



## **ARCHITECTURAL DESIGN GUIDELINES** **MULTI-FAMILY RESIDENCES**

The intent of the design standards is to provide for architecturally-varied, high-quality multi-family building that blends with the surrounding fabric allowing for creative thinking relative to the expression of architectural design. Elements of architectural design include, but are not limited to style, composition, materials, and components.

### **DEFINITIONS**

**Ridge:** *The line of intersection at the top between the opposite slopes or sides of a roof.*

**Ridgetop:** *The crest of the ridge*

**Ridgeline:** *A line marking or following the ridgetop.*

**Composition:** *The manner in which parts are combined or related to form a united whole. It includes scale, site relationship, space, volume, texture, proportion, reflection, rhythm, repetition, pattern, ornamentation, mass, form, harmony, depth, color, contrast, and balance.*

**Site Composition:** *The position of a building in reference to the surrounding locality.*

**Elevation:** *A scaled-drawing of any side of a building or structure.*

**Homogeneity:** *The uniformity of the overall structure, resulting from the compatibility of components.*

**Masonry:** *Includes all brick products and all stone products including artificial.*

**Architectural Plane:** *A two-dimensional surface defined by width and length.*

**Primary Architectural Plane:** *That two-dimensional surface fronting along a street between grade and eaves.*

**Secondary Architectural Plane:** *All two-dimensional surfaces of a building other than the primary architectural plan.*

**Façade:** *The main exterior of a building usually characterized by elaboration of stylistic details and containing an entrance.*

**Composition:** *The forming by a combination of various elements, putting things into proper position to form a whole in terms of structure organization.*

**Corner Break:** *The position at which two architectural planes meet and form relief creating a third dimension.*

**Overhang:** *The horizontal distance that the roof projects beyond the story immediately below.*

**Banding:** *A continuous series of moldings projecting slightly from the architectural plan.*

**Applied Trim:** *Supplemental and separate decorative strips applied to the face or sides of a frame.*

**Wood Products:** *Uncut trees suitable for construction are converted to lumber or lumber products by sawing, planing, or rotary cutting to produce standardized sizes of rough or dressed lumber.*

**Stained Glass:** *Is glass that is given a desired color while in the molten state or by firing a stain into the surface of the glass after forming. This glass is used as decorative windows set in lead comes.*

**Plastics:** *Any of the various complex organic compounds produced by polymerization.*

**Stucco:** *A mixture of lime or gypsum, Portland cement and water to produce a paste-like material, which sets to form a hard surface.*

**Glass:** *A hard, brittle transparent or translucent substance, produced by melting a mixture of silica oxides; while molten it may be blown, drawn, rolled, pressed, or cast into a variety of shapes.*

**Glass Block:** *Two sheet of plat glass with an air space between them, formed into a sealed modular hollow block.*

**Brick:** *A solid or hollow masonry unit of clay mixture with sand, and molded into a rectangular-shape while in a plastic state, then baked in a kiln.*

## **STRUCTURAL COMPONENTS**

***Ridges:***

Minimum of 5 for each 80-FT of building or portion thereof.

***Corner Breaks:***

A projection of a corner break shall be a minimum of 4-FT depth from the architectural plane to which it is attached and shall only be counted toward the corner break requirement for that particular architectural plane.

***Primary Architectural Plane***

A projection or setback shall occur once every 12 to 20-FT per the length of the architectural plane.

***Secondary Architectural Planes***

Side Plane: Minimum 3 per side plane

Rear Plane: Must compliment the primary architectural plane and be comparable in number.

***Chimneys***

Shall extend fully from grade to above the eaves, constructed of masonry or stucco materials, and extend outward a minimum of 18-inches from the architectural plane to which it is attached may be counted as a corner break.

**Foundation:**

Minimum of 4-IN exposed or as required by the adopted Indiana Building Codes.

**Windows:**

Minimum size: 8-SF; however one (1) ox-eye or round window measuring a minimum of 2.5-FT diameter or one (1) stained glass window measuring a minimum of 6-SF may be substituted for one (1) 8-SF window.

Trim is required for all windows and may include decorative window Heads, decorative window surrounds, shutters, or applied trim being a Minimum of a 1-IN by 4-IN.

Windows shall compliment the architectural structure-style and provide homogeneity. The minimum number of windows shall be 3 per each 20-FT to 24-FT of architectural plane providing windows for each floor of the building.

(Window-wells shall not count towards the minimum number of required windows)

**Entryways:**

Entryways shall be clearly defined, visible, and a dominant feature of the Primary Architectural Plane.

Porches shall be a minimum of 6-FT in depth and shall be provided where architecturally appropriate. Balconies may be provided where architecturally appropriate.

<b>Roof Pitch:</b>	Minimum 8/12 pitch
<b>Roof, Mechanical, Equipment Vents</b>	Vents shall be attached to the roof opposite the primary architectural plane matching the roof color. Vent may be permitted on the side and rear
<b>Overhangs:</b>	Minimum 12-IN from any exterior surface on all architectural planes. Gutters are not included in the dimension.
<b>Chimneys:</b>	If external shall extend fully from grade to above the eaves and shall be constructed of masonry or stucco materials. Shed-type or bump-out chimneys are prohibited.
<b>Materials:</b>	40% of the total building shall be masonry excluding doors and windows. The transition of the materials shall be logical and highlight architectural components including patterns, colors, blending, etc. Permitted materials include masonry products, hardi-plank (cementuous siding), stucco, wood, and vinyl siding having a minimum gauge of .048 and a minimum of ½-IN lip and certified by the Vinyl Siding Institute. Aluminum siding is prohibited. The structure shall contain a minimum of three (3) distinct colors.
<b>Garage Door:</b>	Maximum single-vehicle garage doors (9 FT (width) and 8-FT (height)
<b>REAR</b>	
<b>Front Load Garage:</b>	Garage shall be offset a minimum of 2 to 4-FT, if a part of the principal structure. Front-load garages prohibited.
<b>Detached Garages/ Carports:</b>	Shall compliment and use the same architectural details that are shown on the primary structure such as roof materials, height of accessory structure shall relate to the height and mass of the primary structure, trim, windows, banding, building materials etc. shall be the same likeness as the primary structure. The theme of the primary structure shall be carried through to the accessory structures. Accessory buildings shall have one window on each side architectural plane. All vents shall match the color of the roofing materials.
<b><u>LANDSCAPING</u></b>	Building base, perimeter and interior parking lots, and perimeter site landscaping shall meet the requirements of the Unified Development Ordinance.

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Specific architectural elevations submitted by a particular contractor/builder and approved by the Architectural Review Board for a particular planned development are the only elevations permitted for construction in said planned development. Should another contractor/builder propose to construct new housing including new architectural elevations in said development, the new housing elevations shall be submitted for review and approval by the Architectural Review Board even if the new housing

elevations meet the written standards adopted. The price range and architectural components shall be similar to the original approved building elevations of that particular planned development.