
THE HENDRICKS COUNTY QUALITY GROWTH STRATEGY

RESIDENTIAL DESIGN GUIDELINES
CHECKOFF SHEET



HCZO

These Design Guide lines should be used for residential development requiring a major primary and secondary plat or development plans. Development proposals for projects containing three (3) dwelling units or less are exempt from these standards.

Check all that apply		Inspector Initial
Anti-monotony:		
	Required:	
	Mirror images of the same configuration/elevation do not meet the requirement.	
	No house shall be of 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.	
	Guideline:	
	All homes built to the front setback should be varied to avoid a canyon-like street pattern. These setback variations need to be at least three (3) feet to be effective.	
Driveway Width: 12 feet minimum, 20 feet maximum at the property line		
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	
Plan Commission approved alternative(s) for front facade:		

Side and Rear facade: minimum of 2 of the following on all sides of facades veiwable from the street

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 veiwable sides)	
Screen porch (on veiwable sides)	
Full length chimney	
Bay or oriel windows (on veiwable sides)	
Cantilevered second story (on veiwable sides)	
Shutters and window grids	
Raised wood deck, a minimum of 8 feet by 10 feet (on veiwable sides)	

Plan Commission approved alternative(s) for side and rear facade:

Roof: Required - eaves shall be a minimum 12 inches on all sides. Plus a minimum of 1 item

Reverse gable	
Change in elevation of roof ridge/change in direction of roof ridge	
Two (2) or more dormers	
Roof overhangs should be detailed as follows: •Brackets and corbels or other overhang supports are encouraged in order to add a finer level of detail to the building •Soffits should be designed as a visible feature and incorporated into the overall architectural design	
Roof forms to be employed include: Hipped roofs, gabled roofs, varying roof pitched side-by side gabled, front-to-back gables or various combinations.	
Flat roofs are generally discouraged unless part of a distinct architectural style	

Plan Commission approved alternative(s) for roof:

Door, window and corner trim: A nominal 1 inch by 4 inch wood or vinyl surround Each home should incorporate at least 2 points unless specified all features are worth 1 point

Shutters	
Transom windows	
Bay or oriel windows	
Decorative moldings	
Cornices	
Keystones	

	Headers and lintels	
	Mullions, to break the scale of the facade into smaller components	
	Reflective glazing is prohibited	
	Clear glass is recommended	
	For privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended. If tinted glass is to be used, light tints and green, gray or blue hues are recommended.	
	Unless appropriate to an architectural style, windows should not be flush with walls. Glass should be inset from the exterior wall and/or frame surface to add relief to the wall surface.	
	If aluminum sliding windows are used, select heavier window products with visually thicker (1.5 inches or greater) extrusions and frame members.	
Plan Commission approved alternative(s) for Doors, window, and corner trim:		
Illumination : Conform with section 7.11 of the Zoning Ordinance		
Entries: minimum of 2 points Unless otherwise specified all features are worth 1 point		
	Porches a minimum depth of 4 feet and at least 8 feet in length, and that includes posts and railings (2 points)	
	Decorative trim/molding	
	Keystone	
	Portico or shed roof accent over entry	
	Pent Roof	
	Transom window	
	Door sidelights	
	Covered front stoop	
Plan Commission approved alternative(s) for Entries:		
Landscaping: Conform with section 7.5 Landscaping Standards		