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ORDINANCE NO. 41-06-16

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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented


**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND
OFFICIAL ZONING MAP, ALL A PART
PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

An ordinance to amend the Unified Development Ordinance (“UDO”) as amended for the City of Noblesville, Hamilton County, Indiana, and its Official Zoning Map enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as emended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on document number 000434-2016 (the “Petition”) at its May 16, and June 20, 2016, meetings as required by law in regard to the application filed by Equicor Real Estate, LLC, for a request in change of zoning; and

WHEREAS, the Plan Commission sent an unfavorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, by a vote of seven (7) in favor and two (2) opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance for said City and the Official Zoning Map (the “Zoning Map”) to establish this Planned Development Overlay District (the “District”) to read as follows:

SECTION 1. Applicability of Ordinance.

- 1.1 The Zoning Map is hereby changed to designate the land described in **Exhibit A**, attached hereto (the “Real Estate”), as a Planned Development Overlay District to be known as “Union Crossing/32 Union”.
- 1.2 The District’s underlying zoning districts shall be R-5 for the approximately 21.25 acres +/- shown on **Exhibit B** as multi-family (the “Multi-Family Development”) and described on **Exhibit C**, the R-2 Residential District for the approximately 154 residential lots (“R-2 Residential Lots”) shown on **Exhibit B** and for the approximately 71.03 acres +/- described on **Exhibit D**, and R-1 Residential District for approximately two (2) new lots and one (1) estate lot (“R-1 Residential Lots”) shown on **Exhibit B** and the approximately 12.44 acres +/- described on **Exhibit E** (collectively these districts shall be referred to as the “Underlying District”). Development in this district shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of June 21, 2016, and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the “Governing Standards”).

- 1.3 There shall be no more than two hundred seventy (270) units included in the Multi-Family Development, no more than one hundred forty (140) lots included in the R-2 Residential District and no more than two (2) lots and one (1) Estate lot included in the R-1 Residential District.
- 1.4 The R-2 Residential District shall have no more than sixty six (66) lots which are sixty (60') foot in width. All lots which are not sixty (60') foot in width shall be at least seventy (70') foot in width.
- 1.5 The open space for the Multi-Family Development shall be no less than 29%, the open space for the R-2 Residential District shall be no less than 19% and the open space for the R-1 Residential District shall be no less than 21%.
- 1.6 The unit density (Net) for the Multi-Family Development shall be no more than 13.77 units/acre, the unit density for the R-2 Residential District shall be no more than 2.65 units/acre, and the unit density for the R-1 Residential District shall be no more than .26 units/acre.
- 1.7 All provisions and representations of the UDO that conflict with the provisions of the Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. Definitions.

- 2.1 The general rules of construction set forth in Article 2 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.
- 2.2 Preliminary Development Plan: The oversized, scaled development plans on file with the City of Noblesville's Planning and Development Department dated March 28, 2016, as revised. The exhibit attached hereto as **Exhibit B** is a general representation of the oversized plans (collectively, the "Preliminary Development Plan").
- 2.3 Ranch Home: A one (1) story or one and one half (1 ½) story dwelling unit with the master bedroom on the main floor. One and one half (1 ½) story shall be defined as the second story livable area is not greater than 45% of the main floor livable area.
- 2.4 Window: Glass surface with a minimum size of eight (8) square feet. A double-hung window shall count as two (2) windows provided the double-hung window has a minimum size of twenty-four (24) square feet. A sliding glass door shall count as two (2) windows provided the minimum size of the sliding glass door is thirty (30) square feet. This definition shall apply to R-2 Residential Lots only.

SECTION 3. Permitted Uses.

3.1 The following uses shall be permitted within the District:

- A. All uses permitted in the Underlying District.
- B. Accessory buildings and uses customarily incidental to any of the permitted uses.
- C. Any open space shown on the Development Plan may be owned by the owner of the Multi-Family Development, the homeowner's association affiliated with the R-2 Residential Lots or the owner of the R-1 Residential Lots. Regardless of ownership of this open space, it shall be included in the density calculations for the district for which it is zoned and shall remain zoned in accordance with the classification provided hereby.

SECTION 4. Preliminary Development Plan. The Preliminary Development Plan is hereby incorporated and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.

SECTION 5. Bulk Standards. The bulk standards applicable to the Underlying District shall apply except as noted below.

5.1 Minimum Lot Area per Dwelling Unit for the R-2 Residential Lots shall be 7,500 sq. ft.

5.2 Minimum Lot Width for the R-2 Residential Lots shall be Sixty (60) feet.

5.3 The Minimum Front Yard Setback shall be twenty five (25) feet from a collector street.

5.4 The Minimum Side Yard Setback for the R-2 Residential Lots shall be at least five (5) feet on either side of the structure.

5.5 The Maximum Floor Area Ratio for the sixty (60) foot R-2 Residential Lots shall not exceed 40%. The Maximum Floor Area Ratio for the seventy (70) foot R-2 Residential lots shall not exceed 41%.

5.6 The minimum first floor area per dwelling unit for sixty (60) foot R-2 Residential Lots shall be:

- A. 1,800 square feet for a one story Ranch Home
- B. 1,800 square feet for a two story dwelling.

The minimum square footage per dwelling unit for the seventy (70) foot R-2 Residential Lots shall be:

- C. 1,800 square feet for a one story Ranch Home.

D. 2,250 square feet for a two story dwelling.

5.7 The Maximum Lot Coverage for the R-2 Residential Lots shall not exceed 45%.

SECTION 6. Landscaping Standards. The standards of Article 12, Landscaping and Screening, of the UDO shall apply, except as noted below.

6.1 Landscape Buffer Yards. The District shall comply with the fifty (50) foot Peripheral Yard required under Article 8, Part H, Section 3.F.2 of the UDO with the exception of:

- i) Where drive aisles and parking spaces are shown on the Multi-Family Development immediately adjacent to an existing industrial use;
- ii) The southernmost R-1 Residential Lot shall not have a Peripheral Yard on its southern side yard; and
- iii) The R-1 Residential Lots do not have a Peripheral Yard on the frontage of Stony Lane, but the R-1 Residential Lots will comply with the required setback from Stony Lane.

6.2 Open Space. Areas for permanent landscaped open space shall be provided as shown on the Preliminary Development Plan. The R-1 Residential District shall not be required to have any Permanent Common Open Space as required by Article 8, Part H, Section 3, H(1).

6.3 Lot Plantings for the R-2 Residential Lots shall consist of:

- a. Front Yard: One (1) shade tree planted at 2 1/2 inch caliper, one (1) ornamental tree planted at 1 1/2 inch caliper and eight (8) shrubs
- b. Side Yard: Four (4) shrubs
- c. Rear Yard: One (1) shade tree planted at 2 1/2 inch caliper.

6.4 Active open space. The R-2 Residential District shall, upon completion of secondary platting for all one hundred forty (140) lots install a playground of at least three thousand (3,000) square feet to be maintained by the homeowner's association and for the use of residents of the R-2 Residential District.

SECTION 7. Parking and Loading Standards. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply, except as noted below.

7.1 The location for driveways on R-2 Residential Lots which front more than one public street shall be reviewed and approved by the City Engineer during the review of construction drawings and shall not be required to be placed 10' from the lot line furthest from the intersection as provided in Article 10, Section 4.C.2.d of the UDO.

7.2 The parking space ratios included in Table 10.0.3.B of the UDO shall not apply to the Multi-Family Development. Instead, the Multi-Family Development shall have a parking ratio for surface parking of at least one (1) surface parking space per one (1) unit, and a maximum of one and one half (1.5) surface parking spaces per one

per one (1) unit, and a maximum of one and one half (1.5) surface parking spaces per one (1) unit. Any private garage spaces shall not be included in the calculation of surface parking spaces required or constructed.

SECTION 8. Lighting Standards. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply.

SECTION 9. Sign Standards. The District's signs shall comply with Article 11 of the UDO.

- 9.1 **Entrance Monuments.** The entrances to the R-2 Residential Lots (being both the entrance on Union Chapel Road and Conner Street) and the primary entrance to the Multi-Family Development (being the entrance to Union Chapel Road) shall be improved with a decorative entrance monument which shall include signage constructed with masonry or other solid surfaces and integrating landscaping features and shall be constructed in the style and character of the photo attached as Exhibit I. The monuments shall be installed on both sides of each entrance and shall be installed contemporaneously with the completion of the first unit for each portion of the respective project.

SECTION 10. Architectural Standards.

- 10.1 The proposed architecture and design of buildings for the R-2 Residential Lots within the District are attached as **Exhibit G** (the "R2 Architectural Illustrations"). New construction on the R-2 Residential Lots shall substantially comply in quality and character as those shown in the R2 Architectural Illustrations and shall be in compliance with the architectural standards included in **Exhibit H** ("R2 Architectural Standards") attached hereto.
- 10.2 The proposed architecture and design of buildings for the Multi-Family Development are attached as **Exhibit I** (the "Multi-Family Architectural Illustrations"). New construction in the Multi-Family Development shall substantially comply in quality and character as those shown in the Multi-Family Architectural Illustrations.
- 10.3 New construction and development on the R-1 Residential Lots shall substantially comply in quality and character with the developments approved on the R-2 Residential Lots and with the R2 Architectural Standards attached hereto, with final review and approval being granted to the Director of Planning and Development as provided herein in Section 10.4.
- 10.4 The Director of Planning and Development, including his/her designees, shall review and approve building elevations at the time of filing of the Detailed Development Plan and/or Building Permit for substantial compliance with the Architectural Illustrations. If the Director determines proposed building elevations

do not substantially comply with the R2 Architectural Illustrations and/or Multi-Family Architectural Illustrations, then the Architectural Review Board shall review and may approve the proposed building elevations. The review of the Architectural Review Board shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and Approved Elevations.

10.5 All homes on the R-2 Residential Lots shall be as approved by the Architectural Review Board on April 28, 2016, with the following change:

A. Anti-Monotony:

- (i) No duplication of the same elevation within two (2) home sites on the same side of the street or on the three (3) sites directly across the street.
- (ii) No duplication of colors, something must be different colors (natural materials, trim and front door in combination cannot be the same) on the plan, within one (1) home site on the same side of the street or directly across the street.

SECTION 11. Circulation and Access Points. The District's site circulation and access points (including number and location of curb cuts), as shown on the Preliminary Development Plan.

SECTION 12. Infrastructure Standards. All public infrastructure within the District shall adhere to the City's standards and design criteria, unless otherwise stated within this Ordinance or unless specific waivers have been approved by the City and as stated below:

12.1 No sidewalk shall be required to be installed in the right of way of the south side of Conner Street, beginning north of Lot 41 (as shown on the Preliminary Development Plan) west to the border of the R-2 Residential Lots (located north of Lot 30).

SECTION 13. Detailed Development Plan. In order to maintain design flexibility, the exact configuration and locations of each building and parking area set forth in a Detailed Development Plan ("DDP") may vary from the Preliminary Development Plan as long as the Governing Standards are met. Approval of a DDP shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: (i) the Director of Planning and Zoning shall approve Minor Changes; and (ii) if a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, an amended Preliminary Development Plan shall be approved in accordance with Article 8, Part E, Section 4, of the UDO.

SECTION 14. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 26th day of July, 2016.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

BRIAN AYER

MARK BOICE

WIL HAMPTON

CHRISTOPHER JENSEN

ROY JOHNSON

GREGORY P. O'CONNOR

MARY SUE ROWLAND

RICK L. TAYLOR

MEGAN G. WILES

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this
26th day of July 2016.

JOHN DITSLEAR, MAYOR
CITY OF NOBLESVILLE, INDIANA

EVELYN L. LEES, CLERK
CITY OF NOBLESVILLE, INDIANA

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: RUSSELL L. BROWN

Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204 (317) 637-1321



EXHIBIT A
LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION NORTH 89 DEGREES 15 MINUTES 07 SECONDS EAST (BEARINGS ARE DERIVED FROM COORDINATES BASED THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD 83 (2011) EPOCH 2010.0) 70.01 FEET TO THE EAST LINE OF THE LANDS CONVEYED TO THE CITY OF NOBLESVILLE PER WARRANTY DEED RECORDED FEBRUARY 10, 2009, AS INSTRUMENT NO. 2009006375 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 55 SECONDS EAST 550.46 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 66 DEGREES 24 MINUTES 12 SECONDS EAST 197.31 FEET; THENCE NORTH 64 DEGREES 05 MINUTES 44 SECONDS EAST 290.00 FEET; THENCE NORTH 67 DEGREES 13 MINUTES 19 SECONDS EAST 179.49 FEET; THENCE NORTH 00 DEGREE 02 MINUTES 55 SECONDS EAST 8.23 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 55 SECONDS EAST 370.83 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST 549.76 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 58 SECONDS WEST 284.59 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 02 SECONDS WEST 143.40 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 58 SECONDS WEST 90.84 FEET; THENCE PARALLEL WITH AFORESAID WEST LINE NORTH 00 DEGREES 02 MINUTES 55 SECONDS EAST 775.81 FEET TO THE SOUTH LINE OF AFOREMENTIONED CITY OF NOBLESVILLE, THE REMAINING COURSES ARE ALONG THE SOUTH AND WESTERLY LINES OF NOBLESVILLE; THENCE SOUTH 75 DEGREES 53 MINUTES 03 SECONDS WEST 589.87 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS WEST 452.20 FEET; THENCE SOUTH 36 DEGREES 49 MINUTES 17 SECONDS EAST 75.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS WEST 100.00 FEET; THENCE SOUTH 28 DEGREES 56 MINUTES 07 SECONDS WEST 165.60 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 55 SECONDS WEST 573.81 FEET TO THE PLACE OF BEGINNING, CONTAINING 21.25 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY.

ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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ROAD 38 (A.K.A. CONNER STREET) AS IT EXISTED IN APRIL 2016; THENCE ALONG SAID CENTERLINE SOUTH 80 DEGREES 17 MINUTES 11 SECONDS EAST 1554.65 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 12 MINUTES 53 SECONDS EAST 445.84 FEET TO A POINT THAT IS NORTH 00 DEGREES 12 MINUTES 53 SECONDS WEST 1236.79 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS WEST 474.18 FEET; THENCE SOUTH 16 DEGREES 15 MINUTES 39 SECONDS WEST 99.92 FEET; THENCE SOUTH 63 DEGREES 04 MINUTES 28 SECONDS WEST 57.77 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 57 WEST 55.49 FEET; THENCE SOUTH 17 DEGREES 25 MINUTES 26 SECONDS EAST 333.11 FEET; THENCE SOUTH 56 DEGREES 55 MINUTES 36 SECONDS EAST 167.56 FEET; THENCE PARALLEL WITH AFORESAID EAST LINE SOUTH 00 DEGREES 12 MINUTES 53 EAST 704.61 FEET TO THE POINT OF BEGINNING, CONTAINING 71.03 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAYS.

ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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EXHIBIT B
SITE PLAN FROM DETAILED DEVELOPMENT PLAN



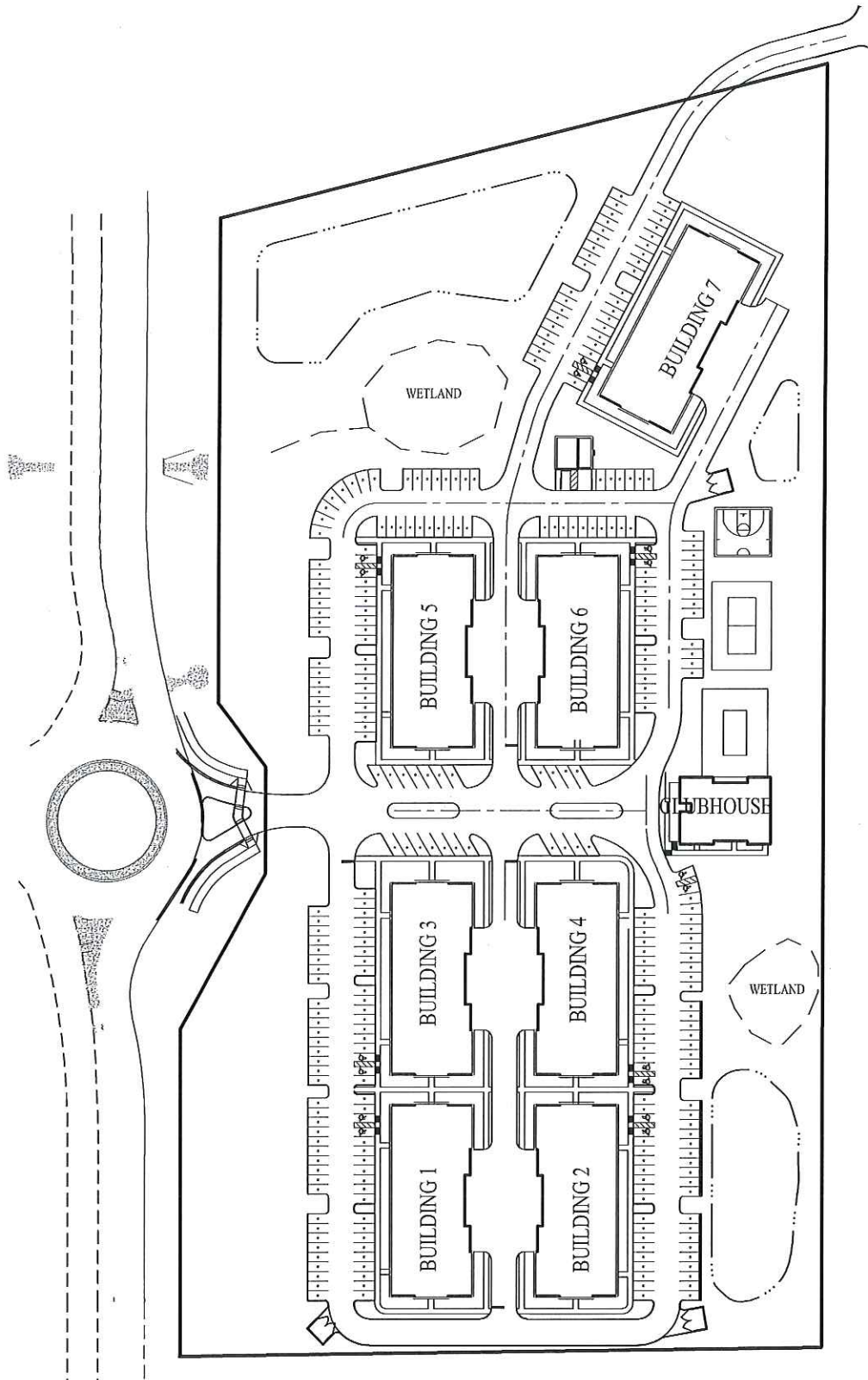
Union Crossing
Planned Development

60' & 70' x 125' Lots



SCALE: 1" = 120'





MA

EXHIBIT C
LEGAL DESCRIPTION FOR R5

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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EXHIBIT D

LEGAL DESCRIPTION FOR R-2

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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EXHIBIT E
LEGAL DESCRIPTION FOR R-1

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION NORTH 00 DEGREES 12 MINUTES 53 SECONDS WEST (BEARINGS ARE DERIVED FROM COORDINATES BASED THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD 83 (2011) EPOCH 2010.0) 1236.79 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS WEST 474.18 FEET; THENCE SOUTH 16 DEGREES 15 MINUTES 39 SECONDS WEST 99.92 FEET; THENCE SOUTH 63 DEGREES 04 MINUTES 28 SECONDS WEST 57.77 FEET; THENCE SOUTH 87 DEGREES 36 MINUTES 57 WEST 55.49 FEET; THENCE SOUTH 17 DEGREES 25 MINUTES 26 SECONDS EAST 333.11 FEET; THENCE SOUTH 56 DEGREES 55 MINUTES 36 SECONDS EAST 167.56 FEET; THENCE PARALLEL WITH AFORESAID EAST LINE SOUTH 00 DEGREES 12 MINUTES 53 EAST 704.61 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 15 MINUTES 07 SECONDS EAST 370.97 FEET TO THE POINT OF BEGINNING, CONTAINING 12.44 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAYS.

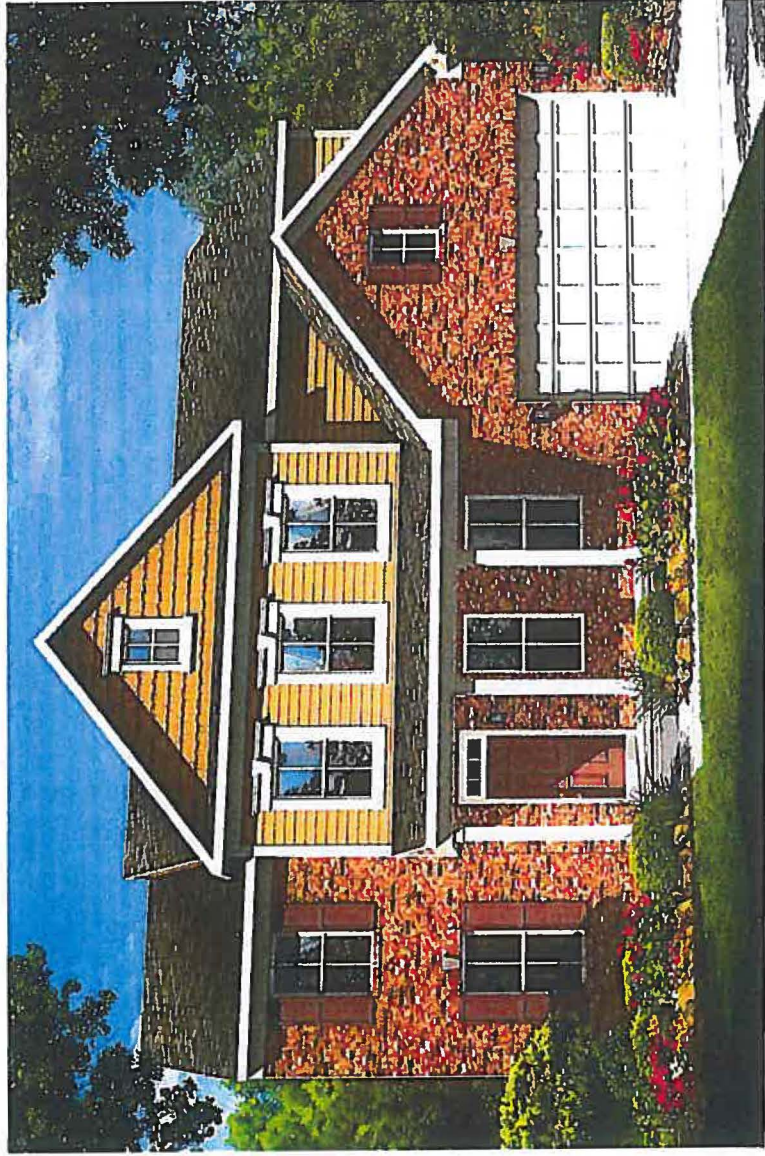
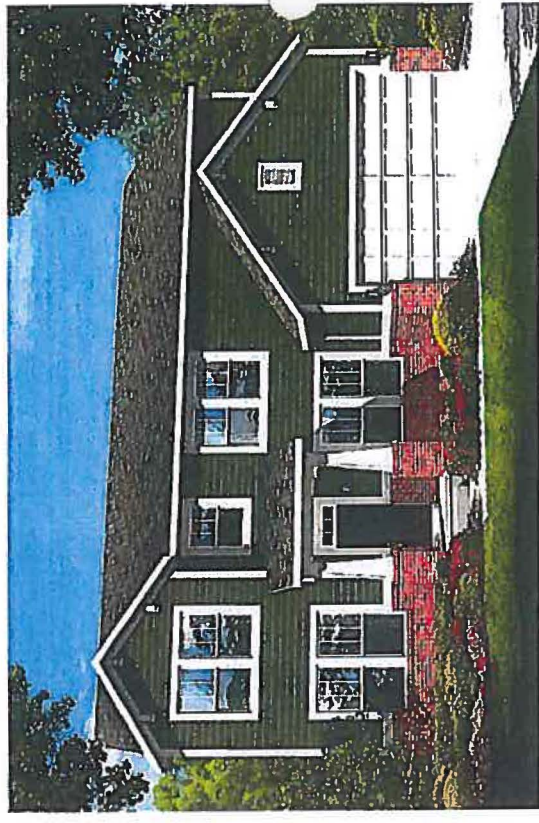
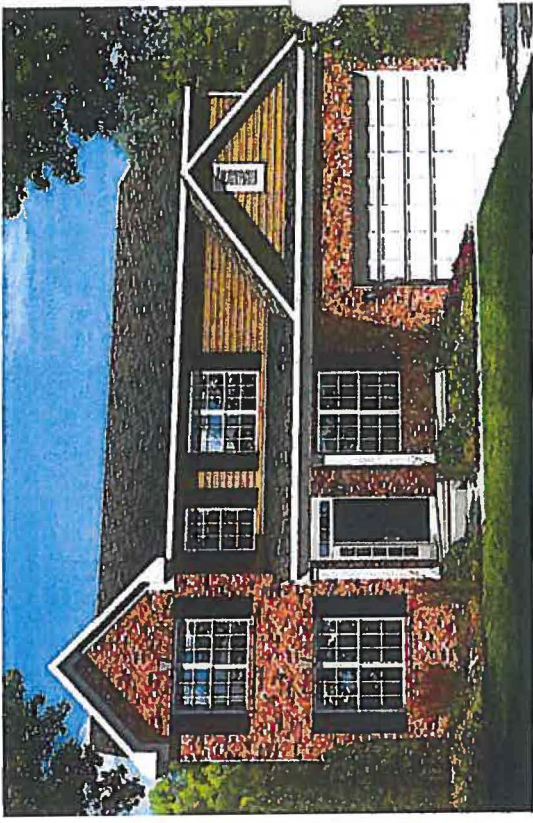
EXHIBIT F

R2 Architectural Illustrations

⌘
CAL ATLANTIC HOMESSM
Chesapeake

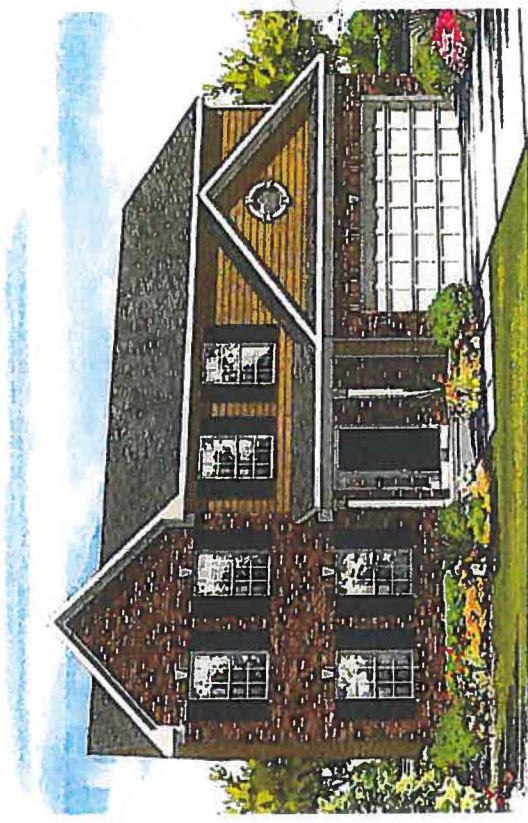


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Columbia



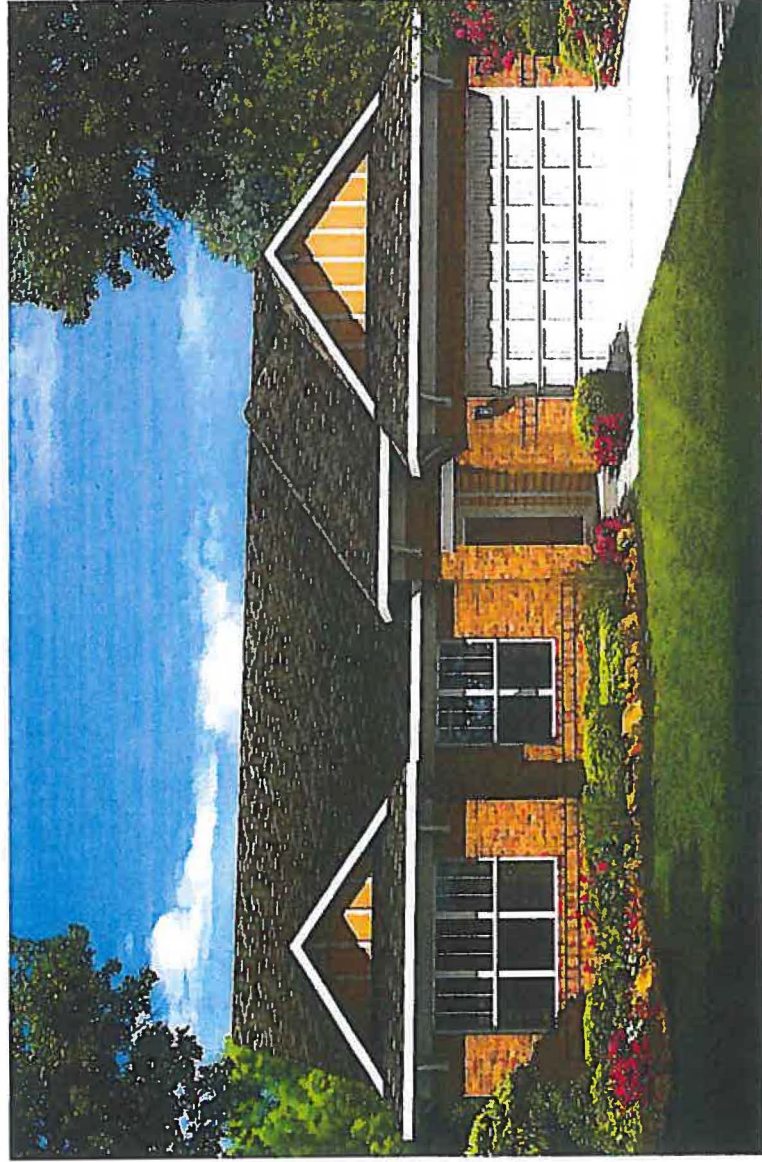
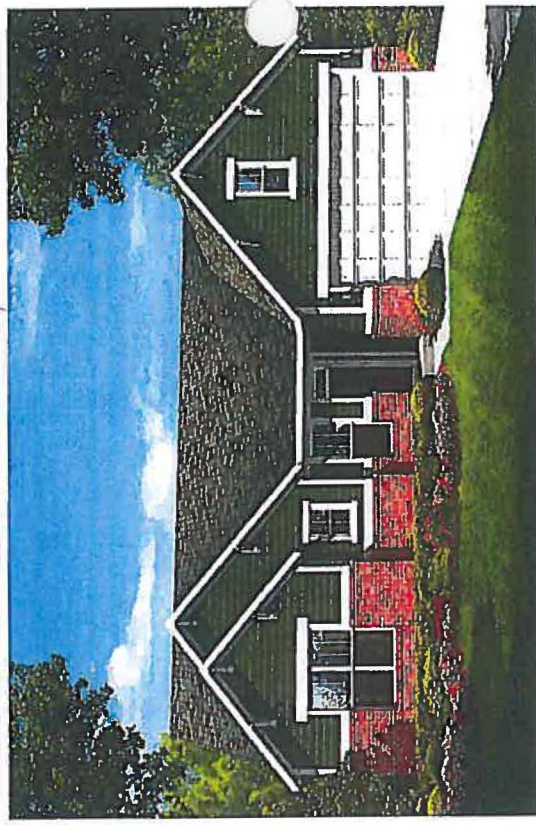
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Franklin



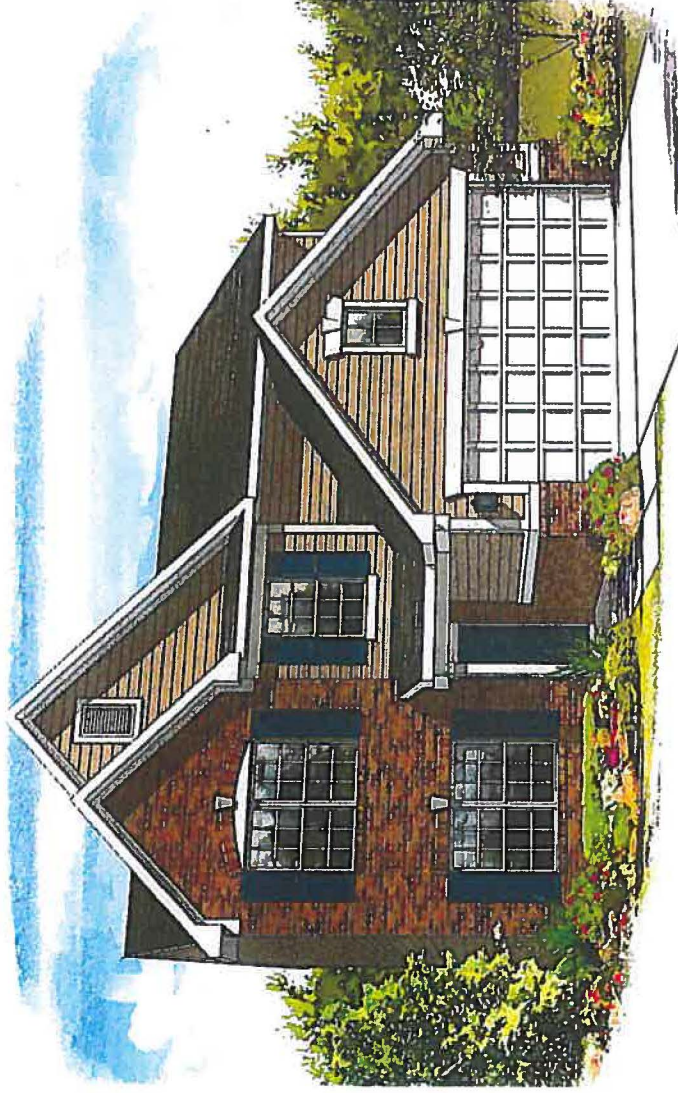
CalAtlantic HomesSM

Hatteras



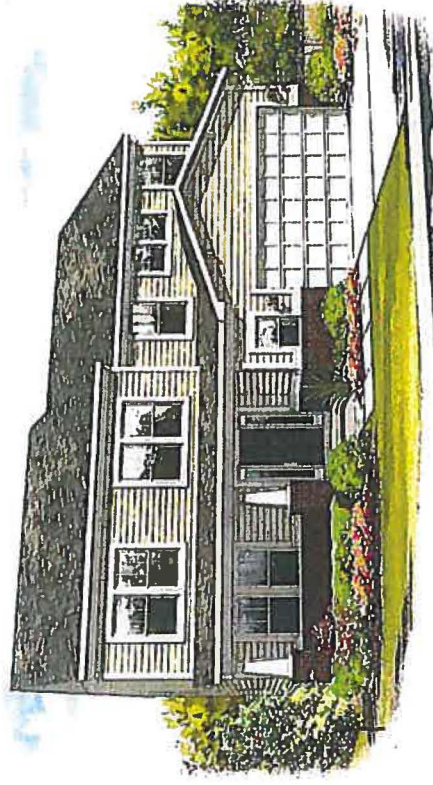
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Jackson



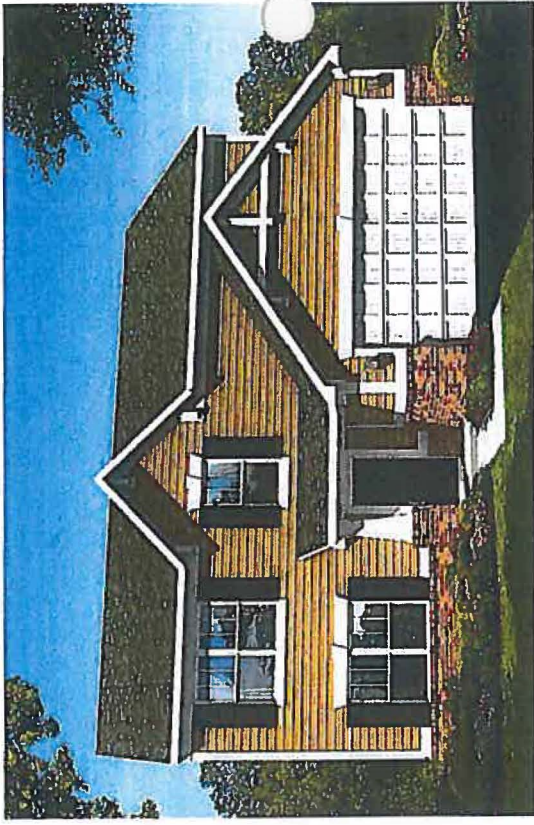
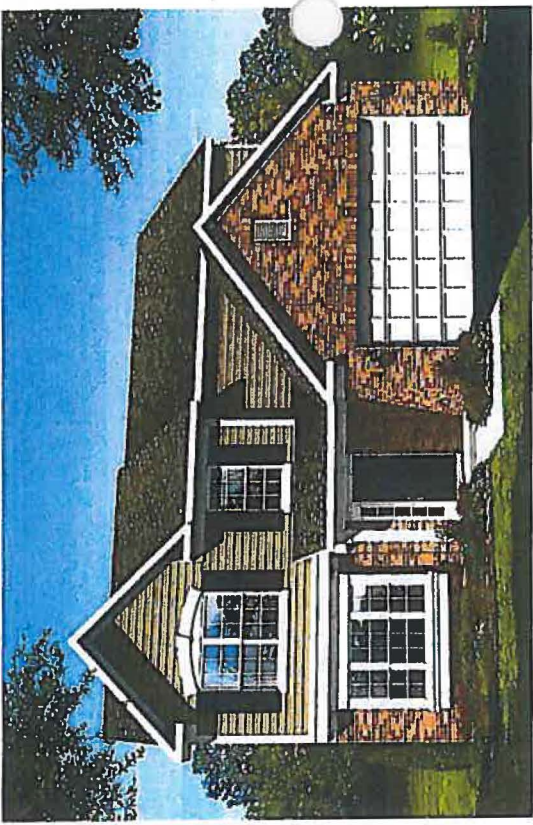
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Jamestown



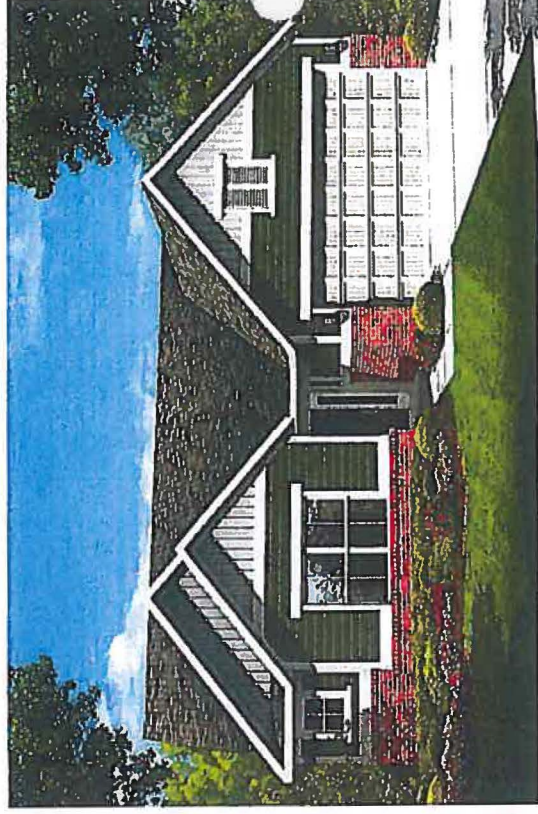
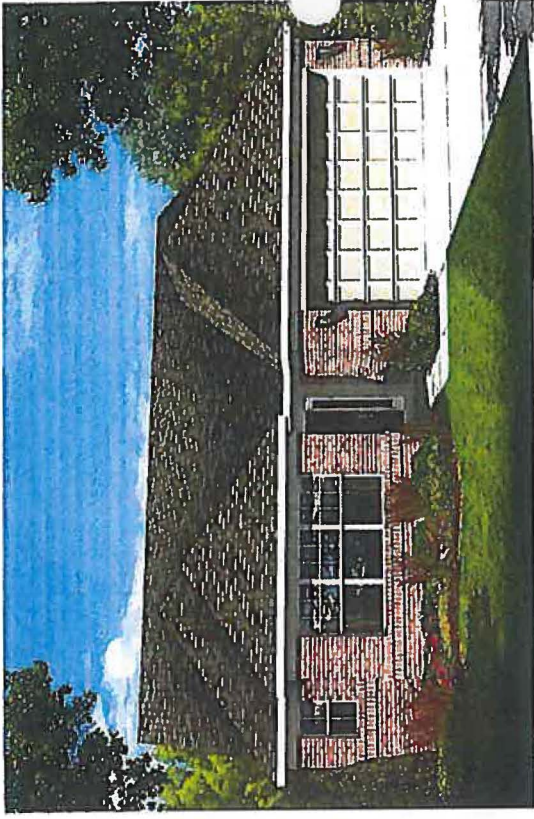
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CALATLANTIC HOMESSM

McKinley



CalAtlantic HomesSM

Potomac



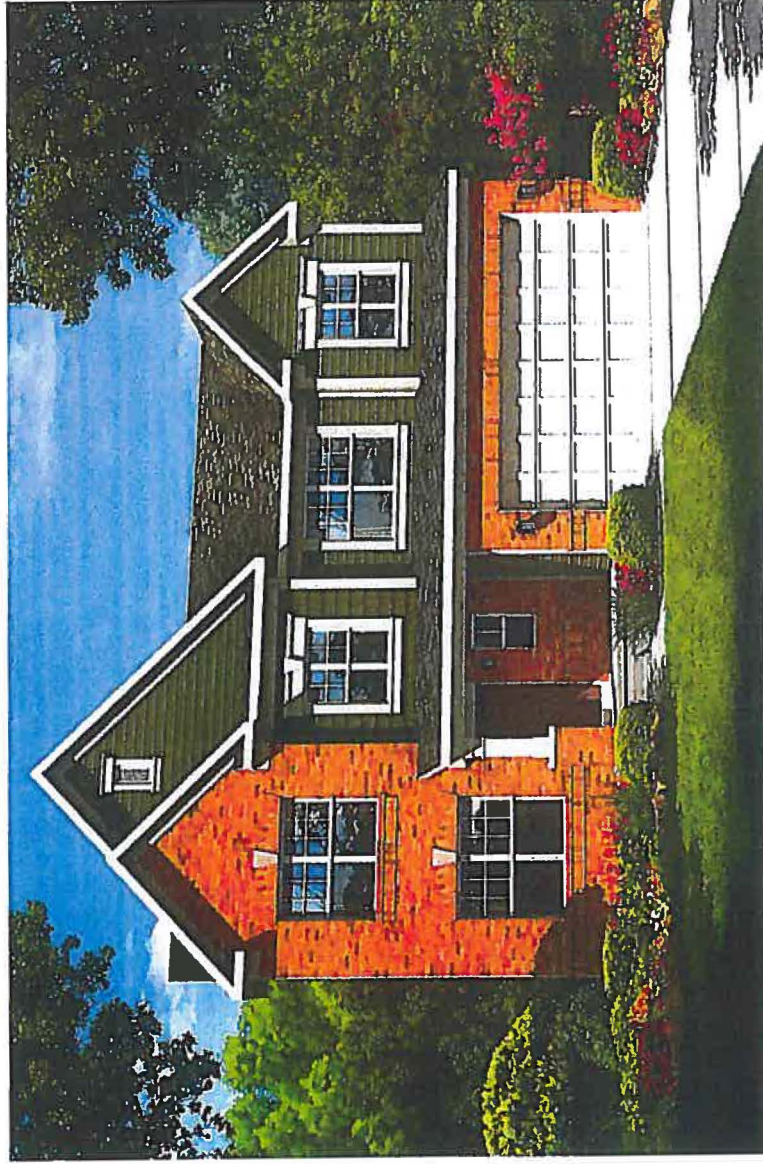
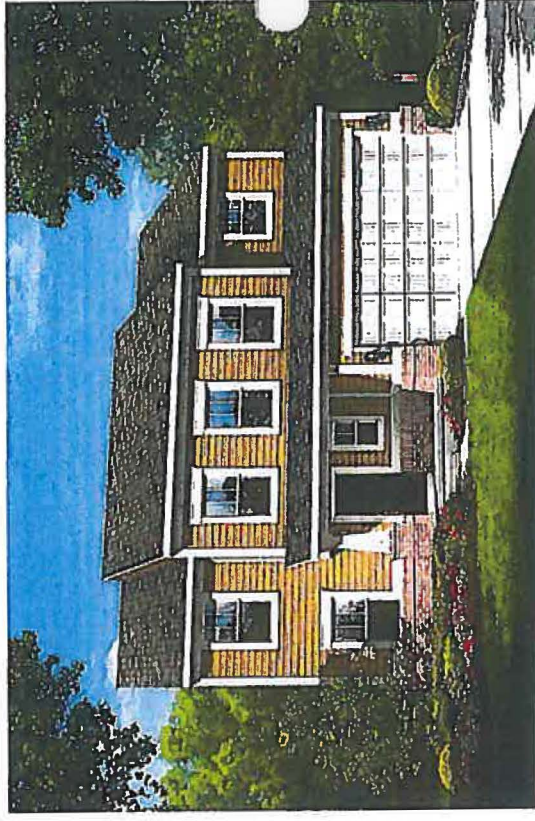
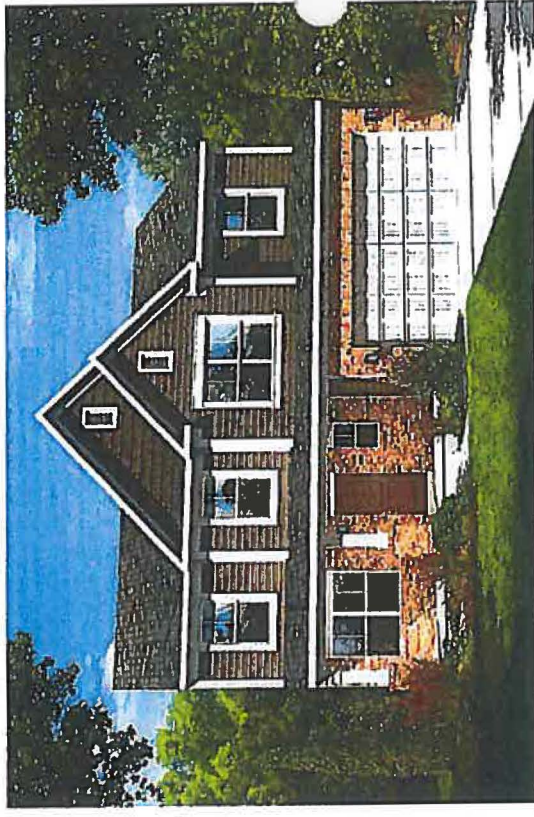
⌘ CAL ATLANTIC HOMESSM

Providence

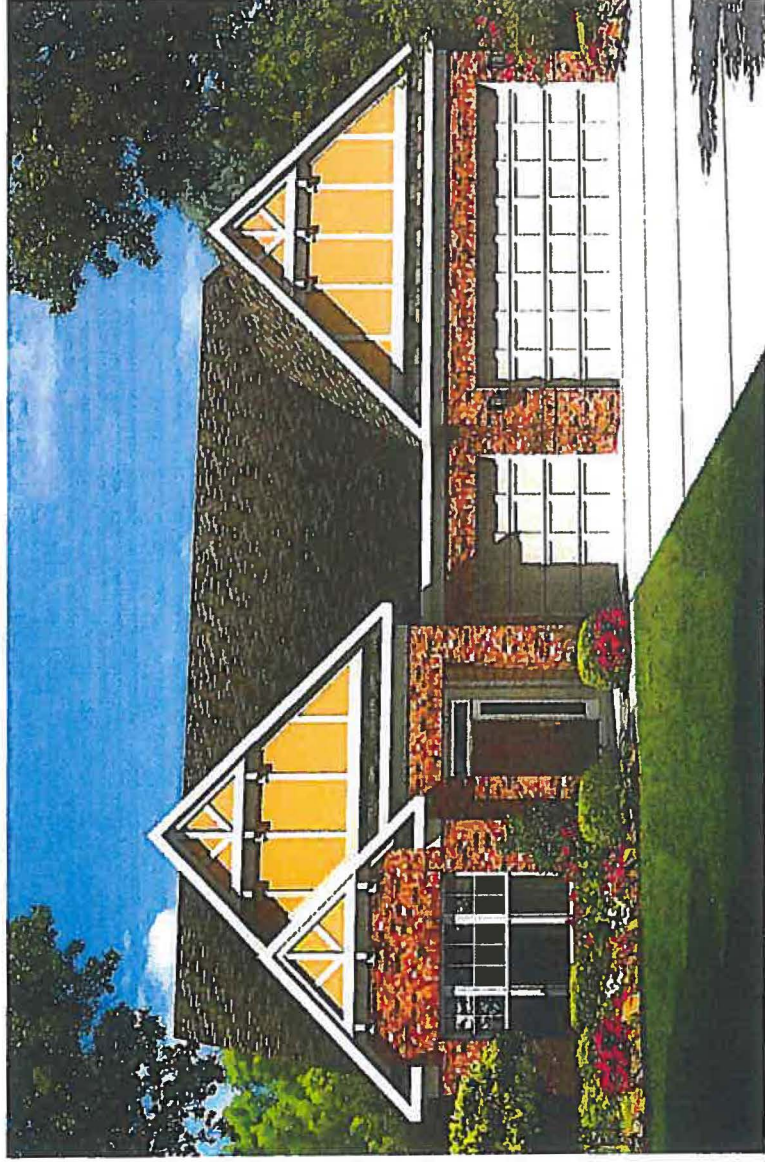
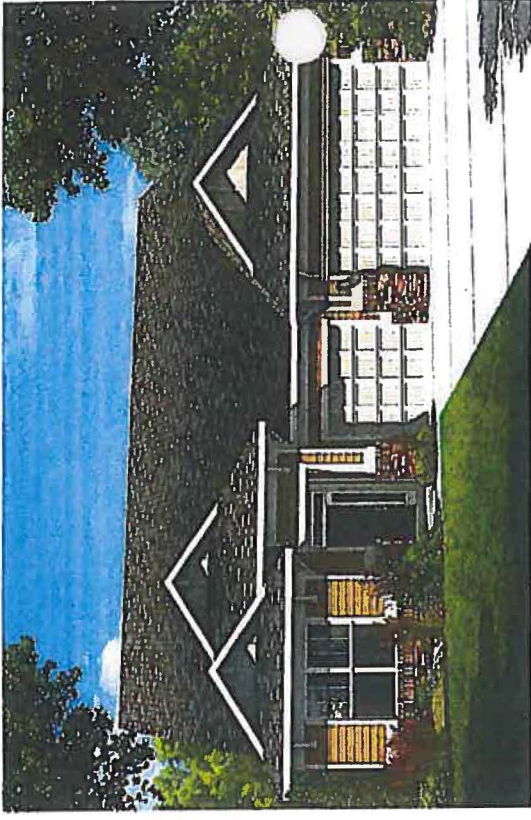


⌘ CAL ATLANTIC HOMESSM

Stratford



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CAL ATLANTIC HOMESSM
Wilmington



CalAtlantic HomesSM

Concord



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CAL ATLANTIC HOMESSM

Rushmore



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Washington



EXHIBIT G

R2 Architectural Standards

Architectural Standards—Single-Family Detached Residential				Union Crossing
General/ Miscellaneous	Floor Area/Dwelling Unit (Minimum)	One-Story	1,800 sf	1,800 sf
		Two-Story	1,800 sf	1,800 sf
	Lot Coverage (Maximum)		45%	45%
	Building Height (Maximum)		35 feet	35 feet
	Corner Breaks (Minimum)	Primary Architectural Plane	4	3
		Secondary Architectural Plane	3	2
	Porch	Required	Y	Y
		Area (Minimum)	20 sf	16 sf
Address Block Required			N	N
Materials	Masonry Percentage (Minimum)	Primary Architectural Plane	50%	20%
		Total (All Architectural Planes)	50%	NA
		Chimney	100%	100%
	Approved Materials (Non-Masonry)	Fiber Cement Board	Y	Y
		Stucco	Y	Y
		Wood	Y	Y
		Vinyl (.048 gauge minimum)	Y	N
		Aluminum	N	N
		Custom Material (Optional)	-	Y / N
		Custom Material (Optional)	-	Y / N
Custom Material (Optional)	-	Y / N		
Roof	Roof Pitch (Minimum)	Primary Ridge	6/12	6/12
	Roof Ridgelines (Minimum)	One-Story	3	3
		Two-Story	5	3
	Roof Overhang (Minimum)	All Architectural Planes	12 inches	12 inches
	Allowable Vent Location (Roof)	Primary Architectural Plane	N	N
Secondary Architectural Plane		Y	Y	
Windows	Window Size (Minimum)	Standard Window	8 sf	8 sf
		Accent Window	6 sf	4 sf
	Number of Windows (Minimum)	Primary Architectural Plane	4	3(R) / 4(T)
		Secondary Architectural Plane	3	2(R) / 3(T)*
		Total Aggregate	16	10(R) / 14(T)
	Window Treatment Required	Primary Architectural Plane	Y	Y
Secondary Architectural Plane		Y	N	
Garage	Garage Location	Primary Architectural Plane	Y	Y
		Primary Architectural Plane (Corner Lot)	Y	Y
		Secondary Architectural Plane	Y	Y
	Garage Door Percentage, Primary Architectural Plane (Maximum)	One-Story	20%	35% (3 car)
		Two-Story	30%	30% (3 car)
Garage Windows Required			N	Y

*Service Garage Doors count as a window. Sliding rear doors count as two windows.

EXHIBIT H

Multi-Family Architectural Illustrations





EXHIBIT I

Style and Character of Monument

