

Avon Town Council

Ordinance 2024 -38

ADOPTING TEXT AMENDMENTS TO CHAPTER 7 OF THE UNIFIED ZONING ORDINANCE

Whereas, the Town of Avon Plan Commission conducted a public hearing on August 26, 2024 on text amendments to the Town of Avon Unified Development Ordinance which would modify certain provisions of Chapter 7 to incorporate the current enhanced residential architectural standards into the base architectural standards required for all new single-family dwellings and to eliminate the enhanced lot standards found in Chapter 7.27 of the UDO.

Whereas, the Plan Commission voted unanimously on August 26, 2024 (5-0) to send a favorable recommendation on such text amendments to the Town Council; and

Whereas, on August 27, 2024, the Plan Commission certified its recommendation to the Town Council; and

Whereas, having considered the proposed amendments and comments from members of the public and having paid reasonable regard to the comprehensive plan, current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the district, and responsible development and growth, the Town Council hereby finds as follows:

1. Approving the proposed text amendments is consistent with the Comprehensive Plan in that it makes no changes to the uses permitted in each district and enhances one of the goals of the plan which is to create attractive neighborhoods;
2. Approving the proposed text amendments is consistent with the current conditions and character of current structures and uses in each district by still providing for development consistent with the residential areas of the Town while providing for better architectural standards in all new single-family development;
3. Approving the proposed text amendments is consistent with the most desirable use for which the land in each district is adapted because the amendments do not propose any changes in the permitted uses for the districts;
4. Approving the proposed text amendments will lead to the conservation of property values throughout the jurisdiction by providing for standards that promote enhanced building materials and varieties of building styles;
5. Approving the proposed text amendments is consistent with responsible growth and development in that the amendments will promote harmonious development by promulgating and enhancing standards for residential districts; and
6. The proposed text amendments to the Zoning Ordinance should be approved.

It is, therefore, ordained, that Chapter 7 of the Town of Avon Unified Development Ordinance is hereby amended to read as follows:


See attached Exhibit A.

It is further ordained that all other provisions of the Town of Avon Unified Development Ordinance, not expressly amended by this Ordinance, will remain in full force and effect.

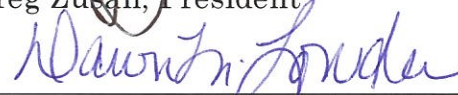
It is further ordained that this ordinance shall become effective upon adoption.

Ordained this 12th day of September, 2024.

Avon Town Council:



Greg Zusan, President



Dawn Lowden, Vice-President



William Holland



Robert, Pope



Jayson Puckett

Attest: 

Julie Loker, Clerk-Treasurer

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Linda Ahlbrand

This instrument prepared by Linda Ahlbrand, Planning Director of the Town of Avon, 6570 East U. S. Highway 36, Avon, Indiana, 46123.

7.27 Single-Family Architectural Standards Tables and Figures

Architectural Standards for Single-Family Dwellings. New single-family dwellings must meet the following architectural standards indicated in Tables 7-1, 7-2, & 7-3.

A. Base Architectural Standards for Single-Family Detached Dwellings

Table 7-1

Architectural Requirements
Window Requirements. On homes exceeding one story, front facades must have at least four windows, side facades must have at least two windows, and rear facades must have at least four windows. On one story homes, front facades must have at least two window openings, side facades must have at least one window, and rear elevations must have at least two windows.
Masonry Wrap. A front façade masonry wrap is required on all homes. At a minimum, this is a masonry wainscot from the first-floor windowsill and continuing down to the foundation. On those lots that adjoin a common area, public park or public street, masonry wrap shall include any façade visible from common area, public park or public street.
Roof Overhangs. The main roof of the home must have roof overhangs at least 11". (See Note 1 below)
Building Articulation. The front façade must have projections or recessions. This may be accomplished using (a) one offset at least 4' deep and a minimum height equivalent of one story or (b) two offsets at least 2' deep and a minimum height equivalent of one story.
Window Trim. Windows must have decorative trim, either (a) wood or composite trim at least 3½" wide around all windows or (b) decorative trim detailing (e.g. arches, cornices, moldings, etc.), as architecturally appropriate. Shutters may be substituted for trim on sides of the windows and windows surrounded by brick or stone shall not require window trim. Shutter may be substituted for trim on the sides of the windows and windows surrounded by brick or stone shall not require window trim.
Corner Lots. Corner lot side elevations facing the street must have architectural detailing similar to the front façade (e.g. window trim, gable detailing).
Anti-Monotony Standards
All front facades and perimeter lot facades visible from, and adjoining a perimeter street, common area or park, must meet the following anti-monotony standards: (See Note 2 below)
<ul style="list-style-type: none"> ▪ The same elevation and color scheme cannot be used on lots adjacent to the subject lot. ▪ Homes two lots away from the subject lot cannot use the same color scheme.

Notes:

- (1) Overhang requirement does not apply to architectural features such as dormers, shed roofs, porches, or areas with architectural enhanced decorative trim.
- (2) In determining if a building elevation meets this standard, the reviewer evaluates differentiation in the colors of the (a) siding, (b) siding accents, (c) trim, (d) front door, (e) shutters, and (f) brick or stone.



B. Enhanced Architectural Standards for Single-Family Detached Dwellings

Table 7-2

Architectural Requirements
Window Requirements. Front facades must have at least four windows, side facades must have at least two windows, and rear elevations must have at least four windows.
Roof Overhangs. The main roof of the home must have roof overhangs at least 11" deep prior to the installation of masonry materials. (See Note 1 below)
Building Articulation. The front façade must have projections or recessions. This may be accomplished using (a) one offset at least 4' deep and a minimum height equivalent of one story or (b) two offsets at least 2' deep and a minimum height equivalent of one story.
Window Trim. Windows must have decorative trim, either (a) wood or composite trim at least 3½" wide around all windows or (b) decorative trim detailing (e.g. arches, cornices, moldings, etc.), as architecturally appropriate.
Corner Lots. Corner lot side elevations facing the street must have architectural detailing similar to the front façade (e.g. window trim, gable detailing).
Siding Materials. Vinyl siding is prohibited.
Front Facades. Front Facades must have at least 12 design features listed on the Architectural Features Table (Table 7-3).
Corner Lot Side Elevations. Corner lot side elevations facing the street must have at least 6 design features listed on the Architectural Features Table (Table 7-3).
Perimeter Lots. Perimeter lot facades visible from the perimeter street must have at least 8 design features listed on the Architectural Features Table (Table 7-3).
Anti-Monotony Standards
All front facades, rear facades, and perimeter lot facades visible from, and within 100' of a perimeter street, must meet the following anti-monotony standards: (See Note 2 below)
<ul style="list-style-type: none"> ▪ The same elevation and color scheme cannot be used on lots adjacent to the subject lot. ▪ Homes two lots away from the subject lot cannot use the same color scheme.

Notes:

- (1) Overhang requirement does not apply to architectural features such as dormers, shed roofs, porches, or areas with architectural enhanced decorative trim.
- (2) In determining if a building elevation meets this standard, the reviewer evaluates differentiation in the colors of the (a) siding, (b) siding accents, (c) trim, (d) front door, (e) shutters, and (f) brick or stone.

Enhanced Lot Standards

Lot Standard	District		
	R-1	R-2	R-3
Maximum Density (DU/acre)	2.5	4.0	5.0
Minimum Lot Size (SF)	10,000	7,200	5,000
Minimum Lot Width (Feet)	80'	60'	50'
Minimum Side Yard Setback	6'	6'	6'

