

ORDINANCE NUMBER 15-##

West Rail PUD District

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE**

This is a Planned Unit Development District Ordinance (to be known as the "**WEST RAIL PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 15##-PUD-##**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 15##-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (##) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

WHEREAS, the Common 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; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**West Rail PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 **Area:** A discrete geographic area within the District. "Area A" and "Area B" are conceptually represented on the Concept Plan and are regulated accordingly by the terms of this Ordinance.
- 2.2 **Concept Plan:** The plan attached hereto and incorporated herein by reference as **Exhibit B.** Exhibit B is a general plan for the development of the Real Estate which conceptually illustrates the layout of Lots and the network of Open Spaces and trails within the District.
- 2.3 **Living Area:** The square footage of a Dwelling exclusive of garages, porches, patios and basements.
- 2.4 **Perimeter Road(s):** An existing public road abutting the Real Estate which shall include 156th Street, 161st Street and Ditch Road.
- 2.5 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B,** is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be (i) the SF4: Single Family High Density District for Area A and (ii) the SF3: Single Family Medium Density District for Area B, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. The permitted uses shall be as set forth below.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in *Chapter 4* and *Chapter 13*, shall be permitted unless otherwise prohibited below.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one hundred and eighty-three (183). Residential Lots may be developed pursuant to either the standards of Area A or the standards of Area B as set forth in this Ordinance subject to the following: (i) a maximum of one hundred and ten (110) Dwellings may be developed pursuant to the standards applicable to Area A.

Section 6. General Regulations. The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	Area A	Area B
Minimum Lot Area	9,100 SF	10,500 SF
Minimum Lot Frontage on Roads	40'	40'
Minimum Setback Lines		
Front Yard	20'	20'
Side Yard	6'	7'
Rear Yard	20'	20'
Minimum Lot Width	65'	75'
Maximum Building Height	35'	
Minimum Living Area		
One Story Dwellings	1,800 SF	2,000 SF
Two Story Dwellings	2,000 SF	2,200 SF

Section 7. Development Standards. The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

- 7.1 **Article 6.3 Architectural Standards:** Shall apply. In addition, the following shall also apply:
 - A. **Character Exhibit.** The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the images do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a

benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District’s intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s determination may be appealed to the Plan Commission.

- B. The standards included in **Exhibit D** shall apply to all Dwellings in the District. The architectural elements required under subsection F of Exhibit D shall qualify as Architectural Features in meeting the standards of Article 6.3.C.1.b(iii). The requirements under Exhibit D and Article 6.3 shall not be applied cumulatively.

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- A. No landscape plantings shall be required where otherwise required but within the gas line easements currently encumbering the Real Estate.

7.3 Article 6.9 Lighting Standards: Shall apply.

7.4 Article 6.17 (F.7) Sign Standards - Identification with the City: Shall apply; however, the words “at the Station” may be substituted for the words “of Westfield” following the subdivision name.

Section 8. Infrastructure Standards. The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see *Chapter 7: Subdivision Regulations*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. Design Standards. The standards of *Chapter 8: Design Standards* shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards shall apply except as otherwise modified or enhanced below.

- A. The Minimum Open Space for the District shall be enhanced to require a minimum of thirty (30%) of the Real Estate, as generally shown on the Concept Plan.
- B. No privately-owned Lot with a Dwelling shall be permitted to encroach into the gas line easements currently encumbering the Real Estate.

- C. An eight-foot (8') wide multi-use path, constructed in accordance with the City's Construction Standards, shall be installed within the District's Open Space extending from 156th Street to 161st Street and Shamrock Springs Elementary School, as generally illustrated on the Open Space Concept Plan.
- D. Common Areas shall not be subject to the Lot provisions of the Underlying Zoning District.

9.2 Amenities. The following Amenities shall be provided within the Open Space of the District in accordance with this section.

- A. The abundance of open space in the community offers active and passive recreation opportunities.
- B. Passive recreation opportunities are provided around the ponds, throughout the wildflower meadows, and in pocket parks of the common areas throughout the development.
- C. Active recreation will be focused around the amenity center located in the middle of the community. The amenity center will contain a bath house, playground, court games, and an open play field. These amenities are illustrated on the attached hereto as Exhibit E (Amenity Area Concept Plan).
- D. Trails: Trails shall be installed, in substantial compliance with the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

Section 10. Procedures and Permits. The standards of *Chapter 10: Procedures and permits* shall apply to the development of the District,

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

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 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: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 15-##** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-##**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-##**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

West Rail - PUD District Ordinance 100215

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Concept Plan
- Exhibit C Character Exhibits
- Exhibit D Additional Architectural Design Standards
- Exhibit E Architectural Diversity
- Exhibit F Amenity Area Concept Plan

EXHIBIT A

Page 1 of 1

(Real Estate)

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 10; thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.002) along the west line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Northeast Quarter-Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section, thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.

EXCEPT therefrom that part conveyed to Epiphany Evangelical Lutheran Church, Inc. by Limited Warranty Deed recorded January 1, 2012 as Instrument No. 2012001063, described as follows:

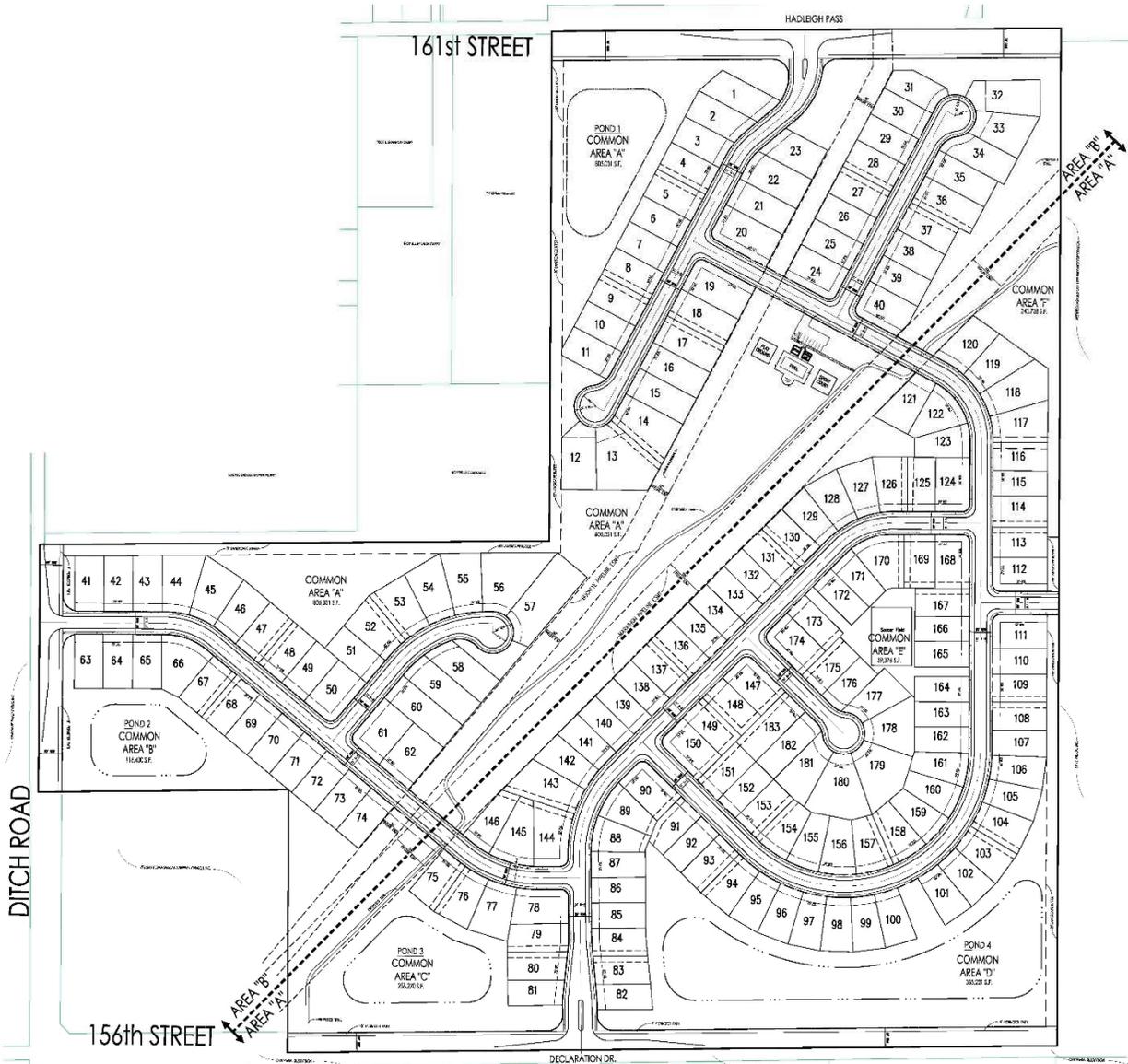
Part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of said Southwest Quarter; thence North 00 degrees 09 minutes 21 seconds East along the west line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinates East Zone) 676.00 feet; thence North 89 degrees 17 minutes 51 seconds East parallel with the south line of said Southwest Quarter 644.45 feet; thence South 00 degrees 09 minutes 21 seconds West parallel with the west line of said Southwest Quarter 676.00 feet to the south line of said Southwest Quarter; thence South 89 degrees 17 minutes 51 seconds West along said south line 644.45 feet to the POINT OF BEGINNING. Containing 10.000 acres, more or less.

EXHIBIT B

Page 1 of 1

CONCEPT PLAN



REPLACE WITH COLOR VERSION

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ____-PUD-__.

EXHIBIT C
Page 1 of 16

(Character Exhibits)

ARTS AND CRAFTS (AC)



EXHIBIT C
Page 2 of 16

(Character Exhibits)

	<p style="text-align: center;">ADDITIONAL STYLE ELEMENTS</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>SHED DORMERS</p> </div> <div style="text-align: center;"> <p>3 OVER 1 GRIDS</p> </div> </div>
<p style="text-align: center;">STYLE ELEMENTS</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>GABLE ELEMENTS</p> <p>TRIANGLE OR SPLIT TRIANGLE VENTS</p> </div> <div style="text-align: center;"> <p>FRONT ENTRY</p> <p>WIDE COVERED PORCHES OFTEN INCLUDE MULTIPLE COLUMNS</p> </div> <div style="text-align: center;"> <p>WINDOW TREATMENT</p> <p>TYPICAL WINDOW STYLE WITH BOARD & BATTEN SHUTTERS</p> </div> </div>	<p style="text-align: center;">ARTS & CRAFTS STYLE</p> <p style="font-size: small; text-align: center;">This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</p>

EXHIBIT C
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(Character Exhibits)

ENGLISH REVIVAL (ER)



EXHIBIT C
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(Character Exhibits)

<p>MIXTURE OF LIPPED AND GABLED ROOF SYSTEMS</p> <p>PROJECTED GABLE DETAILS</p> <p>BRACKETS</p> <p>BOARD & BATTEN SHUTTERS</p> <p>ARCHITECTURAL STUCCO APPLICATIONS</p> <p>WINDOW GRIDS 4 OVER 4 GRIDS</p> <p>PRIMARILY BRICK</p> <p>VERTICAL AND ANGLED TRIM DETAILS IN GABLES</p> <p>STUCCO APPLICATIONS</p> <p>ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR</p> <p>ENCLOSED WEATHER PROTECTED PORCHES ARE COMMON</p>	<p>STYLE ELEMENTS</p> <p>GABLE ELEMENTS</p> <p>STUCCO W/ TRIM AROUND WINDOWS AND/OR RECTANGULAR VENTS IS COMMON</p> <p>WINDOW TREATMENT</p> <p>SIMPLE TRIM DETAILS AROUND WINDOWS AND VENTS IS TYPICAL</p>	<p>ADDITIONAL STYLE ELEMENTS</p> <p>DIAMOND GRIDS</p> <p>COVERED PORCH W/ SQUARE POSTS</p>
<p>ENGLISH REVIVAL STYLE</p> <p>This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</p>		

EXHIBIT C
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(Character Exhibits)

FARMHOUSE (FH)



EXHIBIT C
Page 6 of 16

(Character Exhibits)

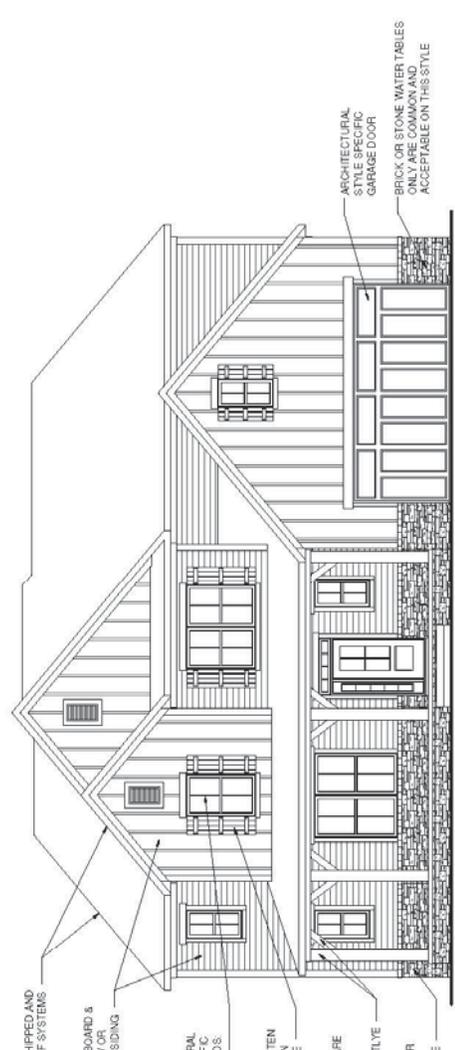
 <p>MIXTURE OF HIPPED AND GABLED ROOF SYSTEMS</p> <p>MIXTURE OF BOARD & BATTEN AND/OR HORIZONTAL SIDING</p> <p>ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS, 2 OVER 2</p> <p>BOARD & BATTEN SHUTTERS ON RUSTIC STYLE</p> <p>SIMPLE SQUARE COLUMNS & BRACKETS ON RUSTIC STYLE</p> <p>STONE WATER TABLES ON RUSTIC STYLE</p> <p>ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR</p> <p>BRICK OR STONE WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE</p>	<p>ADDITIONAL STYLE ELEMENTS</p> <p>MIDWEST STYLE MASONRY</p> <p>BRICK WATER TABLES REPLACE STONE ON THE MIDWEST STYLE</p> <p>FRONT ENTRY MIDWEST STYLE</p> <p>SIMPLE SQUARE COLUMNS OVER BRICK BASES</p>	<p>STYLE ELEMENTS</p> <p>GABLE ELEMENTS</p> <p>SIMPLE TRIM AND VENT DETAILS ARE TYPICAL</p> <p>WINDOW TREATMENT</p> <p>FRONT ENTRY RUSTIC STYLE</p> <p>WIDE FRONT PORCHES WITH MULTIPLE SIMPLE POSTS. PORCHES CAN WRAP AROUND CORNERS WHEN SPACE ALLOWS.</p>
<p>RUSTIC / MIDWEST FARM HOUSE STYLE</p> <p><small>This Exhibit is not an acting home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</small></p>		

EXHIBIT C
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(Character Exhibits)

FOUR SQUARE (FS)



EXHIBIT C
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(Character Exhibits)

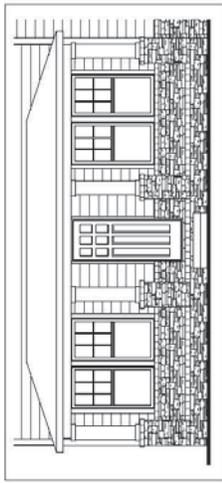
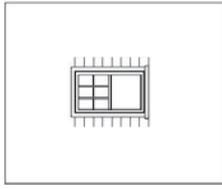
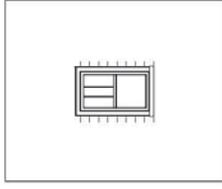
 <p>SHORT AND WIDE DORMERS, CENTERED OVER MAIN ENTRY</p> <p>BRACKETS</p> <p>ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS 6 OVER 1</p> <p>MAIN AREA OF FRONT FACADE IS GENERALLY SYMMETRICAL IN DESIGN</p> <p>SQUARE COLUMN ON STONE BASE</p> <p>STONE OR BRICK WATER TABLE</p> <p>ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR</p> <p>STONE OR BRICK WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE</p>	<p>STYLE ELEMENTS</p>  <p>FRONT ENTRY</p> <p>FRONT PORCH IS GENERALLY SYMMETRICAL IN DESIGN AND CENTERED ON MAIN FRONT FACADE</p>  <p>WINDOW TREATMENT</p> <p>TYPICAL SIMPLE TRIM DETAIL AROUND A 6 OVER 1 WINDOW PATTERN</p>	<p>ADDITIONAL STYLE ELEMENTS</p>  <p>3 OVER 1 GRIDS</p>
<p>FOUR SQUARE STYLE</p>		<p>This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</p>

EXHIBIT C
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(Character Exhibits)

FRENCH COUNTRY (FC)

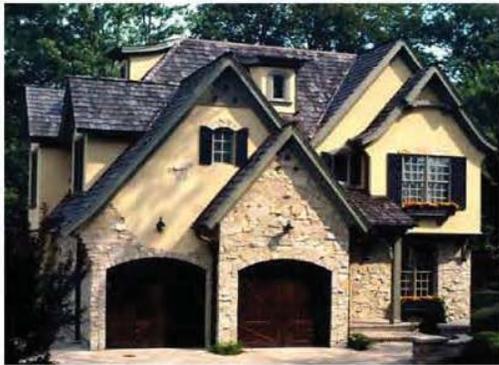


EXHIBIT C
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(Character Exhibits)

	<p>STYLE ELEMENTS</p> <p>GABLE ELEMENTS RECTANGULAR OR ARCH TOP VENTURE TYPICAL</p> <p>WINDOW TREATMENT BOARD & BATTEN SHUTTERS ARE USED TO ACCENT THE RUSTIC LOOK</p> <p>ADDITIONAL STYLE ELEMENTS</p> <p>STONE ARCHED ENTRYWAYS</p> <p>ARCHED ROOF DORMERS</p> <p>HIP ROOF DORMERS</p>	<p>FRENCH COUNTRY STYLE</p> <p>This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</p>
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EXHIBIT C
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(Character Exhibits)

SHINGLE STYLE (SH)

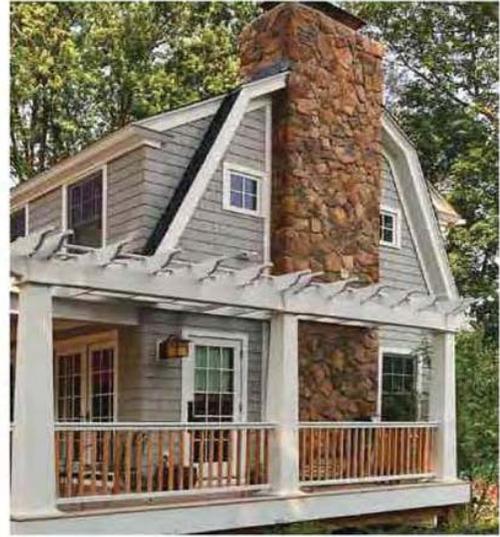


EXHIBIT C
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(Character Exhibits)

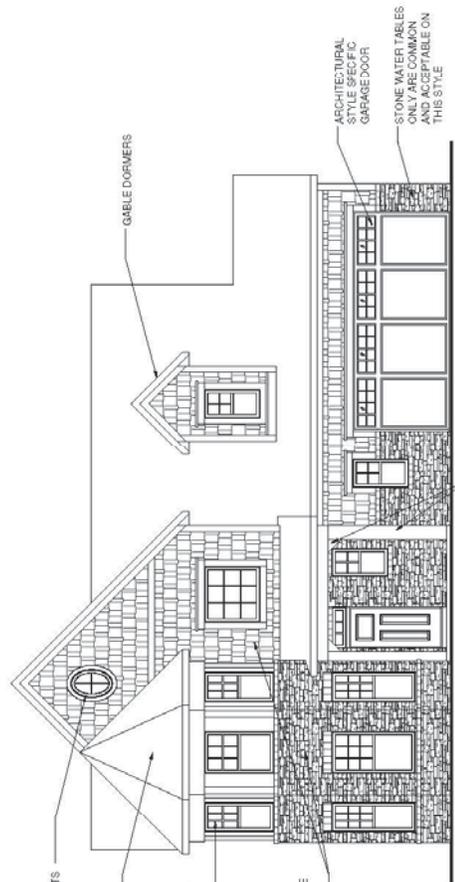
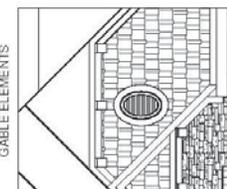
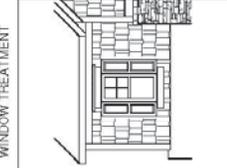
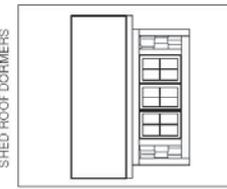
 <p>USE OF OVAL WINDOWS & VENTS</p> <p>TURRETS ARE COMMON</p> <p>ARCHITECTURAL CORBELS OVER WINDOWS & OVER 1</p> <p>PRIMARILY STONE & SHAKE SIDING FACADE</p> <p>GABLE DORMERS</p> <p>ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR</p> <p>STONE WATER TABLES ONLY ARE COMMON AND NOT A STYLE TABLE ON THIS STYLE</p> <p>LARGE SQUARE COLUMNS & BRACKETS</p>	<p>STYLE ELEMENTS</p>  <p>GABLE ELEMENTS</p> <p>CLIPPED GABLES W/ CORBELS ARE COMMONLY SEEN ALONG WITH OVAL WINDOWS OR VENTS</p>  <p>WINDOW TREATMENT</p> <p>TRIM WITH PANELED SHUTTERS TYPICAL TO THIS STYLE</p>	<p>ADDITIONAL STYLE ELEMENTS</p>  <p>SHED ROOF DORMERS</p>
<p>SHINGLE STYLE</p>		<p>This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</p>

EXHIBIT C
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(Character Exhibit)

TRADITIONAL (TR)



EXHIBIT C
Page 14 of 16

(Character Exhibit)

<p>MIXTURE OF HIPPED AND GABLED ROOF SYSTEMS</p> <p>DECORATIVE HEADSETS ABOVE WINDOWS AND DOORS</p> <p>ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS</p> <p>PANELED SHUTTERS</p> <p>SQUARE COLUMN W/ TRIM ACCENTS</p> <p>BRICK ROWLOCK & SOLDIER DETAILS THROUGHOUT</p> <p>GABLE RETURNS</p> <p>RECTANGLE VENTS</p> <p>EYEBROWS</p> <p>ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR</p> <p>PRIMARILY HORIZONTAL SIDING AND BRICK FACADE</p> <p>BRICK WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE</p>	<p>ADDITIONAL STYLE ELEMENTS</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="925 420 1234 609"> <p>GABLE ELEMENTS MANOR STYLE</p> <p>BRICK HERRING BONE OR SHAKE SIDING USED TO ACCENT THE GABLES</p> </div> <div data-bbox="925 630 1234 1029"> <p>FRONT ENTRY MANOR STYLE</p> <p>LARGE COLUMNS OVER BRICK BASES</p> </div> </div>	<p>STYLE ELEMENTS</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="925 1134 1234 1449"> <p>GABLE ELEMENTS TRADITIONAL STYLE</p> <p>FRONT PORCHES ARE GENERALLY WIDE WITH AMPLE SPACE FOR OUTDOOR SITTING</p> </div> <div data-bbox="925 1491 1234 1596"> <p>BIRD BOXES</p> </div> </div>	<p>TRADITIONAL / MANOR STYLE</p> <p><i>This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</i></p>
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EXHIBIT C
Page 15 of 16

(Character Exhibits)

VICTORIAN (VI)



EXHIBIT C
Page 16 of 16

(Character Exhibits)

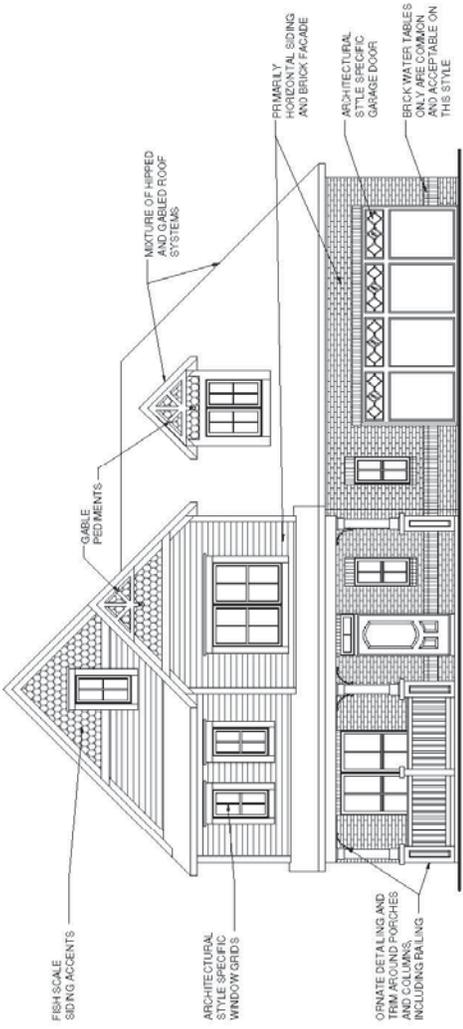
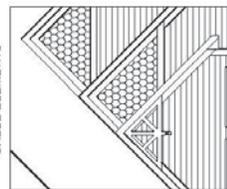
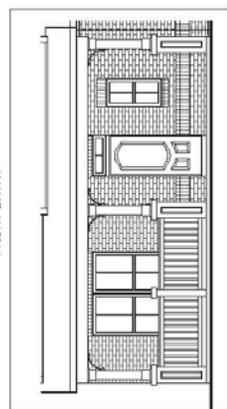
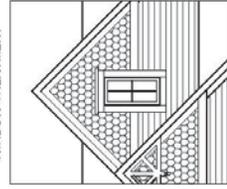
 <p>FISH SCALE SIDING ACCENTS</p> <p>ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS</p> <p>GABLE PEDIMENTS</p> <p>MIXTURE OF HIPPED AND GABLED ROOF SYSTEMS</p> <p>FRIMBLY GABLES, SIDING AND BRICK FACADE</p> <p>ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR</p> <p>BRICK WATER TABLES ONLY ARE COMMON IN THIS STYLE</p> <p>ORNATE DETAILING AND TRIM AROUND PORCHES AND COLUMNS INCLUDING RAILINGS</p>	<p>STYLE ELEMENTS</p>  <p>GABLE ELEMENTS</p> <p>GABLE PEDIMENTS AND FISH SCALE ACCENTS ADD TO THE DECORATIVE NATURE OF THE STYLE</p>  <p>FRONT ENTRY</p> <p>FRONT PORCHES ARE GENERALLY WIDE WITH AMPLE SPACE FOR OUTDOOR SITTING</p>  <p>WINDOW TREATMENT</p> <p>DOUBLE LAYER TRIM DETAILS AROUND WINDOWS AND VENTS</p>	<p>VICTORIAN STYLE</p> <p>This Exhibit is not an acting home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.</p>
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EXHIBIT D

(Additional Architectural Design Standards)

Additional Architectural Design Standards. The following Additional architectural design standards shall apply to the District:

- A. Design Elements. Design elements and detailing shall be cohesive around the structure consistent with the architectural style. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials.

- B. Roof Form and Overhangs.
 - (i) Roof form and design will include, where appropriate, varied pitches and ridge levels.

 - (ii) All Dwellings shall have eaves of a minimum eight (8) inch overhang.

- C. Streetscape Diversity: *Article 6.3(C)(2)(c) under Streetscape Diversity*, shall be replaced by the following: All Dwellings shall comply with the architectural diversity standards included in **Exhibit F** (Architectural Diversity).

- D. Garage Composition and Orientation.
 - (i) All Dwellings shall have a minimum two (2) car attached garage.

 - (ii) Front load and side load garages shall be permitted.

- E. Typical Lot Landscaping. Portions of the Lot draining to the front shall be sodded. Portions of the Lot draining to the rear shall be seeded.

- F. Exterior Surfaces.
 - (i) Permitted exterior surfaces shall include: EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board. Vinyl or aluminum clad windows shall be permitted.

 - (ii) Generally, all Dwellings shall have masonry or equivalent, fiber cement siding, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style dictates otherwise.

 - (iii) Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the front façade:
 - a) Side load or angled garage

- b) Covered front porch (at least six (6) feet in width and four (4) feet in depth;
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches;
 - d) Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - e) 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);
 - f) 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 garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
 - g) Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
 - h) 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, exclusive of windows and doors;
 - i) Separate overhead door per car for each garage;
 - j) Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
 - k) Architecturally-treated entranceways (for homes without a front porch);
 - l) Bay window;
 - m) Transom window(s);
 - n) Veranda/balcony;
 - o) Garage doors containing windows;
 - p) Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - q) Exterior chase fireplace.
- (iv) Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following architectural elements on said side façade:
- a) Side load or angled garage;
 - b) Hip roof;
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes;
 - d) 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 garage

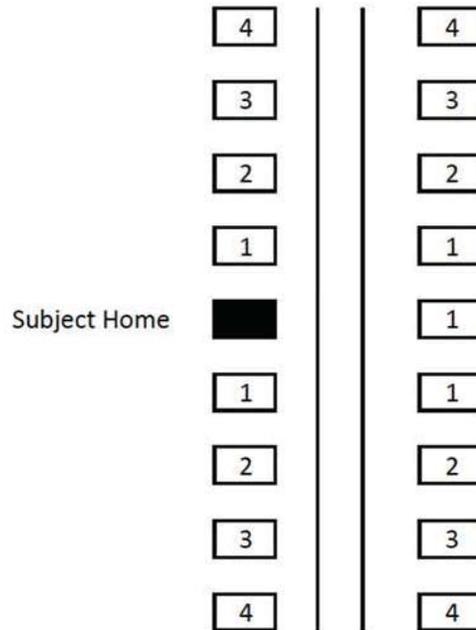
- (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
- e) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a four (4) foot return on the first floor;
 - f) Three (3) or more windows on the façade;
 - g) 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 time of planting;
 - h) Bay window;
 - i) Transom window(s);
 - j) Veranda/balcony;
 - k) Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - l) Exterior chase fireplace;
 - m) Architectural treatment on gable ends; or
 - n) Sunroom or screened porch.
- (v) Each Dwelling located adjacent to a Perimeter Road that is oriented as to have the rear and/or side façade of the home predominately visible from a Perimeter Road shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing Perimeter Roads or a minimum of two (2) of the following design features on said façade(s):
- a) Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
 - b) Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
 - c) 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 garage (includes homes incorporating two (2) or more architectural breaks);
 - d) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
 - e) Hip roof (only for side facades facing Perimeter Roads) or two (2) or more roof planes;
 - f) Elevated deck with decorative rail a minimum of twelve (12) feet in width;
 - g) Roofline direction change or roofline height change greater than sixteen (16) inches;
 - h) Bay window;
 - i) Transom window(s);

- j) Veranda/balcony;
- k) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows);
- l) Exterior chase fireplace; or
- m) Architectural treatment on gable ends.

EXHIBIT E

Page 1 of 1

(Architectural Diversity)



- 1 Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package.
- 2 Home cannot be of the same elevation of the same plan as the Subject home. Cannot be the identical color package as the Subject home but may have the same brick.
- 3 Home may be of the same plan and elevation as the Subject home, but must be a different color package.
- 4 May be identical to Subject home.

EXHIBIT F

Page 1 of 2

(Amenity Area Concept Plan)

Add color Amenity Concept Plan

EXHIBIT F
Page 2 of 2

(Amenity Area Concept Plan)

