



Fortville Residential Architectural Standards Subcommittee PUD Residential Architectural Standards (“Standards”)

I. Table of Contents

- a. Statement of Intent
- b. New Residential Planned Unit Development (PUD) Standards
- c. Exhibits

II. Statement of Intent

- a. The Town of Fortville, Indiana has long-valued that our family focused community celebrates Midwestern ideals, which have proven to be attractive and contributory to our growth. Under appointment by the Fortville Town Council, and in an effort to coincide with objectives¹ our community outlined in the *Envision Fortville* Comprehensive Plan, we have set out to establish Residential Architectural Standards for Planned Unit Developments (“PUD”) of single family homes. In these Standards, we offer an honored nod to the resonant history and traditions we inherit as a town, and we further specify the future we envision—balancing community, compatibility, and sustainability.
- b. The purpose of the Fortville Residential Architectural Standards is to provide a comprehensive, illustrative guide to encourage high-quality PUD residential development that blends with the surrounding fabric allowing for creative design that contributes to the character and value of our town. This document was developed by a committee consisting of members from the Fortville Town Council and Redevelopment Commission, community business owners, and residents.
- c. Overall, the Standards endeavor to:
 - i. Provide clear and concise objectives to developers planning projects;
 - ii. Promote high-quality, and create inclusive, safe and varied developments;
 - iii. Maintain and enhance the character and aesthetics of our town;
 - iv. Improve the connectivity and compatibility of residential developments to business and mixed-use developments;
 - v. Encourage access to existing services and infrastructure efficiently;
 - vi. Promote multiple modes of transportation, including walking and biking as well as encourage walkable development plans;
 - vii. Promote sustainable design principles and ensure quality of life; and
 - viii. Maintain and advance property values throughout the community.
- d. These Standards are intended to secure full compliance. Select alternatives to these Standards may be considered by the Fortville Town Council but in no way should the resulting development be of a lesser quality than intended herein. The Design Review Board shall review exterior home elevations.

¹ Objectives 2-3; <http://www.fortvilleindiana.org/wp-content/uploads/2016/01/Comp-Plan-Obj-List-Moderate.pdf>.

- e. Compliance with these Standards is targeted for new residential PUD proposals. Existing residential structure additions, remodels, renovations, or redevelopments; single family infill in Old Town Fortville; and PUD non-adjacent multi-family developments are either addressed in other design standards (i.e., the Broadway Consolidated TIF District Design Standards pertain to multi-family development proposals) or may be developed as stand-alone or master planned design standards in the future.
- f. These Standards are not intended to create noncompliance to Indiana Residential Code, zoning, Town of Fortville Utility Street Standards, accessibility standards, etc., and in matters of conflict the more stringent requirements apply.

III. New Residential Planned Unit Development (PUD) Development Standards

a. Platting

i. Lot sizes.

1. Density. The maximum density shall be 2.9 dwelling units per acre.
2. Impervious Space. The maximum percent of impervious space per lot shall be 40%.
3. Width. The minimum width shall be sixty-five (65) feet as measured at the front yard setback line.
4. Floor Area. All single-family homes shall have a minimum of seventeen hundred (1,700) square feet of living space above grade if a single story structure; and a minimum of twenty-one hundred (2,100) square feet of living space for a two story structure above grade with a minimum of eleven hundred (1,100) square feet of living space above grade on the first floor.

ii. Lot Conditions.

1. Driveways. Driveways and parking areas shall not extend in width past the width of the face of the garage.
2. Concrete Walks. Concrete walks leading from the driveway to any point of egress on the home shall be at least three (3) feet in width.
3. Mechanical and Equipment Locations. No electrical meters, air conditioning equipment, generators, or any other mechanical equipment shall be permitted on the front elevation of the home.

iii. Setbacks.

1. Front Yard Set Back. The minimum front yard setback for the structure shall be thirty (30) feet from the edge of right-of-way.
2. Garage Set Back. The minimum garage setback shall be thirty-five (35) feet from the edge of right of way.
3. Side Yard Set Back. The minimum side yard setbacks shall be eight (8) feet with a minimum distance between adjacent homes of sixteen (16) feet.
4. Rear Yard Set Back. The minimum rear yard setback shall be twenty (20) feet.

- iv. Public Safety/Street Width.
 - 1. Right of Way Width. To accommodate emergency vehicle access, all streets within the PUD shall be designed with a minimum right-of-way width of fifty (50) feet.
 - 2. Street Width. All streets within the PUD shall have a minimum street width of thirty (30) feet from back of curb to back of curb, with the exception of a frontage road.
 - 3. Curbs. Chair back curbs are required.
 - 4. Street Trees. If planted between the sidewalk and the curb, the minimum planting width shall be eight (8) feet and the right-of-way shall be widened as necessary.

- v. Access.
 - 1. Ingress/Egress. Ingress and egress shall be designed to align with traditional grid-platted developments with multiple ingress/egress points from frontage and secondary roads bordering the PUD.
 - 2. Through Streets. To achieve linkage and connectivity with neighboring subdivisions, schools, shopping areas, and Old Town Fortville; to design walkable, transit-oriented communities; and to improve safety, accessibility, street maintenance, and emergency response, through streets shall be required.
 - 3. Cul-De-Sacs. Very limited counts of cul-de-sacs may be allowed where continuous street connections are wholly impractical due to topographical constraints. If a cul-de-sac is approved, it shall provide adequate access to all abutting properties; pedestrian and bicycle access through the cul-de-sac to adjacent areas; and the cul-de-sac shall be a minimum of a thirty (30) foot radius.

b. Design Features/Architecture

- i. Foundations.
 - 1. Wood Frame. Wood frame foundations are not permitted.
 - 2. Foundation. Shall have minimum 8" poured concrete or 8" concrete block.
 - 3. Basements. When used, shall have minimum nine (9) foot ceiling height.
 - 4. Slab on Grade. Shall be minimum 4" concrete slab on gravel base.
 - 5. Waterproofing. All basement foundations shall be waterproofed with spray coating or like treatment.
 - 6. Grade to Landscaping Distance. Distance between finish grade/landscaping to be between six (6) to ten (10) inches.

- ii. Front Elevations. No plumbing, mechanical venting or architecturally unimproved solar panels are permitted on the front elevation of the home. This includes, but is not limited to, the vertical walls and roof slope(s).

- iii. Garage Capacity.
 - 1. Minimum. A minimum of a two (2) car garage is required.

2. Types. Garages may be front-loading, side-loading, courtyard-loading, rear loading, and/or detached.
 3. Recessing. On homes with front load garages, the garage shall be recessed behind the living area of the front elevation of the home a minimum of five (5) feet. Front-loading garages shall not exceed fifty (50) percent of the width of the front elevation.
- iv. Exterior Cladding.
1. Materials. Cellular PVC (ex: Azek, Klear, or like), fiber cement (ex: James Hardie, or like), composite stock (ex: LP Smart Trim, Miratec, or like), masonry, and painted/stained/sealed cedar are acceptable exterior trim materials.
 2. Panels. Preformed masonry panels are not permitted.
 3. Vinyl.
 - a. No vinyl siding, shake, or panel is permitted.
 - b. Vinyl soffits are not permitted.
 - c. Vinyl architectural details (gable vents, shutters, etc.) are not permitted.
 4. Aluminum.
 - a. No aluminum siding, shake, panel, or trim wrap is permitted.
 - b. Aluminum soffits are not permitted.
- v. Exterior Trim.
1. Surrounds. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required, unless set into a masonry plane.
 2. Skirt. Minimum of a four (4) foot masonry skirt on all elevations.
 3. Detailing. Fypon and other like products are permitted for architectural detailing.
 4. Decking. Treated pine, cedar, and composite (ex: Trex, Timber Tech) are all acceptable wood decking materials.
- vi. Special Design Considerations.
1. Entryways: Entryways shall be clearly defined, visible, and a dominant feature of the façade.
 2. Porches. Deep front porches at a minimum of six (6) feet that create outdoor living spaces are encouraged on the front elevation and required on all corner houses.
 3. Corner Lots and Lots Directly Visible From or Sitting on More Than One Street.
 - a. Porches. Porches are required on corner lots, and shall be a wrap-around porch on elevations facing all through streets.
 - b. Architectural Features. Articulation and architectural design features shall be equally present on all elevations directly visible to or sitting on more than one through street.
 4. Chimneys. If external, shall not be cantilevered.
 5. Rear of Homes. The rear of all homes along arterial roadways shall have incorporated a wall plane recess, or projections (examples include a sunroom, a screened porch, a covered patio, or a room extension).

- vii. Windows & Doors.
 - 1. Window Distribution. A minimum of 20% of a home's total number of windows shall be required on every elevation.
 - 2. Installation. All windows shall be installed using flashing tape on the sill of the rough opening followed by a bead of silicone. Window tape shall be applied after installation of the window.
 - 3. Window Wells. No preformed corrugated or block window wells shall be permitted. Poured concrete and timber wells are permitted.
 - 4. Cladding. Windows shall be vinyl, fiberglass, wood, vinyl clad, or aluminum clad.
 - 5. Window Grids. Double and single hung, awning, and sliding windows on the front elevation shall have grids.
 - 6. Garage Doors. Garage doors to have at least two upgrades from standard. These upgrades can include but are not limited to glass features, raised/recessed panel profiles, and hardware (strapping, handles, etc.).

- c. Roofing and Framing.
 - i. Height. Minimum eight (8) foot wall heights are permitted on second and third floors. Eight (8) foot first floor wall heights are only permitted with the use of vaulted/cathedral/tray ceilings where the high point/plane of the ceiling is at least nine (9) feet. Otherwise, first floor ceilings must be a minimum of nine (9) feet.
 - ii. Shingles. Standard 3-tab shingles are not permitted (ex: Owens Corning Supreme or like).
 - iii. Pitch.
 - 1. Front to Back Slopes. Minimum 6/12 roof pitch on front to back slopes.
 - 2. Gables or Dormers. Minimum 6/12 roof pitch on gables or dormers.
 - 3. Shed Dormers. Minimum 4/12 roof pitch on shed dormers.
 - iv. Overhangs. All homes shall have a minimum twelve (12) inch roof overhang on the entire roof perimeter, as measured from the finished vertical surface and not including gutter systems.
 - v. Ice and Water Shield. Ice and water shield shall be used on bottom apron and in valleys.
 - vi. Felt Paper. Minimum of 15# felt paper to be used on field of roof.
 - vii. Roof Vents. Box-style (slantback) roof vents are not permitted.
 - viii. Wraps and Sheathing.
 - 1. Wrap. House wrap (Tyvar, Tyvek, or like) is required on all wall sheathing.
 - 2. Sheathing. Coated sheathing (Zip System or like) can be used in lieu of traditional OSB or plywood sheathing and house wrap combination.
 - 3. Joints/Seams. Coated sheathing shall have all joints/seams taped.
 - ix. Framing. Minimum 2" x 4" studs 16" o.c. with insulation board.

- d. Anti-Monotony - Elevations. No two homes within a five (5)-home snapshot (applied to same-side street homes and across street homes) shall have the same front elevation. Refer to Section IV.b.i. for a diagram.
- e. Landscaping and Exterior Features.
 - i. Community Perimeter Landscaping.
 - 1. Frontage Roads. Landscaping on frontage and secondary roads shall provide an approximate twenty five (25) foot landscape buffer to include for every one hundred (100) feet of frontage: Mounds; two two-(2) inch caliper shade trees of a minimum variety of five species; two two-(2) inch caliper ornamental trees of a minimum variety of five species; two six-(6) foot tall evergreen trees; and ten twenty four-(24) inch shrubs/bushes.
 - 2. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary. The minimum container size for planting shall be one gallon.
 - ii. Single Family Home Lot Landscaping.
 - 1. Trees. All homes shall include at least two (2) front yard trees with a minimum of two (2) inch caliper at time of planting and selected from a minimum variety of five (5) species in the PUD.
 - 2. Planting. All front and side yard trees shall be planted a minimum of ten (10) feet behind the sidewalk.
 - 3. Sodding and Seeding. All front yards and side yards shall be established through sodding, hydro seeding or slice seeding. Future repairs and improvements can be made by seeding, providing no bare soil remains for a prolonged period of time. Rear yards are also preferred to be sodded, however, seeding is also acceptable as the minimum requirement. All front, rear, and side yards shall be properly graded with a minimum of one (1) inch of topsoil and use of starter fertilizer when sodding and/or seeding.
 - 4. Additional Landscaping. All homes shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs and bushes shall be at least eighteen (18) inches in height at time of planting.
 - 5. Additional Rear Lot Landscaping. A minimum of one six (6) foot tall tree shall be planted in the backyard of each lot that is adjacent to PUD frontage or secondary roads.
 - 6. Irrigation. Where irrigation is installed, the use of innovative, water efficient irrigation systems is strongly encouraged and recommended. All irrigation systems are to be below ground, fully automated systems in compliance with all applicable building code requirements. All backflow control devices are to be located or screened so that they are not visible from the streets.
 - iii. Green space.

1. Park. Each PUD shall contain at minimum a central pocket park, minimum ten thousand (10,000) square feet in size, minimum width fifty (50) feet, surrounded on all four (4) sides by a street.
 2. Trails. A multi-use trail along frontage and secondary roads (around entire perimeter of the PUD) shall be required, and must tie into an existing trail where possible.
 3. Recreation and Picnic Areas. Recreational and picnic areas shall be placed in appropriate common areas, and the recreational areas shall be enclosed with fencing.
- iv. Fences.
1. Materials. If installed, all lot fencing shall be of the following materials: black or white composite, or painted/stained wood shadow box.
 2. Chain Link. No chain linked fence shall be permitted.
 3. Height. The height of the fencing shall not exceed 6 feet above finished grade.
 4. Layout.
 - a. Front Yard. No fencing shall extend beyond the front house line.
 - b. Back Yard. Back yard fencing shall not extend into any drainage or utility easements.
- v. Street Lights. Streetlights of a uniform nature will be placed at each entry and at each interior street intersection and at intermediate locations between intersections not to exceed four hundred (400) feet.
- vi. Lighting.
1. All homes in the community shall have dusk to dawn carriage lights on the garage or yard lights.
 2. A sidelight shall be required near the front door.
- vii. Street Numbers. Street numbers shall be uniformly mounted on each single-family home.
- viii. Mail Boxes. Uniform mailboxes and uniform street numbers within the PUD are required.
- ix. Sheds, Out Buildings, and Pools.
1. Pools. No above ground pools shall be permitted.
 2. Outbuildings. Outbuildings and sheds where installed shall be of uniform design to the main structure; and shall not span over utility or drainage easements.
- x. Utility Installation. All utilities shall be trenched and located behind the curb.

IV. Exhibits

- a. Definitions (Note, it is intended that definitions, unless defined herein, default as defined in documents published by BAGI/IBA/NAHB, and including codes such as the Hancock County Zoning Ordinance)
 - i. Accessibility standards. The Department of Justice's revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) as published in the Federal Register.
 - ii. Alternatives. One of two or more available possibilities to be discussed in the context of limited deviations from these Standards, only upon discussion and explicit approval.
 - iii. Brick. A solid or hollow masonry unit of clay mixture with sand, and molded into a defined shape while in a plastic state, then baked in a kiln.
 - iv. Chair Back Curbs. As defined in the Town of Fortville Utility Street Standards.
 - v. Cladding. A covering, veneer, or coating on a structure.
 - vi. Compatibility. The forming by a combination of various elements, putting things into proper position to form a whole in terms of structure organization, and the manner in which these parts are combined or related to form a united whole. It includes site relationship, space, volume, texture, reflection, pattern, ornamentation, mass, form, transparency, harmony, depth, color, contrast, balance, and:
 1. Articulation. Street frontage design elements, both horizontal and vertical, that help create a streetscape and PUD of interest.
 2. Proportion. The general size of multiple objects without information regarding their actual sizes (or scales); a truly relative design component requiring an understanding of the interactions between design objects.
 3. Rhythm. Leading the eye from one point to another, creating motion by repetition, gradation, radiation, opposition and transition.
 4. Scale. The relationship between two or more objects, one that has a commonly known size such as human height.
 5. Sustainability. Increasing the quality of the built environment.
 - vii. Connectivity. The direct links or associations between multiple things; the links between different parts of Fortville that provide accessibility and easy transport from one area to another.
 - viii. Corner Lot. A lot located at the intersection of two roadways that has frontage on each roadway.
 - ix. Cul-De-Sacs. A reasonably short street with a bulbous end.
 - x. Density. Density shall be defined as Net Density; the maximum dwelling units allowed per acre using the developable area of the PUD, which excludes non-residential uses, highway and street right of ways, floodways, and slope protection.
 - xi. Design Review Board. The Town of Fortville committee that administers the process for evaluation of development plans to determine compliance with standards.
 - xii. Elevation. A scaled-drawing of any side of a building or structure.
 - xiii. Façade. The main exterior of a building usually characterized by elaboration of stylistic details and containing an entrance.
 - xiv. Frontage Road. A subsidiary road within a PUD or running parallel to a main road or highway and giving access to houses and businesses.

- xv. Green space. Public or private land and aquatic areas which are managed to protect the natural environment; provide recreational opportunities; shape the pattern of development; or any combination thereof, including yards, common areas and elements, but excluding there from buildings.
- xvi. Living space. An enclosed area in a house that is suitable for year-round use; embodying walls, floors, and ceilings; suitable for year-round living; requires permanently a installed continuous power source; excluding garages.
- xvii. Masonry. Includes all brick, stone, and manufactured stone products.
- xviii. Nominal. Not actual; as used herein regarding lumber, a variant in measurement given the industry standard in terminology.
- xix. Old Town Fortville. As defined in the Fortville Overlay in the Hancock County Zoning Ordinance.
- xx. Overhang. The horizontal distance that the roof projects beyond the story immediately below.
- xxi. Plane/Architectural Plane. A two-dimensional surface defined by width and length.
- xxii. Stucco. A mixture of lime or gypsum, Portland cement and water to produce a paste-like material, which sets to form a hard surface; to exclude EIFS.
- xxiii. Trails. As defined in the Town of Fortville Utility and Street Standards.
- xxiv. Trim. Supplemental and separate decorative strips applied to the face or sides of a frame.

b. Depictions

i. Monotony Code Depiction



Courtesy – Vermillion PUD, Fishers; Subject indicated with a star shall not have same elevation as adjacent homes indicated with shade.

II. Sample Photos (These are intended to indicate PUD designs that would be in compliance with the spirit of these Standards)



Courtesy – Elisabeth Lugar



Courtesy – Old Town Design Group

Courtesy – America's Best House Plans



ii. Lot Layout

