



*The Hancock County Area Plan Commission  
Court House Annex  
111 American Legion Place, Suite 146  
Greenfield, IN 46140  
Phone: (317) 477-1134  
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### **CERTIFICATION**

#### **Hancock County Area Plan Commission**

Project Name: Residential Architectural Standards – Zoning Ordinance Text Amendment  
Petitioner: Hancock County Plan Commission  
Project Location: County-Wide  
Townships: All

I, Michael Long, being the Secretary of the Hancock County Area Plan Commission of Hancock County, Indiana, do hereby certify that the attached zoning ordinance amendment is a true and accurate record of the meeting of the Plan Commission on September 24, 2019. The attached ordinance received a favorable recommendation by a vote of six (6) ayes, one (1) nay, and two (2) absent.

The attached ordinance is hereby certified to the Board of Commissioners, Hancock County, Indiana.

HANCOCK COUNTY AREA PLAN COMMISSION  
HANCOCK COUNTY, INDIANA

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Michael Long, Secretary

Ordinance No. 2019 – ~~11B~~ 11B

AMENDING ORDINANCE 2007-1B  
HANCOCK COUNTY, INDIANA, ZONING ORDINANCE

AMENDING TITLE XV, CHAPTER 156, ZONING  
OF THE HANCOCK COUNTY CODE

REGULATING RESIDENTIAL STANDARDS

Be It Ordained by the Board of Commissioners of Hancock County, Indiana, That

SECTION 1

Title XV, Chapter 156, Section 156.065(C)(2), Residential Standards, of the Hancock County Code is hereby amended as follows:

(2) *Residential subdivision ~~design~~ **architectural** standards.* Major or minor subdivisions in residential zoning districts R2.5, R3.5 and R5.0, **located within one mile of a municipal boundary**, shall include the following minimum building design standards:

(a) Homes located adjacent to and directly across the street from each other shall not be of the same front elevation. This does not prohibit the home to the rear from being the same front elevation.

(b) Exterior chimneys for fireplaces shall be masonry in entirety unless placed on the rear exterior wall of the residence. Chimneys that do not originate on an exterior wall that protrude through the roof may be of material other than masonry, excluding aluminum.

(c) Roof pitch shall be no less than 6/12.

(d) Nine-inch overhangs on all roofs, except side gables may use an architectural alternative such as articulated cornices which create a dimensional affect with wood, vinyl or aluminum subject to Planning Director approval.

(e) Residences built on corner lots shall include a minimum of three windows of minimum size three feet by five feet, on the side of the home facing the street (street-side yard).

(f) Interior drive widths. The minimum pavement widths for driveways and interior drives shall meet the following requirements, exclusive of any parking spaces:

1. For single- and two-family residential uses the minimum driveway width shall be 12 feet.

2. For all multi-family uses refer to § 156.069.

(g) Developments in zones R2.5, R3.5 and R5.0 may contain fences in the street side yard provided the fences are consistently themed with the residence and are at least 50% open. Chainlink is prohibited in the front and street sideyard. Fences shall be no higher than 42 inches from the adjacent finished grade. The fence may be located no closer than five feet from the right-of-way and shall be located no closer than ten feet of the front line of the residence. The fence shall also be located outside of the sight visibility triangle if higher than 36 inches.

(h) Facade/exterior material shall be masonry **vener** (brick, stone, textured and colored concrete masonry units), wood, fiber cement board siding, stucco, composite lap siding, decorative precast panels, aluminum, or heavy-gauge vinyl. Vinyl siding shall be approved and

endorsed as meeting or exceeding ASTM D3679 by the Vinyl Siding Institute (VSI) through the VSI siding certification program. The minimum thickness of vinyl siding shall be ~~0.044~~ **0.048** inches; Lap siding shall have a maximum nine-inch exposed board face.

1. Front elevation. All homes shall have masonry (brick, stone, textured and colored concrete masonry units) on a minimum 50% of the front elevation, excluding doors, windows, and other openings.

2. Side and rear elevations. Side and rear elevation of homes that abut a public way shall have at least 30% masonry as the exterior building material on that visible elevation and shall contain at least one architectural feature.

3. Unless adjacent to masonry wrap, all windows, doors and corners shall have a minimum nominal one-inch by six-inch wood or vinyl surround, shutters, decorative trim or headers.

4. The Planning Director may consider a request for modification to the masonry requirement when extraordinary or innovative architectural styles (Victorian, Farmhouse, Cape Cod) that provide many other architectural features maintain the spirit rather than the intent of the design guidelines.

(i) Architectural features. All houses shall have a minimum of four features from the following list. Porches, side-load or court-entry garages, or full first floor masonry wrap, each count as two features towards the required four.

1. Front porch - minimum eight feet in width and four feet in depth supported by columns;

2. Veranda/balcony;

3. Reverse gable;

4. Turrets;

5. Two or more roof planes visible on the front of the house;

6. Decorative garage doors or windows in garage doors;

7. A separate overhead door for each single garage bay;

8. Side-loaded or court-entry garage;

9. Brick, stone or textured concrete masonry on 100% of the front elevation (excluding openings);

10. At least four feet of relief at one or more points along the front or rear elevations;

11. Full first floor masonry wrap;

12. Sunroom, screened porch, or breakfast nook on rear for relief;

13. Transom windows;

14. Bay windows;

15. Two or more dormers; and

16. Decorative geometric front, rear and side gable roof vents or windows.

**17. Window grids/grills**

(j) Dimensions. A single-family dwelling façade shall comprise at least 55% of the total facade width. The **attached** garage shall not exceed more than 45% of the facade width.

(k) Entries. Single-family dwelling entries shall have a presence toward the street and be accented with at least one building-mounted light fixture.

(l) Windows. Windows are required on all sides of the dwelling that are adjacent to a street, common area, or not perpendicular to the street.

(m) Roof.

1. Minimum pitch: 6:12.
  2. Materials. Roof materials such as tile, slate, cedar shake with fire protection, three-dimensional asphalt, fiberglass shingles, standing seam metal, or other approved metal that simulates traditional roofing materials shall be used on all structures.
- (n) Garages. Each home shall have a minimum attached two-car garages.
1. Three-car garages. The third bay shall have a separate **overhead** door and shall be recessed **at least four two** feet from the other bays.
  2. Garage-forward design:
    - a. Front-loaded garages that protrude between 8 and 12 feet forward of the dwelling area shall have at least one window installed in the garage wall that is perpendicular to the façade of the dwelling.
    - b. Front-loaded garages that protrude between 12 and 16 feet forward of the dwelling area shall have at least two windows installed in the garage wall that is perpendicular to the façade of the dwelling.
    - c. Garages that protrude more than 16 feet shall be side-loaded and shall install a window(s) that faces the street.

## SECTION 2

Title XV, Chapter 156, Section 156.065(C)(3), Residential Standards, of the Hancock County Code is hereby added as follows:

(3) *Residential subdivision architectural standards.* Major or minor subdivisions in residential zoning districts R2.5, R3.5 and R5.0, located beyond one mile of a municipal boundary, shall include the following minimum building design standards:

- (a) Homes located adjacent to and directly across the street from each other shall not be of the same front elevation. This does not prohibit the home to the rear from being the same front elevation. No more than 15% of the homes shall have the same front elevation.
- (b) Exterior chimneys for fireplaces shall be masonry in entirety.
- (c) Roof pitch shall be no less than 6/12.
- (d) 12-inch overhangs on all roofs.
- (e) Residences built on corner lots shall include a minimum of three windows of minimum size three feet by five feet, on the side of the home facing the street (street-side yard).
- (f) Interior drive widths. The minimum pavement widths for driveways and interior drives shall meet the following requirements, exclusive of any parking spaces:
  1. For single- and two-family residential uses, the minimum driveway width shall be 12 feet.
  2. For all multi-family uses refer to § 156.069.
- (g) Developments in zones R2.5, R3.5 and R5.0 may contain fences in the street side yard provided the fences are consistently themed with the residence and are at least 50% open. Chainlink is prohibited. Fences shall be no higher than 42 inches from the adjacent finished grade. The fence may be located no closer than five feet from the right-of-way and shall be located no closer than ten feet of the front line of the residence. The fence shall also be located outside of the sight visibility triangle if higher than 36 inches.

(h) Facade/exterior material shall be masonry veneer (brick, stone, textured and colored concrete masonry units), wood, fiber cement board siding, stucco, composite lap siding, decorative precast panels, or aluminum.

1. Front elevation. All homes shall have masonry (brick, stone, textured and colored concrete masonry units) on a minimum 60% of the front elevation, excluding doors, windows, and other openings.

2. Side and rear elevations. Side and rear elevation of homes that abut a public way shall have at least 40% masonry as the exterior building material on that visible elevation and shall contain at least two architectural features.

3. Unless adjacent to masonry wrap, all windows, doors and corners shall have a minimum nominal one-inch by six-inch wood surround, shutters, decorative trim or headers.

4. The Planning Director may consider a request for modification to the masonry requirement when extraordinary or innovative architectural styles (Victorian, Farmhouse, Cape Cod) that provide many other architectural features maintain the spirit rather than the intent of the design guidelines.

(i) Architectural features. All homes shall have a minimum of six features from the following list. Porches, side-load or court-entry garages, or full first floor masonry wrap, each count as two features towards the required six.

1. Front porch - minimum eight feet in width and four feet in depth supported by columns;

2. Veranda/balcony;

3. At least two reverse gable;

4. Turrets;

5. Two or more roof planes visible on the front of the house;

6. Decorative garage doors or windows in garage doors;

7. A separate overhead door for each single garage bay;

8. Side-loaded or court-entry garage;

9. Brick, stone or textured concrete masonry on 100% of the front elevation (excluding openings);

10. At least four feet of relief at one or more points along the front or rear elevations;

11. Full first floor masonry wrap;

12. Sunroom, screened porch, or breakfast nook on rear for relief;

13. Transom windows;

14. Bay windows;

15. Two or more dormers; and

16. Decorative geometric front, rear and side gable roof vents or windows.

17. Window grids/grills

(j) Dimensions. A single-family dwelling facade shall comprise at least 65% of the total facade width. The attached garage shall not exceed more than 35% of the facade width.

(k) Entries. Single-family dwelling entries shall have a presence toward the street and be accented with at least two building-mounted light fixtures.

(l) Windows. Windows are required on all sides of the dwelling that are adjacent to a street, common area, or not perpendicular to the street.

(m) Roof.

1. Minimum pitch: 6:12.
2. Materials. Roof materials such as tile, slate, cedar shake with fire protection, three-dimensional asphalt, fiberglass shingles, standing seam metal, or other approved metal that simulates traditional roofing materials shall be used on all structures.

(n) Garages. Each home shall have a minimum attached two-car garages.

1. Three-car garages. The third bay shall have a separate door and shall be recessed at least two feet from the other bays.

2. Garage-forward design:

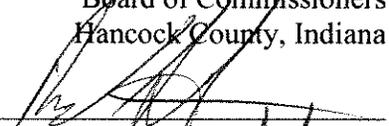
- a. Front-loaded garages that protrude between 8 and 12 feet forward of the dwelling area shall have at least one window installed in the garage wall that is perpendicular to the façade of the dwelling.

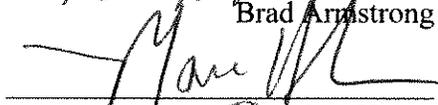
- b. Front-loaded garages that protrude between 12 and 16 feet forward of the dwelling area shall have at least two windows installed in the garage wall that is perpendicular to the façade of the dwelling.

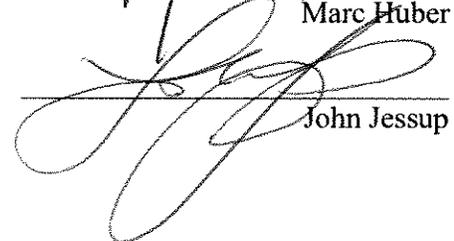
- c. Garages that protrude more than 16 feet shall be side-loaded and shall install a window(s) that faces the street.

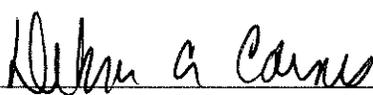
Adopted this 15th day of October, 2019.

Board of Commissioners  
Hancock County, Indiana

  
\_\_\_\_\_  
Brad Armstrong

  
\_\_\_\_\_  
Marc Huber

  
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John Jessup

Attest:   
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Debra Carnes, Hancock County Auditor

Petitioner: Hancock County Area Plan Commission

**HANCOCK COUNTY AREA PLAN COMMISSION  
111 AMERICAN LEGION PLACE  
GREENFIELD, IN 46140**

**PLAN COMMISSION MINUTES**

**DATE: SEPTEMBER 24, 2019 TIME: 6:30 P.M.**

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8. Residential Standards – Amend the zoning ordinance regarding the residential design standards for R2.5, R3.5, and R5.0. – Mr. Dale stated this has been brought before this board multiple times keeping you updated on the progress of the sub-committee. He stated the major change is to create a one mile buffer area around the municipalities of Greenfield, New Palestine, McCordsville, Cumberland, and Wilkinson (and soon to be Fortville). He stated there were minor architectural changes to the standards within the buffer area and higher architectural changes were made to the areas outside the buffer area. He stated the most interesting thing he gleaned from the builders that spoke at the sub-committee meetings is that when government makes higher requirements the cost of the home goes up and it affects the homeowner choosing the extras for their new home (being upgrading cabinets or 9 ft ceilings ...) because the homeowner only has 'X' amount of money to spend. Mr. Holden asked if the thicker vinyl siding will be harder to find. Mr. Morelock stated McCordsville has the thicker siding and colors are more limited. There was no further discussion. There were no remonstrators. Ms. Willard made the motion for a favorable recommendation. Mr. Cameron seconded. Motion carried. Six (6) approved the favorable recommendation, One (1) denied.