

**ORDINANCE NO. ##-##-24**

**AN ORDINANCE CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA, AND THE ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN**

*Document Cross-Reference No: 2014001976, 2012080872 & 2017003763*

This Ordinance (the “Morse Village PD Ordinance”) amends the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana No. 62-12-95 (the “UDO”) enacted by the City of Noblesville (the “City”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

**WHEREAS**, the Advisory Plan Commission of the City of Noblesville (the “Plan Commission”) has conducted a public hearing on Application No. LEGP-####-2024 at its \_\_\_\_\_ 2024 meeting as required by law in regard to the application filed by LOR Corporation concerning a change of zoning of property described in Exhibit A (the “Real Estate”), containing 173.35 acres and the adoption of a preliminary development plan depicted in Exhibit B (the “Preliminary Development Plan”) attached hereto; and

**WHEREAS**, the Advisory Plan Commission has sent a favorable recommendation for adoption of said amendment with a vote of \_\_\_\_\_ AYES and \_\_\_\_\_ NAYS to the Common Council of the City of Noblesville, Hamilton County, Indiana (the “Common Council”);

**NOW THEREFORE, BE IT ORDAINED** by the Common Council, meeting in regular session, that the UDO is hereby amended as follows:

**Section 1.** Applicability of Ordinance

- A. Development of the Real Estate shall be governed entirely by (i) the provisions of this Morse Village PD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, except as modified, revised, supplemented or expressly made inapplicable by the Ordinance.
- B. All provisions and representations of the UDO that conflict with the provisions of this Morse Village PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Morse Village PD Ordinance.

**Section 2.** Permitted Uses. The uses permitted in UDO Appendix C shall apply with the following exceptions:

- A. The following uses identified as Conditional Uses in the PB zoning district shall be prohibited
  - i. Temporary Shelters
  - ii. Hospital
  - iii. Drive-In Theater
  - iv. Bus or Rail Passenger Terminal
  - v. Amusements (Outdoor)
  - vi. Driving Range (Primary Use)
  - vii. Automobile Rental
  - viii. Automobile Sales including service and storage

- ix. Printing and Publishing
- x. Research Facility
- xi. Supply Yard
- xii. Warehousing
- xiii. Warehousing Mini-Storage
- xiv. Wholesale Trade (Indoor).

B. All other uses identified as Conditional Use in the PB zoning district shall be permitted uses.

C. Single Family Attached Residential, Single Family Detached Residential, Multi-Family Residential and Mixed Use Residential, shall be a permitted use in the PB underlying zoning district.

D. Single Family Residential shall be a permitted use in the R-5 underlying zoning district.

E. The following uses identified as Permitted Use in the PB zoning district shall be prohibited:

- i. Tattoo Parlor
- ii. Piercing Studio
- iii. Nail Salon (specifically not including nail services that are part of a high-end day spa or other similar use)
- iv. Massage Parlor (specifically not including massage services that are part of a high-end day spa or other similar use)
- v. Refund Anticipation Loan Lenders, title loan businesses, short-term loan providers, cash for precious metal stores and pawn shops

- vi. Sexually-oriented business
- vii. Adult Entertainment Business, including retail; night club or cabaret; adult novelty shop or business (including bookstore or video store specializing in adult or sexually explicit material)
- viii. Discotheque or otherwise for musical/dance reviews or topless/nude shows
- ix. A facility for the sale or use of paraphernalia used for the ingestion or use of illicit or recreational drugs
- x. Weapon dealers
- xi. Gambling Facility
- xii. Billiard or Pool Hall
- xiii. Second Hand or Government Surplus Store
- xiv. Mattress Store
- xv. Non-profit or institutional use by any entity which is exempt from property taxation and causes any portion of the property location to be exempt from property taxes
- xvi. A store selling or advertising primarily “dollar” merchandise
- xvii. Flea Market, consignment or used good store selling primarily distressed or damaged merchandise
- xviii. Laundromat or dry cleaning processing plant (specifically not including a high-end dry cleaning facility that does not use harsh chemicals at the facility)
- xix. Pet Stores

- xx. Animal Clinic that has outdoor boarding facilities (specifically does not prohibit pet spas, pet wellness businesses, veterinary services or other similar businesses)
- xxi. Businesses that emit noxious odors

**Section 3. Preliminary Development Plan.**

- A. A full sized, scale Preliminary Development Plan is on file with the City's Planning and Development Department with the attached Preliminary Development Plan being a general representation of the complete set.
- B. The Preliminary Development Plan is hereby incorporated herein and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the underlying zoning districts and layout of the Morse Village PD.

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**Section 4. Residential Bulk Standards.** The bulk requirements of UDO Table 8.B.

shall apply except as noted below:

Area	Area 1-A	Area 1-B	Area 1-C	Area 1-D	Area 1-E
Overall Maximum Density	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width	90'	70'	50'	40'	N/A
Maximum Number of Lots	None	150	50	None	None
Minimum Lot Area (square feet)	8,100	6,300	4,500	3,200	N/A
Maximum Building Height	35' or 2 stories	35' or 2 stories	35' or 2 stories	35' or 2 stories	75' or 5 stories
Minimum Front Setback**	10'	10'	10'	10'	N/A
Minimum Side Setback	6'	5'	5'	5'	N/A
Minimum Rear Setback*	20'	20'	20'	10'	10'
Building Separation	12'	10'	10'	10'	10'
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area per unit One-Story/Two-Story (square feet)	1,400	1,000	1,000	1,000	500
Maximum Lot Coverage	N/A	N/A	N/A	N/A	N/A
Perimeter Site Buffering - Internal	N/A				
Establishment of Peripheral Yard***	20'				

\* Minimum Rear Setback to be 0' for certain lots, including but not limited to, lots that abut pipeline easements, legal drains, floodplain.

\*\* Front load garages shall be set back a minimum of 20 feet.

\*\*\* No peripheral yard shall be required between a detention pond and a public right-of-way. No peripheral yard shall be required between the front façade of a multi-family structure and a public right-of-way.

**Section 5. Non-Residential Bulk Standards.** The bulk requirements of UDO Table 8.C. shall apply except as noted below:

Commercial District	
Minimum Lot Size	N/A
Maximum Lot Width	N/A
Maximum Floor Area Ratio	N/A
Maximum Impervious Surface Coverage	N/A
Maximum Building Size	N/A
Minimum Front Yard	0 feet
Minimum Side yard	0 feet
Minimum Rear Yard	0 feet
Maximum Building Height	50'
Perimeter Site Buffering - Internal	N/A
Establishment of Peripheral Yard*	N/A

\* No peripheral yard shall be required between a detention pond and a public right-of-way.

**Signage.**

- A. Signage in the Commercial District shall be permitted in accordance with a “Program of Signs” to be reviewed and approved by the Noblesville Plan Commission subsequent to the adoption of this Ordinance.
- B. Designation signs shall be permitted without regard to building setbacks.

**Section 6.** Building Base Landscaping. The requirements of UDO Article 12.6. shall not apply where outdoor patios, enclosures, or similar activities are in use.

**Section 7.** Architectural Standards.

- A. Single Family Residential architectural standards for the Morse Village PD are described in Exhibit C with Character Exhibit provided in Exhibit D. These Standards are intended to replace the Architectural Design Guidelines adopted by the Noblesville Architectural Review Board.
- B. Multi-Family Residential architectural standards for the Morse Village PD are described in Exhibit E with Character Exhibit provided in Exhibit F. These Standards are intended to replace the Architectural Design Guidelines adopted by the Noblesville Architectural Review Board.
- C. Non-Residential architectural standards for the Morse Village PD are described in Exhibit G with Character Exhibit provided in Exhibit H.

**Section 8.** Detailed Development Plan. Approval of a Detailed Development Plan (“DPP”) shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: the Director of Planning shall approve Major and Minor Changes. The Preliminary Development Plan provides a general vision for the development of the Real Estate that illustrates only one possible layout of infrastructure, green space and buildings that are permitted by this Ordinance. The final layouts and site plans shall be subject to the terms of this Ordinance and may vary from the Preliminary



Development Plan. A Secondary Plat shall be submitted for review and approval as part of any approved DPP, in accordance with Article 5, Part B, Section 3 of the UDO.

**Section 9.** Effective Date. This Morse Village PD Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

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Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Common  
 Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	Dave Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: \_\_\_\_\_  
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ .M.

\_\_\_\_\_  
 Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

\_\_\_\_\_  
Chris Jensen, Mayor

\_\_\_\_\_  
Date

MAYOR'S VETO

\_\_\_\_\_  
Chris Jensen, Mayor

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Evelyn L. Lees, City Clerk

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Matthew S. Skelton \_\_\_\_\_  
Printed Name of Declarant

Prepared by Matthew S. Skelton, Church Church Hittle & Antrim, 2 North 9<sup>th</sup> Street, Noblesville, IN 46060 317.773.2190

**EXHIBIT A**

**Legal Description**  
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**PARCEL 1**

The Southwest Quarter of the Southwest Quarter of Section 13, Township 19 North, Range 4 East of the Second Principal Meridian in Hamilton County, Indiana, being more particularly described as follows:

Beginning at a stone at the Southwest corner of said Quarter Quarter Section; thence along the West line of said Quarter Quarter Section, North 00 degrees 20 minutes 12 seconds East a distance of 1328.25 feet to a stone at the Northwest corner of said Quarter Quarter Section; thence along the North line of said Quarter Quarter Section North 88 degrees 07 minutes 50 seconds East a distance of 1334.51 feet to the Northeast corner of said Quarter Quarter Section; thence along the East line of said Quarter Quarter Section South 01 degree 04 minutes 24 seconds West a distance of 1330.01 feet to the Southeast corner of said Quarter Quarter Section (said Southeast corner being at the midpoint between stones located at the Southeast and Southwest corners of the Southwest Quarter of said Section 13); thence along the South line of said Quarter Quarter Section South 88 degrees 10 minutes 25 seconds West a distance of 1317.36 feet to the place of beginning, containing 40.417 acres, more or less.

**PARCEL 2**

Part of the Northwest Quarter of Section 24, Township 19 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Beginning at a stone, the Northwest corner of said Quarter Section; thence South 00 degrees 05 minutes 46 seconds West along the West line of said Quarter Section 1624.28 feet; thence South 89 degrees 54 minutes 14 seconds East 752.90 feet; thence South 57 degrees 00 minutes 00 seconds East 837.41 feet; thence South 42 degrees 54 minutes 00 seconds East 50.00 feet; thence South 26 degrees 50 minutes 44 seconds East 548.26 feet to a point on the South line of said Quarter Section, thence North 88 degrees 35 minutes 27 seconds East along said South line 893.96 feet to a stone at the Southeast corner of said Quarter Section; thence North 00 degrees 07 minutes 10 seconds East along the East line of said Quarter Section 2669.42 feet to a stone at the Northeast corner of said Quarter Section; thence South 88 degrees 10 minutes 25 seconds West along the North line of said Quarter Section 2684.71 feet to the place of beginning.

EXCEPT: Lots 1, 2, 3, 4, 5, and 6 of Harbour Acres Subdivision which is a part of the Northwest Quarter of Section 24, Township 19 North, Range 4 East, located in Noblesville Township, Hamilton County, Indiana, which is legally described as follows:

Beginning at the Southeast corner of the Northwest Quarter of Section 24, Township 19 North, Range 4 East; thence South 88 degrees 35 minutes 27 seconds West (assumed bearing) 264.87 feet along the South line of said Northwest Quarter; thence North 00 degrees 07 minutes 10 seconds East 167.34 feet parallel with the East line of said Northwest Quarter to the centerline of the Mallery and Granger Ditch, an open regulated drain; thence North 71 degrees 09 minutes

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00 seconds East 3.63 feet along the centerline of said regulated drain to the point of intersection of the centerline of said Mallery and Granger Drain and the centerline of Arm #1 of said Mallery and Granger Drain (the next eight (8) courses are along the centerline of said Arm #1 of the Mallery and Granger Drain); 1.) thence North 00 degrees 00 minutes 00 seconds 66.00 feet; 2.) thence North 02 degrees 29 minutes 00 seconds West 438.00 feet; 3.) thence North 05 degrees 42 minutes 00 seconds East 163.50 feet; 4.) thence North 10 degrees 09 minutes 00 seconds East 64.60 feet; 5.) thence North 10 degrees 53 minutes 00 seconds East 103.20 feet; 6.) thence North 28 degrees 00 minutes 00 seconds East 176.00 feet; 7.) thence North 29 degrees 23 minutes 00 seconds East 137 feet; 8.) thence North 52 degrees 2 minutes 00 seconds East 108.30 feet to the East line of said Northwest Quarter; thence South 00 degrees 07 minutes 10 seconds West 1,334.07 feet along the East line of said Northwest Quarter to the POINT OF BEGINNING. Containing 7.179 acres more or less, being subject to the Statutory Easement for the Mallery and Granger Ditch and all other applicable easements.

ALSO EXCEPT: A part of the Northwest Quarter of Section 24, Township 19 North Range 4 East located in Noblesville Township, Hamilton County, Indiana, being described as follows:

Beginning at a P.K. Nail on the West line of the Northwest Quarter of Section 24, Township 19 North, Range 4 East, said point of beginning being South 00 degrees 05 minutes 46 seconds West (assumed bearing) 1642.28 feet from a stone at the Northwest corner of said Northwest Quarter; thence South 89 degrees 54 minutes 14 seconds East 752.90 feet to a 5/8" iron rod with yellow cap stamped S0083; thence South 57 degrees 00 minutes 00 seconds East 773.83 feet to a 5/8" iron rod with yellow cap stamped 50083; thence North 18 degrees 08 minutes 28 seconds West 104.16 feet; thence North 25 degrees 25 minutes 15 seconds West 62.82 feet, thence North 40 degrees 11 minutes 30 seconds West 179.44 feet to a 5/8" iron rod with yellow cap stamped 50083; then North 41 degrees 34 minutes 33 seconds West 384.56 feet to a 5/8" iron rod with yellow cap stamped S0083; thence North 52 degrees 17 minutes 25 seconds West 52.74 feet to a 5/8" iron rod with yellow cap stamped S0083; thence North 69 degrees 50 minutes 52 seconds West 45.60 feet to a 5/8" iron rod with yellow cap stamped S0083; thence North 88 degrees 42 minutes 51 seconds West 209.24 feet to a 5/8" iron rod with yellow cap stamped S0083; thence North 78 degrees 38 minutes 58 seconds West 44.58 feet to a 5/8" iron rod with yellow cap stamped 50083; thence South 89 degrees 16 minutes 11 seconds West 378.95 feet to a 5/8" iron rod with yellow cap stamped S0083; thence North 89 degrees 57 minutes 39 seconds West 254.78 feet to a P.I. Nail on the West line of said Northwest Quarter; thence South 00 degrees 05 minutes 46 seconds West 214.54 feet to the point of beginning. Containing 6.979 more or less.

ALSO EXCEPT: A part of the Northwest Quarter of Section 24, Township 19 North, Range 4 East located in Noblesville Township, Hamilton County, Indiana being bounded as follows:

BEGINNING at the southwest corner of Lot #1 in Harbour Acres Subdivision (as said subdivision is recorded in Plat Book 12, Page 116 in the records of Hamilton County, Indiana), said point also being on the south line of the Northwest Quarter of Section 24, Township 19 North, Range 4 East; thence South 88 degrees 35 minutes 27 seconds West (assumed bearing) 245.13 feet on and along the south line of said Northwest Quarter to the centerline of the

**EXHIBIT A**

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Mallery and Granger Regulated Drain (the next 4 courses are on and along a line traversing the centerline of said Mallery and Granger Regulated Drain) (1.) thence North 47 degrees 55 minutes 08 seconds East 64.82 feet (2.) thence North 46 degrees 17 minutes 44 seconds East 72.07 feet (3.) thence North 55 degrees 02 minutes 22 seconds East 104.23 feet (4.) thence North 71 degrees 09 minutes 00 seconds East 63.17 feet to the northwest corner of Lot #1 in said Harbour Acres; thence South 00 degrees 07 minutes 10 seconds West 167.34 feet on and along the west line of said Lot #1 to the POINT OF BEGINNING. Containing 0.55 of an acre, more or less, and being subject to the easement for the Mallery and Granger Regulated Drain and all other applicable easements and rights-of-way of record. The above described property contains, in all, 114.3 deeded acres, more or less.

**PARCEL 3**

Part of the "Parcel G" conveyed to The Shorewood Corporation by special warranty deed recorded as Instrument No. 3764 on January 3, 1961, in Book 167 on Pages 182 through 193 in the Hamilton County, Indiana Recorder's Office which is part of the East Half of the Southeast Quarter of Section 14 and part of the East Half of the Northeast Quarter of Section 23 all in Township 19 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter; thence along the East line thereof North 00 degrees 20 minutes 12 seconds East 565.00 feet; thence North 87 degrees 45 minutes 00 seconds West 858.23 feet to the Westerly line of said "Parcel G" (the next eight courses are along said "Parcel G"; (1) thence South 05 degrees 13 minutes 48 seconds East 112.64 feet to a curve having a radius of 623.01 feet, said radius point bears South 84 degrees 46 minutes 12 seconds West; (2) thence Southerly along said curve 43.49 feet to a point which bears North 88 degrees 46 minutes 12 seconds East from said radius point; (3) thence South 01 degree 13 minutes 48 seconds East 667.99 feet to a curve having a radius of 450.04 feet, said radius point bears North 88 degrees 46 minutes 12 seconds East; (4) thence Southerly along said curve 460.81 feet to a point which bears South 30 degrees 06 minutes 12 seconds West from said radius point; (5) thence South 59 degrees 53 minutes 48 seconds East 204.00 feet to a curve having a radius of 250.05 feet, said radius point bears South 30 degrees 06 minutes 12 seconds West; (6) thence Southerly along said curve 261.85 feet to a point which bears South 89 degrees 53 minutes 48 seconds East from said radius point; (7) thence South 00 degrees 06 minutes 12 seconds West 100.00 feet; (8) thence South 88 degrees 42 minutes 45 seconds East 300.39 feet to a point in the East line of the Northeast Quarter of said Section 23, said point lies North 00 degrees 05 minutes 46 seconds East 570.80 feet from an angle point on said "Parcel G" which said point is the Northeast corner of a certain parcel 1 as conveyed to W. Lee Egler Farms, Inc., recorded May 27, 1977, as Instrument No. 12489 in Deed Record 296 on Pages 380-384 in said Recorder's Office; thence along the East line of said Northeast Quarter North 00 degrees 05 minutes 46 seconds East 1030.26 feet to the Place of Beginning, containing 25.726 acres, more or less.

**EXHIBIT A**

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Excepting therefrom:

A part of the Southeast Quarter of Section 14, Township 19 North, Range 4 East, located in Noblesville Township, Hamilton County, Indiana, being more specifically described as follows:

Beginning at a point on the East line of the Southeast Quarter of the Southeast Quarter of Section 14, Township 19 North, Range 4 East, said point of beginning being North 00 degrees 20 minutes 12 seconds East (assumed bearing) 265.00 feet from the Southeast corner of said Southeast Quarter; thence North 00 degrees 20. minutes 12 seconds East 300.00 feet on and along the East line of the Southeast Quarter of said Southeast Quarter); thence North 87 degrees 45 minutes 00 seconds West 858.23 feet to the Westerly line of "Parcel G" described in Instrument No. 3764 and recorded in Book 167, Pages 182-193 in the records of Hamilton County, Indiana, the next three courses are on and along the Westerly line of said "Parcel G"; (1) thence South 05 degrees 13 minutes 48 seconds East 112.64 feet to the point of a curvature of a curve to the right, said point of curvature being North 84 degrees 46 minutes 12 seconds East 623.01 feet from the radius point of said curve; (2) thence Southerly 43.49 feet on and along said curve to its point of tangency, said point of tangency being North 88 degrees 46 minutes 12 seconds East 623.01 feet from the radius point of said curve; (3) thence South 01 degrees 13 minutes 48 seconds East 63.24 feet; thence South 87 degrees 45 minutes 00 seconds East 442.86 feet; thence South 00 degrees 20 minutes 12 seconds West 81.79 feet parallel with the East line of the Southeast Quarter of said Southeast Quarter; thence South 87 degrees 45 minutes 00 seconds ,East 400.00 feet to the Point of Beginning, containing 5.00 acres more or less, being subject to 50.00 foot wide non-exclusive easement ("B") off the entire East side thereof and all other applicable easement and right-of-way of record.



**EXHIBIT B**

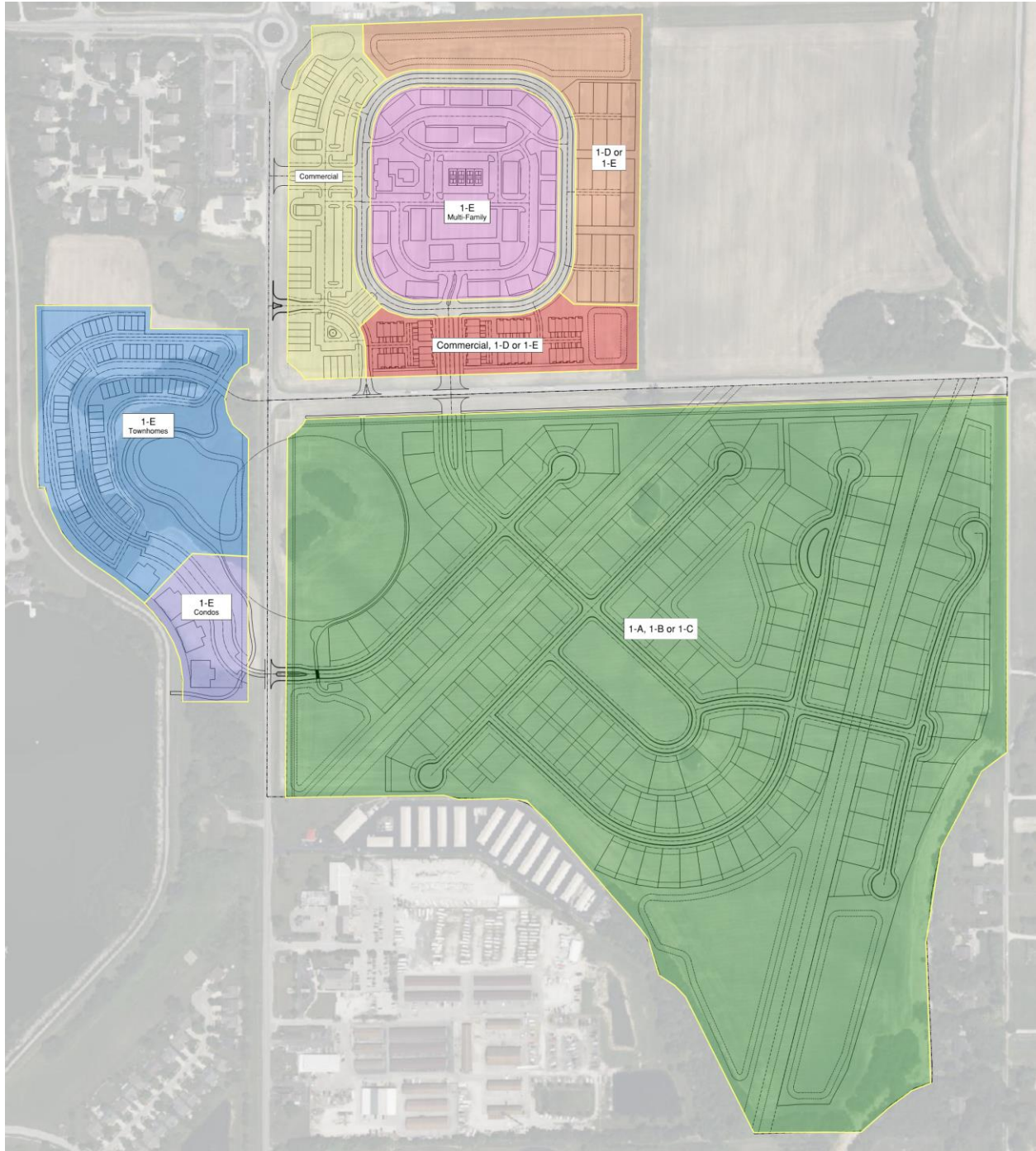
**Preliminary Development Plan**  
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**EXHIBIT B**

**Preliminary Development Plan**  
**Applicable Area Standards**  
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**EXHIBIT C**  
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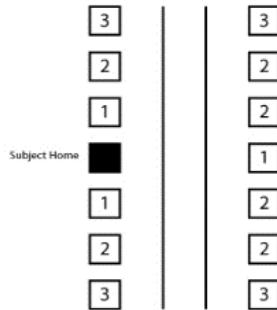
**Single Family Residential Architectural Standards**

Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict, Areas 1A, 1B, 1C and 1D.

- Residential Character Imagery Exhibit: The “Residential Character Imagery”, attached hereto as **Exhibit D**, is hereby incorporated. Although the Residential Character Imagery Exhibit does not represent the final design, it does hereby establish guidelines for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that contribute to the intent and vision for the Real Estate.
- Design Elements. Design elements and detailing shall be continued completely around the structure, commonly known as “4-sided architecture”. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) are encouraged to achieve variation in terms of footprint and architectural elevations.
- Exterior Surfaces.
  - Aluminum and vinyl siding shall be prohibited; however, vinyl clad windows and soffits shall be permitted.
  - Permitted exterior materials may include cultured stone, brick, stone, wood, EIFS, synthetic stucco, fiber cement siding or comparable materials.
- Windows and Architectural Breaks.
  - Windows shall be provided on at least three (3) sides of the home; provided, however, that in the event a side façade does not have a window, then that facade shall have at least two (2) architectural breaks, such as a chimney or other corner break.
  - The outermost corners of a building shall not be considered architectural breaks.
  - All dwellings located along a right-of-way shall have windows on all facades facing the right-of-way.
  - Windows required herein shall be a minimum size of fifteen (15) square feet; or, windows less than fifteen (15) square feet each may meet this requirement if the collective size of multiple windows on a given facade is at least fifteen (15) square feet.
- Façade Variety Standards:

**EXHIBIT C**  
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- The following Façade Variety Standards shall apply to ensure variations in home elevations and in the overall streetscape for single-family dwellings in the Morse Village Planned Development:



- 1** Homes shall be a different floor plan or model than subject home. At the time of the issuance of the Certificate of Occupancy, homes shall have a different primary siding color and at least one of the other three Color Package elements shall be a different color than the subject home.
- 2** Homes may have the same or variation of the same floor plan or model as the subject home; however, the home's front elevation may not be identical and shall incorporate multiple variations to the front elevation (e.g., entryway treatment, window style and treatment, building materials and patterns/textures, roofline treatment, garage door treatment or orientation). At the time of the issuance of the Certificate of Occupancy, homes shall have a different primary siding color and at least one of the other three Color Package elements shall be a different color than the subject home.
- 3** Homes may have the same or variation of the same floor plan or model as the subject home; however, the home's front elevation may not be identical. Homes may have the same primary siding color as the subject home; however, at least one Color Package element shall be a different color.

- The Morse Village Review Board may consider variations or grant waivers to the Façade Variety Standards for sections of the Morse Village Planned Development where the intent of the streetscape for that section is to establish a uniform architectural theme for homes within that section of the Morse Village Planned Development (e.g., architecturally-aimed enclaves). Character illustrations indicating conceptually the intended architecture, quality and appearance of homes that fit this uniform architectural theme concept are provided in the Residential Character Exhibit, attached hereto as **Exhibit D**. Homes shall otherwise comply with the other architectural standards set forth herein and any alternative standards approved by the Morse Village Review Board in granting variations or waivers of the Façade Variety Standards.



**EXHIBIT D**  
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**Residential Character Imagery**



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**Residential Character Imagery**





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**Residential Character Imagery**



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**Residential Character Imagery**





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**Residential Character Imagery**





**EXHIBIT E**  
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**Condominium, Townhome and Multi-Family Residential Architectural Standards**

Architectural Standards: The following standards shall apply to the development of Area 1-E of the Real Estate, as set forth below.

- Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality and appearance of condominium, townhome and multi-family residential development buildings are provided in the Character Exhibit, attached hereto as **Exhibit F**.
- Design Elements. Design elements and detailing shall be continued completely around the structure and shall be consistent and complementary to all buildings in the multi-family development. Such design elements may include, but are not limited to, windows, window placement, trim detailing, balconies, courtyards, entryways, signage and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.
- Exterior Surfaces:
  - Aluminum and vinyl siding shall be prohibited; however, vinyl clad windows and soffits shall be permitted.
  - Permitted exterior materials include EIFS, synthetic stucco, cultured stone, brick, stone, wood, fiber cement siding or comparable materials.
  - All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials).
- Windows and Architectural Breaks. Condominium, Townhome and Multi-family buildings shall have windows on all sides and shall have architectural break(s) consistent with the Design Elements required above.
- Detached Garages. Detached garage structures shall be permitted and shall comply with the following standards:
  - The exterior design and building materials of the structures shall be consistent with the primary buildings;
  - Flat roofs shall not be permitted and the roof design and materials shall be consistent with the primary buildings.
- Roof Vents. Roof vents shall be located to an area of the building to minimize visibility from rights-of-way and adjacent single family residential properties, when possible, and shall be painted to match the roofing material, black, or left natural metal.

**EXHIBIT F**

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**Condominium, Townhome, and Multi-Family Character Imagery**





**EXHIBIT F**

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**Condominium, Townhome, and Multi-Family Character Imagery**



**EXHIBIT F**

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**Condominium, Townhome, and Multi-Family Character Imagery**





**EXHIBIT F**

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**Condominium, Townhome, and Multi-Family Character Imagery**



**EXHIBIT F**

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**Condominium, Townhome, and Multi-Family Character Imagery**





**EXHIBIT F**

**(Page 6 of 6)**

**Condominium, Townhome, and Multi-Family Character Imagery**



**EXHIBIT G**  
**(Page 1 of 2)**

**Non-Residential Architectural and Streetscape Design Standards**

The following standards shall apply to the development of the non-residential uses of the Real Estate, as set forth below:

- Non-residential Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality, and appearance of non-residential buildings are provided in the Character Exhibit, attached hereto as **Exhibit H**.
- Alternative Architectural Styles. Variations to the Architectural Design Standards of this section may be approved by the Plan Commission or Director of Planning for buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibits.
- Design Elements. Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with the overall design theme of Morse Village or surrounding buildings.
- Building Facades.
  - All building facades are encouraged to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice.
  - Building facades which are ninety (90) feet or greater in length are encouraged to have offsets (projecting or recessed). Offsets shall be constructed at intervals of not greater than sixty (60) feet.
  - All buildings shall be constructed with the same quality of building materials and the same level of architectural detail on all building facades.
  - Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials used.
- Main Entrances:
  - Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, defined curtainwall mullions with doors and glass and other design elements appropriate to the architectural style and details of the building as a whole.
  - The location, orientation, proportion and style of doors shall complement the architectural style of the building.
- Awnings and Pergolas:
  - Fixed or retractable awnings and pergolas are permitted if they complement the building's architectural style.
  - Awnings and pergolas shall be made of a non-reflective material.
  - All awnings and pergolas shall be kept in good repair.



Awnings and pergolas that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings.

- Dumpsters.
  - Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be screened from view of public rights-of-way.
  - Solid wall or fence enclosures used for screening shall be of a material that matches or complements the primary structure to which it is associated.
  - Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- Mechanical Equipment.
  - Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g. storm siren), security, maintenance, monitoring and other similar devices) are encouraged to be screened from view of public rights-of-way.
  - When attached to the ground, screening methods may include, but are not limited to, opaque wall, fence enclosures, and/or landscaping.
  - When roof mounted, screening methods may include, but are not limited to, parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant.
- Accessory Structures.
  - All detached accessory structures shall be architecturally compatible with the primary building(s) with which they are associated.
- Additional Standards. The additional design standards applicable to non-residential or mixed-use buildings shall be as set forth below:
  - Restaurant Uses. Outdoor cafes and eating areas shall be permitted in accordance with the Noblesville Unified Development Ordinance.
  - Sidewalk Displays. Retail uses shall be permitted to have sidewalk displays of retail merchandise, subject to obtaining the necessary approvals if located within a public right-of-way. Such displays shall keep a clear, unobstructed exit from the building and maintain adequate ADA widths along the sidewalks.

**EXHIBIT H**  
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**Commercial Character Imagery**



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