
THE HENDRICKS COUNTY QUALITY GROWTH STRATEGY

MINIMUM RESIDENTIAL DESIGN STANDARDS
CHECKOFF SHEET



HCZO

This applies to all major and minor residential subdivisions with the exception of Estate Subdivisions, Conservations Subdivisions and Planned Unit Developments.

Check all that apply		Inspector Initial
Anti-monotony:		
	Mirror images of the same configuration/elevation do not meet the requiremnet.	
	No house shall be the same front elevation design as any other house within two (2) houses to each side of the subject lot nor directly across the street.	
	No single front elevation design may be applied to more than twenty-five percent (25%) of the front elevations within any single phase of a development.	
Driveway Width: 12 feet minimum, 20 feet maximum at the property line		
Materials: Exterior materials shall be unit masonry, wood, fiber cement board siding, stucco, composite lap siding (9 inch exposed board surface), or heavy gauge vinyl (vinyl siding shall be approved and endorsed as meeting or exceeding ASTM D3679 by the VSI) minimum thickness of vinyl siding shall be 0.044 in		
Front Facade: minimum of 4 points (unless specified all features are worth 1 point.)		
	Front porch, minimum 8 feet in width and 4 feet in depth supported by columns and with a rail (2 points)	
	A separate overhead door for each single garage bay	
	Side-loaded or court-entry garage (2 points)	
	Brick, stone or textured concrete masonry on 100% of the front elevation (excluding openings)	
	Turret	
	Two or more roof planes visible (change in elevation or direction of roof ridge) on the front of the house	
	Veranda/balcony	
	At least 4 feet of relief at one or more points along the front or rear elevations	
	Bay, dormer or oriel windows	
	Decorative geometric front, rear and side gable roof vents or windows	
	Architectural details such as quoins, pilasters, cornices, and dentil molding	
Side and Rear facade: minimum of 2 of the following features on all sides		
	Minimum 30% masonry as the exterior building material	
	Full first-floor masonry wrap	
	Pop-out room a minimum of 3 feet by 10 feet such as a sun room or breakfast nook (on viewable sides)	
	Screen porch (on viewable sides)	

Hendricks County Minimum Residential Design Standards

CHECKOFF SHEET

RDS

	Bay or oriel windows	
	Shutters and window grids	
	Cantilevered second story	
	Raised wood deck, a minimum of 8 feet by 10 feet (on viewable sides)	
Roof: minimum 12 inch overhang on all sides		
Door, window and corner trim: A nominal 1 inch by 4 inch wood or vinyl surround		
Landscaping: conform with section 7.5 Landscaping Standards		
Common open space: Conform with section 7.18 Open Space Requirements and the Subdivision Control Ordinance (if applicable)		