

Ordinance No. 2019-32

An Amendment to the Hendricks County Zoning Ordinance, Chapter 8.3 Non-Residential Design Standards;

Whereas, the Board of County Commissioners of Hendricks County, Indiana adopted the Hendricks County Zoning Ordinance on August 12, 2008 and which became effective October 1, 2008

Whereas, the Hendricks County Area Plan Commission has recommended that the Zoning Ordinance be amended as to Chapter 8.3(H) Architectural Design;

Whereas, the Hendricks County Area Plan Commission has conducted a public hearing on the proposed amendment TZA 04-19 and voted to forward a favorable recommendation to the County Commissioners;

Whereas, the County Commissioners have received and reviewed the Plan Commission's report, have considered the Plan Commission's recommendations, and find that the adoption of the recommended amendment would promote the health, safety, and convenience of the people of Hendricks County; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HENDRICKS COUNTY, INDIANA AS FOLLOWS:

H. ARCHITECTURAL DESIGN. All non-residential building walls shall have architectural features which increase visual interest, reduce undifferentiated masses and relate to the pedestrian scale.

1. Facades. Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice, in each instance appropriate to the building style.
2. Offsets and Projections. Buildings with continuous facades that are ninety (90) feet or greater in width shall be designed with offsets (projecting or recessed) not less than two (2) feet deep, and over intervals of not greater than sixty (60) feet.
 - a. For warehouse buildings in Industrial and Planned Business districts, the offsets and projects may be substituted for color variations or other techniques that break up massing.
3. Storefronts. Ground-floor retail shall be transparent for seventy five percent (75%) of the total ground level facade.
4. Exterior materials. Building facades may be constructed from wood, stone, masonry, E.I.F.S., cement fiber board, split-face, textured concrete, heavy gauge vinyl, metal or glass or other materials which provide the same desired quality. Products other than those listed below must be approved by the Plan Commission.
 - a. Buildings constructed of metal shall be permitted only in the agriculture (AGB, AGI, AGR) and major industrial (MI) districts.
 - 1) Buildings that do not exceed fifty percent (50%) metal shall be permitted in the light industrial (LI) districts, and must contain other

design elements such as concrete or masonry bases, pitched roofs, enhanced entries or color variation.

- b. Structures shall be constructed using a minimum of fifty percent (50%) masonry as described below.
 - 1) Masonry construction may consist of brick, granite, sandstone, slate, limestone, marble, or other hard and durable all-weather stone. Ashlar, cut stone, and dimension stone construction techniques are acceptable.
 - 2) Brick material used for masonry construction shall be composed of hardfired all-weather standard size brick or other all-weather facing brick.
 - 3) Buildings that do not contain fifty percent (50%) masonry shall be permitted in the Industrial (MI, LI) and Planned Business (PB) districts, and must contain other design elements such as articulated parapets, pitched roofs, enhanced entries and color variation.
 - c. Concrete finish or precast concrete panels shall be textured using the following techniques: exposed aggregate, bush-hammered, sand-blasted, pattern stamped, or other concrete finish. Concrete masonry units (CMU or block) shall be textured or split-face, and otherwise not smooth.
 - d. Office uses may use: Architectural metal panels, glass (up to 75% of the façade area) and ornamental metal.
5. Roof Design. The materials and finishes for roofs shall complement those materials used for the exterior walls. Roofs may be pitched, use stepped parapet walls, three dimensional cornices, dimensioned or integrally-textured materials, or be sloped with overhangs and brackets. Parapets shall not exceed more than one-third (1/3) the height of the supporting wall.
 6. Four-sided Architecture. The architectural style, materials, color and design on the front elevation shall be applied to all elevations of the structure adjacent to a public street, primary internal drive or residential zoning district.
 7. Color. Compatible materials and colors should be used throughout to unify development. The colors should reflect natural tones of the environment and be subtle, harmonious and non-reflective. Accents shall be compatible.
 8. Entry Features. Entryway features are only required at the primary entrance to the structure and shall include elements such as: covered entries, integral planters, awnings, raised corniced parapets over the door, peaked roof forms having an average slope greater than or equal to a minimum 5:12 pitch, arches, or architectural details such as tile work and moldings that are integrated into the building structure and design.

APPROVED by the Board of Commissioners of Hendricks County, Indiana this 24th day of September 2019.

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