

Year

2011

v.04.13.11

## Ambria at Geist

An amendment to the Southeast Fishers  
Planned Unit Development District

*Town of Fishers  
Planned Development  
Ordinance  
#O22.III*



# Ambria at Geist

## 1.01 Ambria at Geist, Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
<p><b>Ordinance No. 022111</b> <b>Adopted: May 4, 2011</b></p> <p>That the text of the Southeast Fishers Planned Unit Development Ordinance No. 100305E, as amended by Ordinances No. 112204 (Area B), 070605C (Area G), 100305E (Area C2), 061807 (Area B2), 020110 (Area D-1) (collectively, the "Southeast Fishers PUD") and of the Unified Development Ordinance of the Town of Fishers, Indiana, Ordinance No. 090605A, and the OFFICIAL ZONING MAP, TOWN OF FISHERS, INDIANA, dated October 16, 2006, which accompanies and is a part of the Zoning Code of the Town of Fishers, Indiana, as amended (the "UDO"), are hereby amended as follows:</p> <p>This Ordinance hereby replaces and supersedes in its entirety the standards of the Southeast Fishers PUD otherwise applicable to the real estate described in Section 1.08 of this Ordinance (the "Real Estate"). Development of the Real Estate shall be governed entirely by (i) the provisions of this Ordinance, and (ii) those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.</p> <p>Except with respect to the Real Estate, the text of the Southeast Fishers PUD shall remain in effect with the adoption of this Ordinance.</p>	<p>The purpose of this PUD is to encourage improved design in the development of land by promoting the following objectives:</p> <ul style="list-style-type: none"> <li>• Provide for the development of a residential neighborhoods;</li> <li>• Greater flexibility in applying the ordinances to the development of the Real Estate;</li> <li>• Innovative approach to meet the demands of the residential market;</li> <li>• The recognition of the interdependency of various markets;</li> <li>• Efficient use of land resulting in more cost effective networks of utilities, streets and other facilities; and</li> <li>• Coordination of architectural styles, building forms and relationships, graphics and other private improvements.</li> </ul>	<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>• All uses described in <i>Article 02.009 R3 Residential District</i></li> </ul> <p><b>Excluded Uses:</b></p>

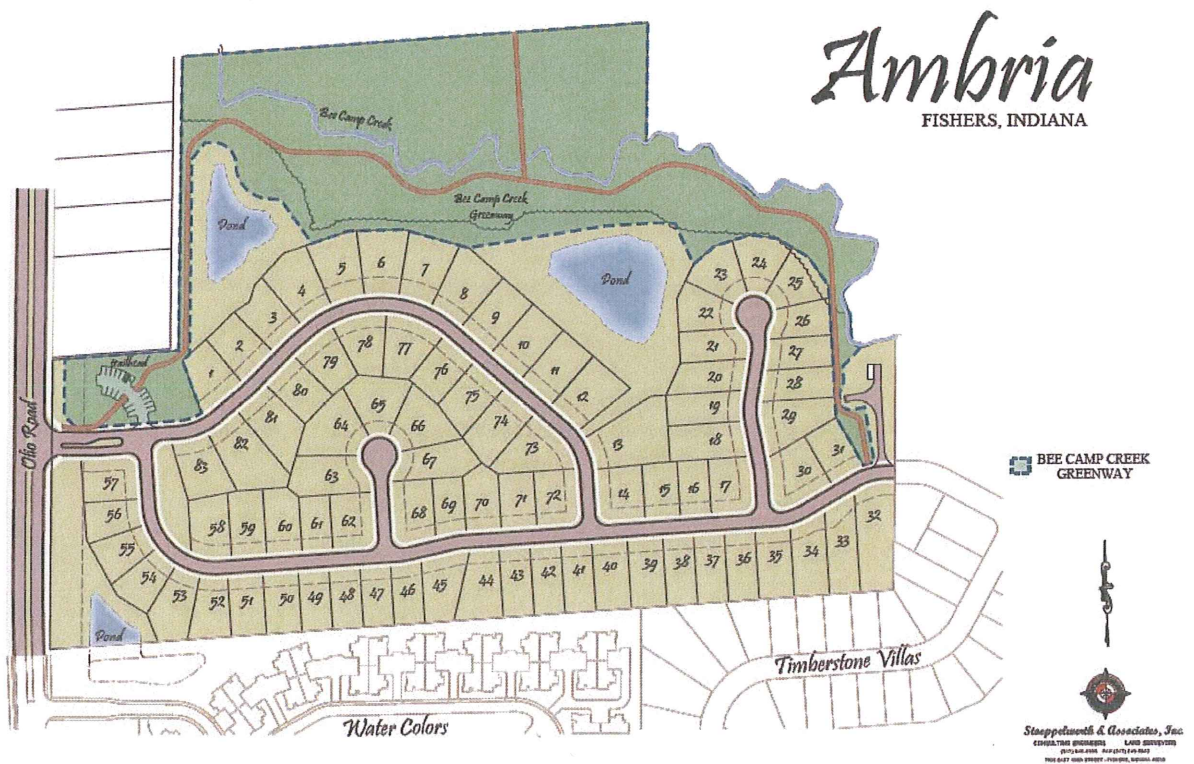


## 1.02 Applicability

- A. The standards of the UDO applicable to the **R3 Residential District** shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this PUD District Ordinance (this "Ordinance"). "Article" cross-references of this Ordinance shall hereafter refer to the *Article* section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. Pursuant to *Article 04.002(F): Amendments to the Unified Development Ordinance*, an amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard.

## 1.03 Concept Plan

- A. The Concept Plan is hereby incorporated. Per *Article 09.017(A)(2)(a): Planned Unit Development District; General; Purpose & Intent*, the Concept Plan provides the Plan Commission and Town Council with a general vision for the development of the Real Estate.




Concept Plan Exhibit

## 1.04 Development Standards

- A. **Cross References:** The regulations of *Article 05: Development Standards* shall apply except as modified by this Ordinance.
- B. **General Regulations:** The following Development Standards shall apply:
- (1) Maximum Number of Dwellings: 84
  - (2) Minimum Lot Area: 8,400 sq. ft.; however, at least 25 lots shall be a minimum of 10,800 sq. ft.
  - (3) Minimum Lot Width at Building Line: 70 feet; however, at least 25 lots shall be a minimum of 90 feet.
  - (4) Minimum Lot Frontage: 40 feet
  - (5) Sewer and Water: Requires municipal water and sewer hookup
  - (6) Minimum Setbacks:
    - Minimum Front Setback:
      - Local street: 30 feet
      - Lots 33 through 54 (as shown on the Concept Plan): 20 feet
      - All others: 45 feet



- Minimum Side Setback: 5 feet
  - Minimum Aggregate Side Setback:
    - 15 feet
    - 10 feet for dwelling with attached side-load garage
  - Minimum Rear Setback: 30 feet
- (7) Maximum Impervious Surface Coverage: 40% of the Lot Area
- (8) Minimum Living Unit Area:
- One-story: 1,800 square feet
  - Two-story: 2,400 square feet
- (9) Maximum Structure Height:
- Primary Structure: 35 feet
  - Accessory Structure: 18 feet
- C. Accessory Structure Standards (AS): shall apply.
- D. Architectural Design Standards (AD): shall apply except as modified below:
- (1) *Article 05.012 AD-01(A)(1): Architectural Design; Single-Family Residential; Facade; Masonry* shall apply; however, for purposes of this section, the term "masonry" shall mean "brick or stone".
  - (2) *Article 05.012 AD-01(A)(2): Architectural Design; Single-Family Residential; Facade; Exterior Material* shall apply; however, aluminum and heavy-gauge vinyl shall not be permitted as a siding material.
  - (3) *Article 05.012 AD-01(C)(1): Architectural Design; Single-Family Residential; Roof; Minimum Pitch* shall be increased to require that the main roof have a minimum pitch of 6:12.
  - (4) *Article 05.012 AD-01(D)(3): Architectural Design; Single-Family Residential; Automobile Storage; Minimum Garage Depth* shall be replaced to require a minimum garage size of four hundred and forty (440) square feet.
  - (5) *Article 05.012 AD-01(G)(3): Architectural Design; Single-Family Residential; Model Homes* shall apply. In addition, any model home shall be substantially similar in quality and character as the Model Home Exhibit, which is hereby incorporated.
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- E. Density & Intensity Standards (DI): shall apply.
- F. Entrance & Driveway Standards (ED): shall apply.
- G. Environmental Standards (EN): shall apply.
- H. Fence & Wall Standards (FW): shall apply. In addition, the following shall apply:
- (1) Any fence installed on the perimeter of any lot backing up to the Greenway, defined below, shall be limited to a maximum height of sixty (60) inches and be uniform, black, and consist of an open design (e.g., chain link or wrought iron style).
- I. Floodplain Standards (FP): shall apply.
- J. Floor Area Standards (FA): shall apply.
- K. Height Standards (HT): shall apply.
- L. Home Occupation Standards (HO): shall apply.
- M. Landscaping Standards (LA): shall apply except as modified below:
- (1) *Article 05.038 LA-01(A): Landscaping Standards; Placement* shall only apply to perimeter and buffer yard landscaping.
  - (2) *Article 05.039 LA-02(D): Landscaping Standards; Street Trees; Arterial, Collector and Local Streets* shall be modified with regard to the southern east/west street (as shown on the Concept Plan) to allow for a minimum three-foot (3') wide planting strip between the curb and sidewalk. If any of the Real Estate's street tree planting strips would prohibit street trees (e.g., strip too narrow, strip not available, or a utility easement restriction), then street trees shall be planted within the outer ten (10) feet of right-of-way. If space is not available within the outer ten (10) feet of the right-of-way, then the street trees shall be planted within the front yard on the abutting property.

*Model Home Exhibit*



# Ambria at Geist

(3) *South Property Line.* The following landscaping shall be installed within a landscape easement along the rear property line of homes immediately abutting the Real Estate's south property line:

- (i) Five (5) deciduous trees and three (3) evergreen trees per one hundred (100) lineal feet. At planting, deciduous trees shall be a minimum two-inches (2") caliper and evergreen trees a minimum of six feet (6') tall. Tree species shall be a combination of October Glory Maples, Red Sunset Maples, and Serbian Spruces. White pines shall not be permitted.
- (ii) Ten (10) shrubs for every one hundred (100) feet.

- N. Lighting Standards (LT): shall apply.
- O. Loading Standards (LD): shall apply.
- P. Lot Standards (LO): shall apply.
- Q. Outdoor Storage Standards (OS): shall apply.
- R. Parking Standards (PK): shall apply.
- S. Pedestrian Accessibility Standards (PA): shall apply.
- T. Performance Standards (PF): shall apply.
- U. Property Identification Standards (PI): shall apply.
- V. Public Improvement Standards (PV): shall apply.
- W. Setback Standards (SB): shall apply.
- X. Sewer & Water Standards (SW): shall apply.
- Y. Sexually Oriented Business Standards (SX): shall apply.
- Z. Sign Standards (SG): shall apply.
- AA. Structure Quantity Standards (SQ): shall apply.
- BB. Telecommunication Facility Standards (TC): shall apply.
- CC. Temporary Use/Structure Standards (TU): shall apply.
- DD. Use-specific Standards (US): shall apply.
- EE. Vision Clearance Standards (VC): shall apply.

## 1.05 Design Standards

- A. Cross References: The regulations of *Article 07: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:
- B. Access Road Standards (AC): shall apply.
- C. Alley Standards (AL): shall apply.
- D. Anti-monotony Standards (AM): shall apply, except for *Article 07.008 AM-01(B): Anti-monotony Standards; Avoiding Monotonous Blocks*, which shall not apply.
- E. Common Area Standards (CA): shall apply.
- F. Covenant Standards (CE): shall apply.
- G. Dedication of Public Improvement Standards (DD): shall apply.
- H. Density & Intensity Standards (DE): shall apply.
- I. Development Name Standards (DN): shall apply.
- J. Easement Standards (EA): shall apply.
- K. Erosion Control Standards (EC): shall apply.
- L. Floodplain Standards (FL): shall apply.
- M. Lot Establishment Standards (LT): shall apply.
- N. Mixed Use Development Standards (MU): shall apply.
- O. Monument & Marker Standards (MM): shall apply.
- P. On-street Parking Standards (OG): shall apply.
- Q. Open Space Standards (OP): shall not apply, rather the following shall apply:

(1) *Bee Camp Creek Greenway.* A minimum of eight (8) acres of land adjacent to Bee Camp Creek, as approximately shown on the Concept Plan, shall be set aside as open space (the "Greenway").

- *Greenway Dedication.* At Town's request, the Developer shall dedicate either the Greenway or a thirty-foot (30') wide trail easement to the Town at the time of Secondary Plat approval and at no cost to the Town. The exact location of the Greenway or trail easement shall be determined by the Developer at the time of development plan approval, in coordination with the Town. Upon



dedication of the Greenway or trail easement, the Developer may reserve any and all easements necessary to accommodate the development of the Real Estate.

- **Greenway Improvements.** If Developer constructs trail-related improvements (e.g., trailhead, trail, parking area)(the "Greenway Improvements"), then the Developer shall receive impact fee credits in an amount equal to the documented costs of the Greenway Improvements. If the Developer acquires additional land to accommodate an alternative trailhead location and the Town requests the Developer to dedicate that land to the Town, then the Developer shall deed the additional land to the Town and receive impact fee credits in an amount equal to the documented acquisition costs. The final location and design of the Greenway Improvements (e.g., trailhead location and design, trail material, signage) shall be coordinated with the Town.

- R. Pedestrian Network Standards (PN): shall apply.
- S. Perimeter Landscaping Standards (PL): shall apply except where the Greenway is adjacent to the Olio Road right-of-way, in which case, the Perimeter Landscaping Standards (PL) shall not apply.
- U. Storm Water Standards (SM): shall apply.
- V. Street & Right-of-way Standards (SR): shall apply.
- W. Street Lighting Standards (SL): shall apply.
- X. Street Name Standards (SN): shall apply.
- Y. Street Sign Standards (SS): shall apply.
- Z. Surety Standards (SY): shall apply.
- AA. Utility Standards (UT): shall apply.

## 1.06 Procedures

- A. The procedures set forth in *Article 09: Processes, Permits & Fees; Planned Unit Development* shall apply.
- B. The PUD Committee shall have discretion and flexibility to consider and approve modifications pertaining to architecture, signage and landscaping design standards established or referenced by this Ordinance if the Committee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.
- C. The Director of Engineering shall have discretion and flexibility to consider and approve modifications pertaining to design and construction standards (e.g., stormwater standards, street and right-of-way standards) established or referenced by this Ordinance in order to accommodate the landscaping required by Section 1.04(M)(3) of this Ordinance.

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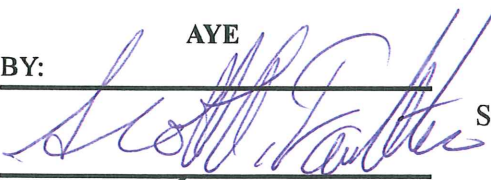

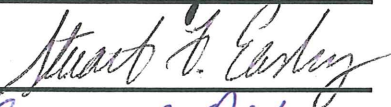






### 1.07 Adoption

This ordinance shall be in full force and effect from and after its passage by the Town Council and after the occurrence of all other actions required by law. All provisions or parts thereof in conflict herewith are hereby repealed.

Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Town Council this Fourth day of May, Two Thousand and Eleven.

### THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

BY:	AYE	NAY
	_____	_____
	Scott A. Faultless, President	
	_____	_____
	Michael Colby, Vice President	
	_____	_____
	Stuart F. Easley, Member	
	_____	_____
	Eileen N. Pritchard, Member	
	_____	_____
	Daniel E. Henke, Member	
_____	_____	_____
	David George, Member	
	_____	_____
	Arthur J. Levine, Member	

ATTEST:   
Linda Gaye Cordell, Clerk-Treasurer,  
The Town of Fishers, Indiana  
**Ordinance No. 022111**

Approved by: Douglas D. Church, Esq., Church, Church, Hittle and Antrim, Town Attorney  
Prepared by: Steven D. Hardin, Esq., Attorney at Law, Baker & Daniels LLP  
Jesse M. Pohlman, Land Use Consultant, Baker & Daniels, LLP  
600 East 96th Street, Suite 600, Indianapolis, Indiana 46240. (317) 569-9600.



## 1.08 Real Estate

(Area G of the Southeast Fishers Planned Unit Development Ordinance)

A part of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 12, Township 17 North, Range 5 East, Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter-Quarter Section; thence North 85 degrees 57 minutes 34 seconds East along the North line of said Quarter-Quarter Section a distance of 285.26 feet to the POINT OF BEGINNING of this description; thence continuing North 85 degrees 57 minutes 34 seconds East along said North line 1,056.00 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 22 minutes 37 seconds West along the East line of said Quarter-Quarter Section a distance of 269.89 feet to the center of Bee Camp Creek as it now exist; thence along said center of Bee Camp Creek by the next 32 courses; 1) North 52 degrees 51 minutes 47 seconds East 36.12 feet; 2) South 76 degrees 39 minutes 05 seconds East 36.60 feet; 3) South 08 degrees 54 minutes 01 seconds East 24.09 feet; 4) South 58 degrees 13 minutes 36 seconds East 31.63 feet; 5) North 59 degrees 03 minutes 07 seconds East 34.82 feet; 6) South 85 degrees 35 minutes 41 seconds East 23.36 feet; 7) South 22 degrees 06 minutes 29 seconds East 32.81 feet; 8) South 48 degrees 38 minutes 35 seconds East 114.14 feet; 9) South 76 degrees 04 minutes 33 seconds East 33.84 feet; 10) North 38 degrees 47 minutes 52 seconds East 49.55 feet; 11) South 68 degrees 06 minutes 38 seconds East 70.57 feet; 12) North 73 degrees 06 minutes 21 seconds East 39.90 feet; 13) South 40 degrees 07 minutes 52 seconds East 41.83 feet; 14) South 13 degrees 34 minutes 51 seconds West 70.42 feet; 15) South 80 degrees 22 minutes 54 seconds East 70.97 feet; 16) South 66 degrees 33 minutes 35 seconds East 32.82 feet; 17) South 12 degrees 45 minutes 11 seconds West 31.11 feet; 18) South 19 degrees 29 minutes 33 seconds West 27.80 feet; 19) South 47 degrees 20 minutes 53 seconds West 22.16 feet; 20) South 55 degrees 51 minutes 49 seconds West 32.00 feet; 21) South 44 degrees 04 minutes 18 seconds West 21.02 feet; 22) South 15 degrees 18 minutes 15 seconds West 15.37 feet; 23) South 15 degrees 55 minutes 00 seconds East 15.67 feet; 24) South 27 degrees 13 minutes 06 seconds East 28.51 feet; 25) South 02 degrees 32 minutes 32 seconds East 45.21 feet; 26) South 07 degrees 12 minutes 42 seconds East 14.16 feet; 27) South 40 degrees 25 minutes 14 seconds East 14.09 feet; 28) South 70 degrees 07 minutes 33 seconds East 11.94 feet; 29) North 82 degrees 28 minutes 34 seconds East 11.86 feet; 30) North 64 degrees 59 minutes 08 seconds East 34.03 feet; 31) North 84 degrees 31 minutes 18 seconds East 20.73 feet; 32) North 64 degrees 22 minutes 47 seconds East 5.84 feet to the East line of the land described in Instrument No. 83-08426 as recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 22 minutes 38 seconds West along said East line 566.86 feet to the South line of the North Half of said Quarter Section; thence South 86 degrees 09 minutes 12 seconds West along said South line 1,904.06 feet to the Southwest corner of said Northwest Quarter-Quarter Section; thence North 00 degrees 28 minutes 07 seconds East along the West line of said Quarter-Quarter Section 649.81 feet; thence North 85 degrees 57 minutes 34 seconds East parallel to the North line of said Quarter-Quarter Section a distance of 285.26 feet; thence North 00 degrees 28 minutes 07 seconds East parallel to the West line of said Quarter-Quarter Section a distance of 660.00 feet to the place of beginning, containing 47.510 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.



# Architectural Design Standards (AD)

## 5.012 AD-01: Architectural Design; Single-family Residential

**Statement of Purpose:** The implementation of various design standards is a catalyst to ensure quality construction for present and future developments.

This Architectural Design Standards section applies to the following zoning districts:



### A. Façade:

#### 1. Masonry:

- a. Front Elevation: One (1) of the following standards must be met on the front elevation of every newly constructed single-family dwelling:
  - i. Dwellings that have masonry on a minimum of fifty percent (50%) of the front façade, excluding doors, windows and other openings, shall include architectural features from §A(3): *Architectural Features* sufficient to accumulate:
    - [a] One-story: Four (4) or more points;
    - [b] Two-story: Six (6) or more points.
  - ii. Dwellings that have masonry on less than fifty percent (50%) on the front façade, excluding doors, windows and other openings, shall include architectural features from §A(3): *Architectural Features* sufficient to accumulate:
    - [a] One-story: Six (6) or more points;
    - [b] Two-story: Eight (8) or more points.
- b. Side and Rear Elevation: The side and rear façades of single-family dwellings that abut a trail shown on the Transportation Plan, a park shown on the Parks Master Plan, or are established on corner lots or perimeter lots shall meet either of the following standards:
  - i. At least thirty percent (30%) masonry as the exterior building material on the façade, excluding doors, windows and other openings, and contain at least one (1) architectural feature outlined in §A(3): *Architectural Features*; or
  - ii. If the front elevation of the house conforms to §a(ii), the visible façade shall have a total of four (4) or more points from the list of architectural features outlined in §A(3): *Architectural Features*.

2. *Exterior Material:* All siding shall be masonry, wood, fiber cement board siding, stucco, composite lap siding, decorative precast panels, aluminum, EIFS, or heavy-gauge vinyl (minimum of 0.042" gauge). Lap siding shall have a maximum ten-inch (10") exposed board face. Vinyl siding shall be nailed and not stapled to the side of the house.

3. *Architectural Features:* All features are worth one (1) point unless indicated otherwise.

#### a. Front Entry:

- i. Front porch equal to or greater than eight (8) feet in width and four (4) feet in depth: (2 points);
- ii. Covered stoop/steps with a connection pathway from sidewalk;
- iii. Architecturally-treated entrances for dwellings without a front porch;
- iv. Decorative front door or side lights;

#### b. Roof:

- i. Hip roof;
- ii. Multiple gables on the front elevation;
- iii. Cross gable;
- iv. Architectural treatments on gable ends;
- v. Two (2) or more roof planes visible from the front of the dwelling: (2 points);
- vi. Two (2) or more dormers;

#### c. Garage:

- i. Decorative garage doors on front- or side-loading garages;
- ii. Windows in front- or side-loading garage doors;
- iii. A separate overhead door per car for each garage bay on front- or side-loading garages;
- iv. No front-loading garage: (2 points);

# Architectural Design Standards (AD)

- d. Wall Planes:
  - i. At least a four-foot (4') deep offset at one (1) or more points along the front elevation;
  - ii. At least a two-foot (2') deep offset at two (2) or more points along the front elevation;
- e. Masonry:
  - i. Full first floor masonry on the front elevation, excluding doors, garage doors, windows, architectural features, cantilevered areas, bay windows, and any area that does not have a supporting foundation for the masonry load (including, without limitation, the small area above the garage door on some models, and any areas on the façade that are above roofing materials and would thus require masonry to be laid above the roof);
  - ii. Masonry accent areas on one hundred percent (100%) of the front elevation, excluding openings and areas that will not support masonry;
  - iii. More than two (2) masonry materials on the front elevation;
  - iv. Masonry detailing (either multiple quoins or other features such as arches, keystones);
  - v. Fiber cement siding in all areas not covered by other masonry, excluding doors, garage doors, windows, architectural features, cantilevered areas, bay windows, and any area that does not have a supporting foundation for the masonry load (including, without limitation, the small area above the garage door on some models, and any areas on the façade that are above roofing materials and would thus require masonry to be laid above the roof);
- f. Projections from the Façade Plane:
  - i. Veranda/balcony;
  - ii. Sunroom (2 points; perimeter and corner lots, only)(See §E(1): *Sunroom* for design requirements);
  - iii. Screened porch (perimeter and corner lots, only)(See §E(2): *Screened Porch* for design requirements);
  - iv. Breakfast nook;
  - v. Turret: (2 points);
- g. Windows:
  - i. Transom window;
  - ii. Bay window;
  - iii. Decorative shutters on front elevation;
- h. Architecturally enhanced/articulated trim moldings (such as sunburst louvers above windows);
  - i. Decorative columns composed of wood or glass.
- 4. *Dimensions*: A single-family dwelling façade shall comprise at least fifty percent (50%) of the total façade width. The garage shall not exceed more than fifty percent (50%) of the façade width.
- B. Entries: Single-family dwelling entries shall have a presence toward the street and be accented with at least one (1) building-mounted light fixture.
- C. Roof:
  1. *Minimum Pitch*: 5 (vertical units):12 (horizontal units)
  2. *Materials*: Quality roof materials such as tile, slate, cedar shake with fire protection, thirty-year asphalt shingles, dimensional asphalt or fiberglass shingles shall be used on all structures.
  3. *Minimum Eave/Overhang Width*: All dwellings shall have eaves or overhangs a minimum of eight (8) inches deep on at least eighty percent (80%) of the roofline. Depth shall be determined prior to the installation of masonry.
- D. Automobile Storage:
  1. *Minimum Garage Capacity*: Minimum two-car, attached garage required.
  2. *Garage Capacity of Three or More*: Every two (2) bays shall have a separate door and shall be recessed two (2) feet from the other bays.
  3. *Minimum Garage Depth*: Twenty-two (22) feet.



# Architectural Design Standards (AD)

4. *Garage-forward Design:*
  - a. Front-loading garages that protrude between eight (8) and twelve (12) feet forward of the dwelling area shall have at least one (1) window installed in the garage wall that is perpendicular to the façade of the dwelling.
  - b. Front-loading garages that protrude between twelve (12) and sixteen (16) feet forward of the dwelling area shall have at least two (2) windows installed in the garage wall that is perpendicular to the façade of the dwelling.
  - c. Garages that protrude more than sixteen (16) feet shall be side-loaded and shall install a window that faces the street.
5. *Carport:* Where established, carports shall:
  - a. Be attached to the primary structure.
  - b. Be designed in keeping with the primary structure and the materials shall be compatible with those of the primary structure.
- E. Projections from the Façade Plane: In order to earn points under §A(3)(f): *Projections from the Façade Plane*, the feature must meet the following design requirements:
  1. *Sunroom:* The sunroom shall:
    - a. Be architecturally incorporated into the primary structure;
    - b. Be constructed of the same exterior material as the primary structure;
    - c. Have a glazing area in excess of forty percent (40%) of the gross area of the exterior walls;
    - d. Have a roof with a minimum pitch of 5 (vertical units):12 (horizontal units); and
    - e. Utilize the same roofing materials as the primary structure.
  2. *Screened Porch:* The screened porch shall:
    - a. Be architecturally incorporated into the primary structure;
    - b. Be constructed of the same exterior material as the primary structure;
    - c. Have a roof with a minimum pitch of 5 (vertical units):12 (horizontal units); and
    - d. Utilize the same roofing materials as the primary structure.
- F. Windows: Windows are required on all sides of the dwelling that are:
  1. Adjacent to a street; or
  2. Adjacent to a common area; or
  3. Not perpendicular to the street.
- G. Model Homes:
  1. *Cross Reference:* See also §TU: *Temporary Use/Structure Standards* for additional Model Home requirements.
  2. *Minimum Floor Area:* Refer to *Article 02: Zoning Districts & Regulations* for the requirements of the specific zoning district.
  3. *Largest Model:* If a builder produces more than one (1) model home at a time, then one (1) of the model homes shall be one of the two largest models offered in that development by that builder.
  4. *Basement:* In projects where basements are offered and the builder produces more than one (1) model home at a time, at least fifty percent (50%) of the model homes shall include a basement.

Grove

Timberstone  
Villas

Westbrooke  
at Geist

Brooks Park

E

