Minimum Lot Area – None.~~

~~B. Minimum Lot Frontage on Road – Direct access to a public way or indirect access to a public way via private street is required.~~

~~C. Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting public ways):~~

~~a. Front Yard – Twenty (20) feet~~

~~b. Side Yard – Twenty (20) feet~~

~~c. Rear Yard – Twenty (20) feet~~

~~E.D. Minimum Setback from Internal Driveways/Parking Areas – Ten (10) feet.~~

~~E. Maximum Density – Not applicable.~~

~~F. Maximum Number of Attached Dwelling Units Per Structure – Thirty (30) attached dwelling units.~~

~~G. Maximum Number of Attached Dwelling Units – Two hundred seventy (270) attached dwelling units.~~

~~H. Minimum Square Footage Per Attached Dwelling Unit (excluding porches, terraces, carports, and garages):~~

~~a. A one bedroom attached dwelling unit shall have a minimum of six hundred fifty (650) square feet.~~

~~b. A two bedroom attached dwelling unit shall have a minimum of eight hundred fifty (850) square feet.~~

c. A three bedroom attached dwelling unit shall have a minimum of one thousand (1,000) square feet.

F.I. Maximum Building Height – ~~Fifty (50)~~Forty (40) feet.

G.J. Development Amenities and Proximity Slope –~~The proximity slope–~~ WC § 16.04.040(B)(11) and WC § 16.04.040(B)(13) shall not apply to the development of the Real Estate.

H.K. Minimum Distance Between ~~Structures~~Buildings – Twenty (20) feet.

L. Minimum Green Belt Space within the Multifamily Area – 3.8 acres (25%) for a Multifamily Area 15.5 acres in size. Should the size of the Multifamily Area adjust as described in Section 2.1(F) above, the required minimum green belt space acreage shall adjust proportionately.

I. Parking Lot Screening - In addition to the requirements in Article 5, ~~the following provisions shall apply:~~

I.M. Off-street parking lots and spaces ~~viewable from~~within 20 feet of a public streetway or adjacent to single or multifamily development shall be screened by either a three (3) foot high opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Ordinance. If a hedge row is used, the plants shall have a minimum mature height of three (3) feet, be spaced a maximum of 48 inches on center, and be a minimum of 18 inches in height at the time of installation.

N. The following amenities shall be distributed throughout the multifamily portion of the Mixed Use District:

1. A clubhouse a minimum of 8,000 square feet in size containing an exercise room, gathering room, conference space, reception area, sales offices, kitchen, conference room, maintenance area, and restrooms.

2. A pool area containing a swimming pool with a minimum surface area of 800 square feet.

3. An integrated trail and sidewalk system connecting buildings with common areas throughout Area A of the Mixed Use District.

O. Architectural Standards and Building Materials for all Principal Buildings

1. Building massing and quality of design and materials shall meet or exceed the standards reflected in the illustrations found in Exhibit F.

- ~~2. Permitted exterior building materials shall include: cultured stone, masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Off street parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.~~

~~J. Building Material~~

- ~~2. Vinyl and aluminum siding are prohibited.~~
- ~~3. All buildings shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials).~~
- ~~4. Masonry or natural materials shall be the exterior building material on a minimum of thirty percent (30%) of the elevation of all buildings, excluding openings such as doors and windows, roofs, and the area within any dormer projecting from a roof.~~
- ~~2. Permitted exterior surfaces shall include: cultured stone, masonry or equivalent, wood, EIFS, stucco, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl siding is prohibited.~~
- ~~5. Each building shall have a minimum of two different elevation designs. All buildings shall utilize a minimum of two (2) exterior building material designs per elevation. For example, masonry and horizontal fiber cement siding; or, masonry and shake design fiber cement siding.~~
- ~~6. The same partial building elevation may occur in proximity to one another as buildings are grouped together.~~
- ~~7. All windows shall have either shutters and/or Enhanced Architectural Window Treatment.~~
- ~~8. The minimum primary roof pitch on the front and sides of all principal buildings shall be 6/12, unless a flat roof architectural design (for roof examples see WC § 16.04.065.J) is being used for the building. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.~~
- ~~9. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.~~

~~K.P.~~ Development Plans. Multifamily development shall meet the following requirements, in addition to the other requirements set forth in this Ordinance.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two (2) buildings are in a straight, unbroken line.

2. ~~Straight, unbroken front elevations~~ Architectural Breaks shall be ~~limited to 100~~ constructed at intervals of not greater than sixty (60) feet in length.

~~L.Q.~~ Off-Street Loading and Parking - See Article 4.

~~M.R.~~ Landscaping - See Article 5.

ARTICLE 3. SINGLE FAMILY RESIDENTIAL DISTRICT

The underlying zoning of the single family uses within the Single Family Residential District shall be the SF-4 Single Family Residential District in the Zoning Ordinance. Said underlying zoning classification, except as modified below ~~by the addition, or modification of the provisions and text thereof~~, shall govern the use and development of the ~~district~~ Residential District. The purpose of this ~~district~~ Residential District is to allow a variety of detached single family residential living options.

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty ~~five (35)~~ (30) feet in height.

Section 3.2. Permitted Uses. ~~In addition to the~~ All uses permitted in the SF-4 District in the Zoning Ordinance, ~~accessory dwelling units shall be permitted in the Single Family Residential District.~~

~~1. Accessory dwelling units~~

Section 3.3. Development Requirements.

A. Lots and ~~Buildings~~ buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

| Development Standard | Lot Classification | | | | | | <u>Note</u> <u>Ad d'l</u> <u>Restric-tions</u> |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|--|
| | <u>Mew alley load lots</u> | <u>42' alley load lots</u> | <u>50' alley load lots</u> | <u>60' front load lots</u> | <u>70' front load lots</u> | <u>80' front load lots</u> | |
| Minimum Lot Width at Building Line | 42' | 42' | 50' | 60' | 70' | 80' | |
| Minimum Lot Area | 3,780 s.f. | 3,780 s.f. | 5,500 s.f. | 7,200 s.f. | 8,400 s.f. | 9,600 s.f. | 1, 2 |
| Minimum Lot Frontage on <u>Roads</u> <u>Public Way</u> | 0' | 30' | 40' | 40' | 40' | 40' | |
| Minimum House Size <u>(total square footage)</u> | 1,400 s.f. | 1,400 s.f. | 1,700 s.f. | 2,000 s.f. | 2,200 s.f. | 2,600 s.f. | 3 |
| Minimum Front Yard Setback | 10' | 10' | 10' | 20' | 20' | 20' | 4 |
| Minimum Side Yard Setback | 5' | 5' | 5' | 5' | 5' | 5' | |
| Minimum Rear Yard Setback | 20' | 20' | 20' | 20' | 20' | 20' | |

Notes:

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
3. The Minimum Ground Level Square Footage requirements of the SF-4 ~~district~~ District shall not apply to this Ordinance.

4. The front yard setback for the Mew alley loaded lots shall be measured from the ~~front~~ property line, located opposite from the rear property line.

~~B. The Recreation Area~~ A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f.

B. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a play ground area.

Section 3.4. Architectural Standards.

A. The Architectural Design Standards. Each single family detached dwelling unit shall meet one of the following standards:

1. Shall comply with one of the defined architectural designs detailed in Section 3.4(A)(3), or

2. Shall comply with the conventional design guidelines identified in Section 3.4(A)(4).

3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:

Adam (Colonial)

Georgian

Italianate

Shingle

Folk Victorian

Colonial Revival

Tudor

Craftsman

Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the front elevation.

i. Adam (Colonial) – See Exhibit E, Figures 101 and 102 for examples of a dwelling qualifying Adam houses.

1. Identifying features – A minimum of three items below shall be ~~the~~ elevation containing ~~the~~ present in order to qualify as an Adam.

a. Semi-circular or elliptical fanlight over front door ~~to the~~ (with or without sidelights). See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in the Figure shall be present in order to qualify as an Adam house.

b. Fanlight, often incorporated into more elaborate door surround, which may include a decorative crown or small entry porch. See Exhibit E, Figure 103 for examples of Adam fanlights. At least one of the types shown in the Figure shall be present in order to qualify as an Adam house.

c. Cornice usually emphasized by decorative moldings, most commonly with tooth-like dentils. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in the Figure shall be present in order to qualify as an Adam house.

d. Windows usually having six panes per sash and separated by thin wooden supports (muntins). Windows never in adjacent pairs, although three-part Palladian design windows are common. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in the Figure shall be present in order to qualify as an Adam house.

e. Windows aligned horizontally and vertically in symmetrical rows, usually five-ranked or front elevation, less commonly three-ranked or seven-ranked. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.

2. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.

a. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.

b. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.

- c. Hipped roof, three-story. See Exhibit E, Figure 110 for examples of Adam hipped roof, three-story houses.
 - d. Centered gable. See Exhibit E, Figure 111 for examples of Adam centered gable houses.
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ii. Georgian – See Exhibit E, Figures 201 and 202 for examples of qualifying Georgian houses.

1. Identifying features – A minimum of four items below shall be present in order to qualify as a Georgian house.

a. Paneled front door, usually centered and capped by an elaborate decorative crown (entablature) supported by decorative pilasters (flattened columns). See Exhibit E, Figure 203 for examples of Georgian entryways.

b. Usually with a row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.

c. Cornice usually emphasized by decorative moldings, most commonly with tooth-like dentils. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.

d. Windows having small panes (most commonly nine or twelve per sash) separated by thick wooden muntins. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.;

e. Windows aligned horizontally and vertically in symmetrical rows, never in adjacent pairs, usually five-ranked on front elevation, less commonly three- or seven-ranked. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.

f. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.

g. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.

2. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.

a. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.

b. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.

c. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.

d. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

iii. Italianate – See Exhibit E, Figures 301 and 302 for examples of qualifying Italianate houses.

1. Identifying features – A minimum of five items below shall be present in order to qualify as a Italianate house.

a. Two or three stories. See Exhibit E, Figure 302 for examples of Italianate building heights.

b. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.

c. Tall, narrow windows, commonly arched or curved above. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.

d. Windows frequently with elaborate crowns, usually of inverted U shape. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.

e. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.

f. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.

g. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.

h. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.

2. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.
 - a. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.
 - b. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.
 - c. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.
 - d. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.
 - e. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.
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iv. Shingle – See Exhibit E, Figures 401 and 402 for examples of qualifying Shingle houses.

1. Identifying features – A minimum of four items below shall be present in order to qualify as a Shingle house.

a. Wall cladding and roofing of continuous wood shingles (shingled wall may occur on second story only; original wooden roofing now replaced by composition shingles on most examples). See Exhibit E, Figure 402 for an example of Shingle wall cladding and roofing. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.;

b. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.;

c. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.;

d. Roofs usually have intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;

e. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.

f. Simple window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle asymmetrical elevation. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.

g. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.

2. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.

- a. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.
 - b. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.
 - c. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.
 - d. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.
 - e. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.
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v. Folk Victorian – See Exhibit E, Figure 501 for an example of a qualifying Folk Victorian house.

1. Identifying features – A minimum of two items below shall be present in order to qualify as a Folk Victorian house.

a. Porches with spindlework detailing (turned spindles and lade-like spandrels) or flat, jig-saw cut trim appended to National Folk (post-railroad) house forms. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.

b. Symmetrical elevation (except gable-front-and-wing subtype).

c. Cornice-line brackets are common. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.

2. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.

a. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.

b. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.

c. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.

d. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.

e. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.

vi. Colonial Revival – See Exhibit E, Figure 601 for an example of a qualifying Colonial Revival house.

1. Identifying features – A minimum of three items below shall be present in order to qualify as a Colonial Revival house.

a. Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in the Figure shall be present in order to qualify as a Colonial Revival house.

b. Doors commonly have overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in the Figure shall be present in order to qualify as a Colonial Revival house.

c. Elevation normally shows symmetrically balanced windows and center door (less commonly with door off-center). See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in the Figure shall be present in order to qualify as a Colonial Revival house.

d. Windows usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs. See Exhibit E, Figure 603 for examples of Colonial Revival windows. At least one of the types shown in the Figure shall be present in order to qualify as a Colonial Revival house.

2. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.

a. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.

b. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.

- c. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.
 - d. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.
 - e. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.
 - f. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.
 - g. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.
 - h. Three-story. See Exhibit E, Figure 613 for examples of Colonial Revival front-gabled roof houses.
-

vii. Tudor – See Exhibit E, Figures 701 and 702 for examples of qualifying Tudor houses.

1. Identifying features – A minimum of four items below shall be present in order to qualify as a Tudor house.

a. Steeply pitched roof, usually side-gabled (less commonly hipped or front-gabled).

b. Elevation dominated by one or more prominent cross gables, usually steeply pitched. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.

c. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.

d. Tall, narrow windows, usually in multiple groups and with multi-pane glazing. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.

e. Massing chimneys, commonly crowned by decorative chimney pots. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.

f. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.

g. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.

2. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.

- a. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.
 - b. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.
 - c. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.
 - d. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.
 - e. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.
-

viii. Craftsman – See Exhibit E, Figures 801 and 802 for examples of qualifying Craftsman houses.

1. Identifying features – A minimum of three items below shall be present in order to qualify as a Craftsman house..

a. Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang. See Exhibit E, Figure 801 for an example of a Craftsman roof.

b. Roof rafter usually exposed. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.

c. Decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.

d. Columns or pedestals frequently extend to ground level (without a break at level of porch floor) . See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in the Figure shall be present in order to qualify as a Craftsman house.

2. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.

a. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.

b. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.

c. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.

d. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

A.4. Conventional Design Standards. Each dwelling not following a defined architectural design shall conform with the following design standards.

~~B. On homes with front load garages, the garage door shall be recessed behind the primary plane of the front elevation of the home a minimum of two (2) feet.~~

~~C. Exterior Surfaces:~~

~~1. Permitted exterior surfaces shall include: cultured stone, masonry or equivalent, wood, EIFS, stucco, and concrete fiber board, or equivalent materials. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl siding is prohibited.~~

2.a. Front Elevation. Each dwelling shall utilize a minimum of ~~three (3)~~ five (5) of the following architectural elements on the front ~~façade~~ elevation:

- i. Side load, rear load, or angled ($>15^\circ$) garage;
- ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;
- iii. Roofline direction change or roofline height change greater than sixteen (16) inches;
- iv. Wood, concrete fiber board, ~~or equivalent~~ trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
- v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
- vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front ~~façade~~ elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
- vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
- viii. Masonry ~~or equivalent~~, EIFS, stucco, cultured stone ~~or equivalent~~ material on a minimum of the first floor or twenty-five percent (25%) of the total ~~façade~~ elevation, exclusive of windows and doors;
- ix. Separate ~~architectural~~ overhead garage door ~~per car~~ for each garagecar space;
- x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes ~~or a covered front entry~~;
- xi. Architecturally-treated entranceways (for homes without a front porch) consistent with the approved architectural style ~~design~~ of the home;
- xii. Bay window(s);
- xiii. Transom window(s);

- xiv. Veranda/balcony;
 - xv. Architectural garage doors ~~containing windows~~;
 - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xvii. Exterior chase fireplace: (masonry).
-

3.b.Side Elevation. Each dwelling shall utilize a minimum of ~~one (1)~~three (3) of the following architectural elements on each side ~~façade~~elevation. Side ~~façades~~elevations that face ~~internal streets~~public ways on corner lots shall utilize a minimum of ~~two (2)~~five (5) of the following architectural elements on said side ~~façade~~elevation:

- i. Side load, rear load, or angled (>15°) garage;
- ii. Hip roof;
- iii. Roofline direction change or roofline height change greater than sixteen (16) inches or two or more roof planes;
- iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side ~~façade~~elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
- v. Masonry ~~or equivalent~~, EIFS, stucco, cultured stone ~~or equivalent~~ material a minimum of eighteen (18) inches in height the entire length of the ~~façade~~elevation or a five (5) foot return on the first floor;
- vi. Three (3) or more windows on the ~~façade~~elevation;
- vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;
- viii. Bay window(s);
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace;
- xiii. Architectural treatment on gable ends; or
- xiv. Sunroom or screened porch.

4.c. Rear Elevation. Each dwelling shall utilize a minimum of ~~two (2)~~three (3) of the following architectural elements on the rear ~~façade~~elevation. Rear elevations that face exterior public ways, and which are located within fifty (50) feet of that public way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:

- i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
- ii. Shutters on all windows, where ~~feasible they can fit~~ (a minimum of three (3) windows with shutters are required);
- iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear ~~façade~~-elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
- iv. Masonry ~~or equivalent~~, EIFS, stucco, cultured stone ~~or equivalent~~ material a minimum of eighteen (18) inches in height the entire length of the ~~façade~~elevation or a five (5) foot return on the first floor;
- v. Hip roof ~~or two (2) or more roof planes~~;
- vi. Elevated deck ~~with decorative rail~~ a minimum of ~~twelve (12) feet in width~~twenty-four (24) inches above finish grade;
- vii. Roofline direction change or roofline height change greater than sixteen (16) inches ~~or two (2) or more roof planes~~;
- viii. Bay window(s);
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).
- ~~xi~~.xii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- ~~xii~~.xiii. Exterior chase fireplace; or
- ~~xiii~~.xiv. Architectural treatment on gable ends.

B. The following architectural standards apply to all dwellings within the Single Family Residential District.

1. On homes with front load garages, the garage door shall be recessed behind the primary plane of the front elevation of the home a minimum of two (2) feet.
2. Building Materials. Permitted exterior building materials shall include: cultured stone, masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.

D.3. Windows.

- 1.a. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
 - 2.b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window. Required windows may be placed on one side of the building for lots utilizing ~~use easements~~ Use Easements. In such situations, one side elevation may have no windows to provide for privacy. Lots utilizing ~~use easements~~ Use Easements shall be identified on the WC § 16.04.165 Development Plan Review drawings and final plat.
 - 3.c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - 4.d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - ~~5. All windows shall have shutters and/or treatment. The minimum slope of the primary roof pitch shall be 6/12. Secondary roof pitches~~ For windows in a masonry elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry elevation, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.
- ~~E. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.~~
- ~~F.4. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.~~
- G.5. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.

H.6. Roof vents shall be located to the rear of the dwelling ~~when possible.~~ All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

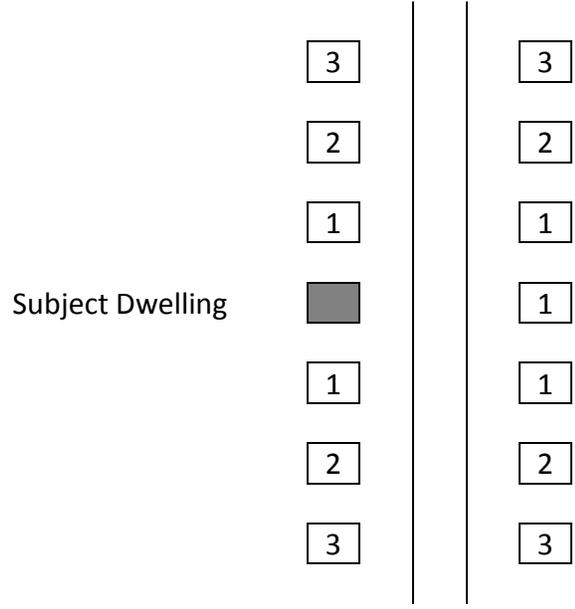
Section 3.45. Additional Standards.

~~A. The maximum density within the Single Family Residential District shall be 2.9 dwelling units per acre.~~

~~B.A. The maximum~~ number of single family detached dwellings shall be seven hundred ten (710).

~~C.B. The~~ minimum ~~percent open space~~ Green Belt Space of 34 acres shall be 20% of the development area of provided within the Single Family Residential District.

D.C. Single family detached dwellings shall comply with the variety requirements illustrated below:



- | |
|---|
| 1 |
|---|

 Dwelling cannot be the same elevation ~~or the same plan~~ as the Subject Dwelling and must be a different color package.
- | |
|---|
| 2 |
|---|

 Dwelling may be the same elevation and the same floor plan as the Subject Dwelling, but must be a different color package.
- | |
|---|
| 3 |
|---|

 Dwelling may be identical to the Subject Dwelling.

ARTICLE 4. OFF-STREET LOADING AND PARKING

WC § 16.04.120 of the Zoning Ordinance, entitled “Off-Street Loading and Parking”, shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 4.1. Loading Berths. ~~Other local business guideline~~The Other Local Business off-street loading guidelines in WC §16.04.120 shall be modified as follows: two (2) loading berths for businesses with 10,001 or more square feet.

Section 4.2. Off-Street Parking. ~~In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:~~

- A. Collective Provisions for ~~Non-Residential Uses~~the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots, including access drives and parking spaces, shall require concrete curbing unless the curb conflicts with the provision of Low Impact Development (“LID”) design elements, as determined by the Economic and Community Development Director. In LID situations, wheel stops may be used adjacent to parking stalls as determined by the Economic and Community Development Director. This requirement is not applicable to single-family detached dwellings.–
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 2. Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.
 - 3. Multifamily Residential Uses:
 - a. One (1) parking space per bedroom of each dwelling unit.
 - b. The minimum number of garage parking spaces shall be equal to 60% of the total number of dwelling units within the multifamily area of the Mixed Use District.
 - c. Two (2) parking spaces for every one thousand (1,000) square feet of clubhouse.
- D. Size. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of drives, aisles, ramps, and columns.
- E. Each required off-street parking space within the multifamily area of the Mixed Use District shall open directly upon an aisle or a driveway of such width and design as to provide safe access to the street. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and tandem space are dedicated to the same tenant.

F. A parking area a minimum depth of 20 feet shall be provided in front of all garage doors within the Single Family District.

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required to be installed, by the developer of each tract, as follows:

A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:

1. The clubhouse of the multifamily area within the Mixed Use District,

2. The recreation area within the Single Family Residential District, and

3. The Anchor Tenant of the commercial area within the Mixed Use District.

B. Bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided on each outlot, on each end of the inline retail building(s), and at any office building within the Mixed Use District.

ARTICLE 5. LANDSCAPING STANDARDS

WC § 16.06.010 thru WC § 16.06.080 ~~of the Zoning Ordinance, entitled, entitled~~ “Landscaping Standards”, shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 5.1. Low Impact ~~Design (Development (“LID”))~~ Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications, as determined by the Economic and Community Development Director. Ornamental grasses shall not be used as a substitute for buffer yard plantings. The minimum container size for planting ornamental grasses shall be one gallon.

Section 5.2. Buffer Yard Requirements.

A. Buffer yards shall not be required internal to the Real Estate.

~~B. Perimeter buffer yards shall not be required where the subject or abutting property contains existing wooded areas at least 20 feet deep from the property line, gas pipeline easements, or ponds.~~

~~C.B.~~ Buffer yards shall not be required where the front of lots or dwellings face a perimeter street 146th Street, 151st Street, 156th Street or Ditch Road.

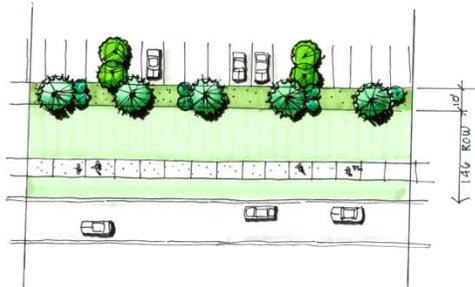
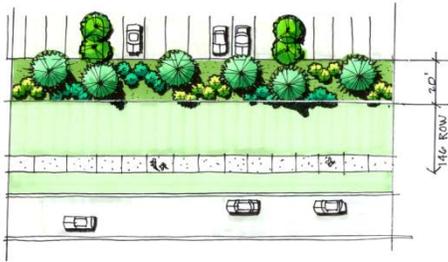
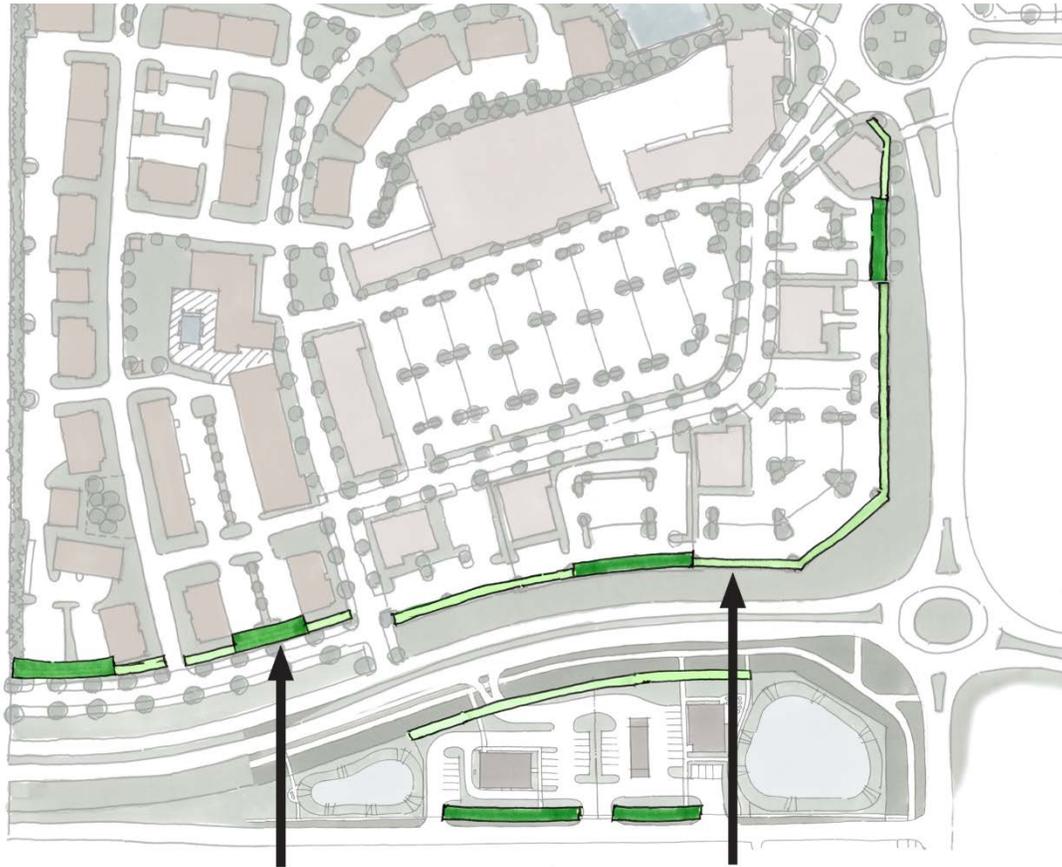
C. Where the rear yards of lots abut Ditch Road a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage.

Section 5.3. Enhanced Landscape Buffer in the Mixed Use District.

In the areas noted on the following illustration, **Figure #1**, an enhanced landscape buffer a minimum of 20 feet wide and planted with a minimum of one and one-half (1.5) evergreen trees, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

Section 5.4. Refer to Section 2.4.M for additional parking lot screening requirements for multifamily uses within the Mixed Use District.

Figure #1



Enhanced Landscape Buffer
Per Section 5.4

Landscape Planting
Per Zoning Ordinance

ARTICLE 6. DEFINITIONS

“Alley” shall mean and refer to any private drive, with the exception a permanent right-of-private streets, open for the purpose of affording way or easement which provides a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property lands. In the case of new lots, an alley will provide the primary means of access to the lot.

“Construction Phasing Schedule” shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.

“Corner

“Anchor Tenant” shall mean an occupant of more than 50,000 square feet in Area B of the Mixed Use District.

“Architectural Break” shall mean and refer to the exterior corner of a projection along the elevation of a homebuilding. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six (6) feet and projection of no less than two (2) feet shall count as a corner architectural break.

“District Architectural Detailing” shall mean detailed design, location, composition and correlation of elements that provide ornamentation.

“Architectural Garage Door” shall mean and refer to either of a garage door with Architectural Detailing reflecting the design of the building. The architectural details may include windows, materials, colors, hardware specifications, etc., consistent with the details of the remainder of the primary building.

“Architecturally-enhanced Articulated Trim Mouldings” shall mean and refer to a decorative strip used for ornamentation or finishing with materials, dimensions, and colors that are consistent with and enhance the architectural design of a building.

“Architecturally-treated Entranceways” shall mean and refer to the use of trim details on the three sides of a door or entrance point into a building to draw attention to the entrance.

“Architectural Treatment on Gable Ends” shall mean and refer to the finishing of the triangular area of the side of a building with a gable roof with architectural details consistent with the design of the home.

“Color Package” shall mean a combination of the color of the main body of the house, a different color trim, and an optional accent color. To be different from another color package, a color package must include at least two of the three different elements being of a different color.

“Construction Phasing Plan” shall mean and refer to the Construction Phasing Plan attached hereto and incorporated herein by reference as Exhibit D.

“Enhanced Architectural Window Treatment” shall mean and refer to enhanced Architectural Detailing of elements around window openings. For windows in a masonry elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry elevation, the treatment shall be of natural materials and be applied to the sill, header, and jams. ~~(2) Districts within this Ordinance~~The width of the treatment shall be a minimum of 3½ inch reveal dimension of the base siding material.

“Front Elevation” shall mean the exterior portion of a dwelling that primarily faces the street and contains the primary entrance to the dwelling. In the case of a Mew alley loaded lot, the front elevation shall be that exterior portion of the dwelling that primarily faces the park.

“Illustrative Site Development Plan” shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C. _

“Lot, Mew” shall mean and refer to a lot fronting upon open/green space and served by an Alley.

“Low Impact Development (LID)” shall mean and refer to an approach to land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

“Masonry” shall mean and refer to brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with mortar to form a wall, buttress, or similar mass.

_ “Mixed Use District” shall mean and refer to what is identified on the Zoning District Map as Mixed Use.

“Natural Materials” shall mean and refer to brick, wood, limestone, fiber cement siding, or natural stone.

“Owner” shall mean and refer to any owner of any part of the Real Estate.

“Real Estate” shall mean and refer to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit A.

“Roof Pitch, Primary” shall mean and refer to the slope of the majority portion of a building’s roof. A pitch of a roof is measured in degrees or the vertical rise in inches for every horizontal 12 inch length (called the "run").

“Roof Pitch, Secondary” shall mean and refer to any roof pitch on a building that is not the Primary Roof Pitch.

_ “Single Family Residential District” shall mean and refer to what is identified on the Zoning District Map as the Single Family Residential District.

“Use Easement” shall mean an authorization that permits, by virtue of a recorded document, the owner of a lot the unconditional use of a designated part of an adjacent property to the lot.

“Zoning District Map” shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

“Zoning Ordinance” shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

EXHIBIT A

Legal Description

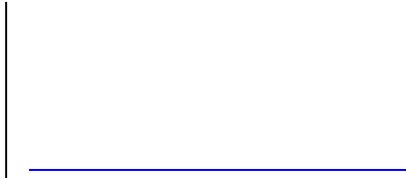


EXHIBIT B
Zoning District Map



EXHIBIT C

Illustrative Site Development Plan

EXHIBIT D

Construction Phasing Schedule

ARTICLE 7. CITY OF WESTFIELD'S STATE HIGHWAY 32 OVERLAY ZONE STANDARDS

Buildings shall comply with WC § 16.04.065(8) Architectural Design Requirements of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the State Highway 32 right-of-way line shall be applied to the Ditch Road and 146th Street right-of-way lines adjacent to the Real Estate, unless otherwise stated herein.

[INSERT EXHIBITS HERE]