

Traditional Residential District (TR) Area – For TR-1 and TR-2 Areas

<u>District Intent</u>	<u>Permitted Uses</u>	<u>Special Exception Uses</u>
<ul style="list-style-type: none">The Traditional Residential District (TR) of the Westbranch PD is intended to be used as a high intensity single-family detached dwellings on small to medium sized lots.	<ul style="list-style-type: none"><u>Residential Permitted Uses</u>: dwelling, single-family detached; and, fair housing facility (small).<u>Accessory Permitted Uses</u>: home business (type 1).	<ul style="list-style-type: none"><u>Accessory Special Exception Uses</u>: home business (type 2) and wind turbine, small.<u>Residential Special Exception Uses</u>: assisted living facility; bed and breakfast; dwelling, duplex (2 units); and, dwelling, single-family, attached.

District Development Standards: TR-1 District Area (Single-Family Front Load Homes):

Minimum Lot Area:	NA
Minimum Lot Width:	NA
Minimum Lot Frontage:	NA
Minimum Front Yard Setback – All Structures:	20 feet
Minimum Side Yard Setback – Primary Structures:	NA – See below NA
Accessory Structures:	NA
Minimum Aggregate Side Yard Setback between Dwellings	20 feet
Minimum Rear Yard Setback – Primary Structures:	20 feet
Accessory Structures:	20 feet
Maximum Lot Coverage:	65% (applicable to overall TR district)
Minimum Dwelling Unit Size (Excludes basement)	
One story dwelling:	2,000 sq. ft.
Two story dwelling:	2,000 sq. ft.
Maximum Number of TR-1 Units (Single-Family Front Load):	42 units
Maximum Structure Height – Primary Structures:	35 feet (2 ½ stories)
Accessory Structures:	20 feet

Additional District Development Standards that Apply to the TR-1 District Area (Single-Family Front Load Homes):

Accessory Structure Standards: Same as TR District (Sections 5.02 and 5.06 of the UDO)

Architectural Standards: Same as TR District (Section 5.16 of the UDO)

See also Exhibit E and Exhibit H for Additional Architectural Standards

Anti-monotony Standards: See attached Exhibit I.

Environmental Standards: Same as TR District (Section 5.22 of the UDO).

Fence and Wall Standards: Same as TR District of the UDO (Sections 5.23 and 5.26 of the UDO).

Pool fences shall be permitted to be 6' in height.

Fences in rear and side yards shall be permitted to be 42" in height.

The Developer shall install a privacy fence that is 6' in height along the southern perimeter of the Real Estate for that segment of the Real Estate that is between the two (2) ponds located along the southern perimeter.

Home Business Standards: Same as TR District (Section 5.32 of the UDO).

Landscaping Standards: For the Perimeter Planting and Bufferyard Requirements, see attached Exhibit D.1.

For the southern perimeter of the Real Estate that is adjacent to the Arbor Springs neighborhood, additional Perimeter Bufferyard Requirements are depicted in Exhibit D.2 which requires that the number of homes in the TR-1 District Area along the Real Estate's southern perimeter (between the two (2) ponds that are located along this segment) shall only include seven (7) homes.

For the northern perimeter of the Real Estate that is adjacent to US HWY 136, all homes shall be a minimum of 100' from US HWY 136.

For each individual home unit, the landscaping standard shall require the following: (i) 1 deciduous shade tree placed as a street tree; (ii) 1 ornamental tree; and, 3 shrubs

See Ex. F.1 (Rear-Load Planting Exhibit) and Ex. F.2 (Front-Load Planting Exhibit).

Lighting Standards: Same as TR District (Sections 5.42 and 5.43 of the UDO).

Westbranch Planned Development (PD)

- Minimum Open Space: See Ex. D.3 for the overall TR District Open Space Standards, including 35% minimum open space for combined TR-1 District and TR-2 District.
- Outdoor Storage Standards: Same as TR District (Section 5.51 of the UDO).
- Parking Standards: Same as TR District (Sections 5.56 and 5.58 of the UDO).
- Sewer and Water Standards: Same as TR District (Section 5.64 of the UDO).
- Sign Standards: Same as TR District (Sections 5.66 and 5.69 of the UDO).
- Temporary Use Standards: Same as TR District (Section 5.85 of the UDO).
- Temporary Structure Standards: Same as TR District (Section 5.87 of the UDO).
- Trash Receptacle Standards: Same as TR District (Section 5.90 of the UDO).
- Vision Clearance Standards: Same as TR District (Section 5.91 of the UDO).
- Additional Standards: See Ex. D for Additional Standards, as well as for the 1 Acre Neighborhood Commercial Flex Parcel that is located in the NC/TR-1 District Area.

Note: All of the above standards shall be the standards that were in effect as of the date of the application submittal of this Ordinance (March 8, 2022).

Street and Alley Cross Section Requirements:

- Street cross sections: See Ex. G.1 for the required street cross sections.
- Private Alleys: See Ex. G.2 for the required private alley cross sections.

District Development Standards: TR-2 District Area (Single-Family Rear Load Homes):

Minimum Lot Area:	NA
Minimum Lot Width:	NA
Minimum Lot Frontage:	NA
Minimum Front Yard Setback – All Structures:	8 feet
Minimum Side Yard Setback – Primary Structures:	NA – See below NA
Accessory Structures:	NA
Minimum Aggregate Side Yard Setback between Dwellings	12 feet
Minimum Rear Yard Setback – Primary Structures:	8 feet
Accessory Structures:	8 feet
Maximum Lot Coverage:	65% (applicable to overall TR district)
Minimum Dwelling Unit Size (Excludes basement)	
One story dwelling:	1,500 sq. ft.
Two story dwelling:	1,500 sq. ft.
Maximum Number of TR-2 Units (Single-Family Rear Load homes):	145 units
Maximum Structure Height – Primary Structures:	35 feet (2 ½ stories)
Accessory Structures:	20 feet

Additional District Development Standards that Apply to the TR-2 District Area (Single-Family Front Load Homes):

- Accessory Structure Standards: Same as TR District (Sections 5.02 and 5.06 of the UDO)
- Architectural Standards: Same as TR District (Section 5.16 of the UDO)
See also Exhibit E and Exhibit H for Additional Architectural Standards
- Anti-monotony Standards: See attached Exhibit I.
- Environmental Standards: Same as TR District (Section 5.22 of the UDO).
- Fence and Wall Standards: Same as TR District of the UDO (Sections 5.23 and 5.26 of the UDO).
Pool fences shall be permitted to be 6' in height.
Fences in rear and side yards shall be permitted to be 42" in height.
- Home Business Standards: Same as TR District (Section 5.32 of the UDO).
- Landscaping Standards: For the Perimeter Planting and Bufferyard Requirements, see attached Exhibit D.1.
For each individual home unit, the landscaping standard shall require the following: (i) 1 deciduous shade tree placed as a street tree; (ii) 1 ornamental tree; and, 3 shrubs.
See Ex. F.1 (Rear-Load Planting Exhibit) and Ex. F.2 (Front-Load Planting Exhibit).
- Lighting Standards: Same as TR District (Sections 5.42 and 5.43 of the UDO).
- Minimum Open Space: See Ex. D.3 for the overall TR District Open Space Standards, including 35% minimum open space for combined TR-1 District and TR-2 District.
- Outdoor Storage Standards: Same as TR District (Section 5.51 of the UDO).
- Parking Standards: Same as TR District (Sections 5.56 and 5.58 of the UDO).
- Sewer and Water Standards: Same as TR District (Section 5.64 of the UDO).
- Sign Standards: Same as TR District (Sections 5.66 and 5.69 of the UDO), **except as follows: Clubhouse shall be permitted one (1) permanent, non-illuminated wall sign, not to exceed 25 square feet in size.**
- Temporary Use Standards: Same as TR District (Section 5.85 of the UDO).
- Temporary Structure Standards: Same as TR District (Section 5.87 of the UDO).

Trash Receptacle Standards: Same as TR District (Section 5.90 of the UDO).

Vision Clearance Standards: Same as TR District (Section 5.91 of the UDO).

Additional Standards: See Ex. D for Additional Standards.

Note: All of the above standards shall be the standards that were in effect as of the date of the application submittal of this Ordinance (March 8, 2022).

Street and Alley Cross Section Requirements:

Street cross sections: See Ex. G.1 for the required street cross sections.

Private Alleys: See Ex. G.2 for the required private alley cross sections.

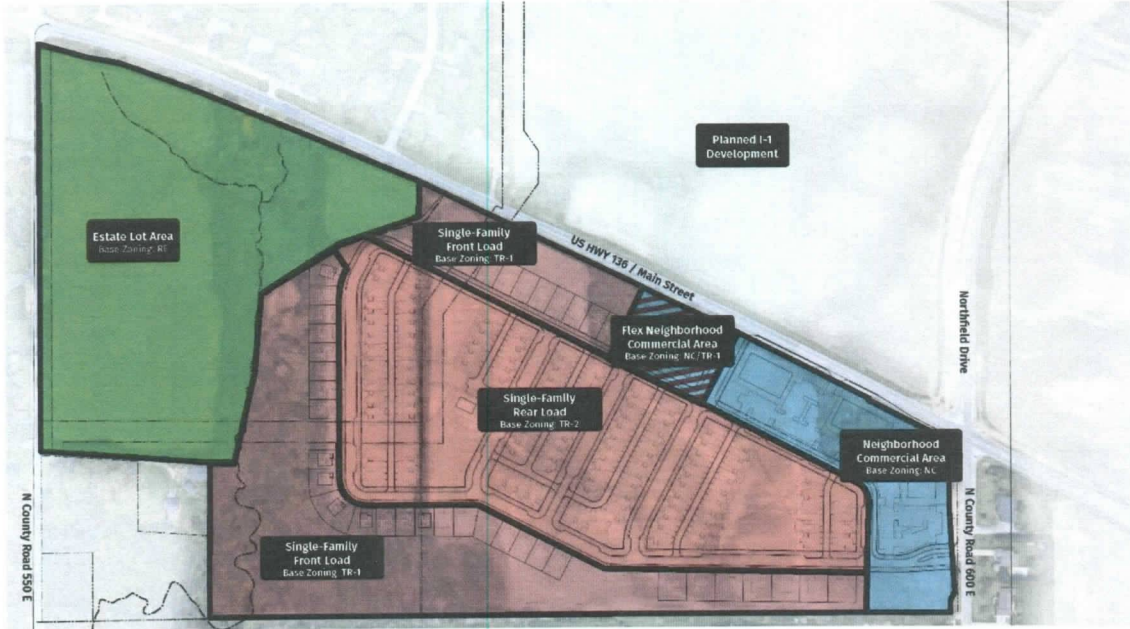
Exhibit A

(Location Exhibit)



Exhibit B

(District Area Exhibit)



Westbranch Development PUD
Exhibit B | District Map



Exhibit C
(Concept Plan)



Westbranch Development PUD
Exhibit C | Concept Plan



Exhibit D

(Additional Standards)

1. 1 Acre Neighborhood Commercial Flex Parcel located within the NC/TR-1 District Area: As shown on the District Map Plan, there is a “1 Acre Neighborhood Commercial Flex Parcel” that is located within the NC/TR-1 District Area. The below standards and requirements shall apply to the 1 Acre Neighborhood Commercial Flex Parcel:
 - a. Upon approval of all zoning requests and acquisition of the Real Estate by the Developer, the Developer shall place the 1 Acre Neighborhood Commercial Flex Parcel for sale and shall market the same as a “Neighborhood Commercial” outlot.
 - b. In the event the 1 Acre Neighborhood Commercial Flex Parcel is purchased and acquired by a third party (as evidenced by a recorded deed of transfer) on or before December 31, 2024, said 1 Acre Neighborhood Commercial Flex Parcel shall be required to be developed in accordance with the all applicable NC District Area development standards and requirements, as the same are set forth in this Westbranch PD Ordinance.
 - c. In the event that the 1 Acre Neighborhood Commercial Flex Parcel is not purchased and acquired by a third party by January 1, 2025, the Developer shall submit the Town’s required application and/or any and all other documents as may be required by the Town in its sole discretion necessary for the Council to consider approval or denial of such request in its sole discretion for the Developer to develop five (5) homes within the 1 Acre Neighborhood Commercial Flex Parcel pursuant to the TR-1 District standards and requirements after the Developer completes the following:
 - i. The Developer shall appear before the Town Council any time after January 1, 2025, to inform and provide the Town Council of the following: (i) the Developer has not secured any third party purchasers for the 1 Acre Neighborhood Commercial Flex Area; (ii) the Developer shall submit a written explanation of their efforts to market and sell 1 Acre Neighborhood Commercial Flex Parcel; and, (iii) the Developer shall provide written minutes of any meetings/discussions with third party prospective buyers who expressed interest in the 1 Acre Neighborhood Commercial Flex Parcel.
 - ii. Approval to permit the development of the 1 Acre Neighborhood Flex Parcel shall be solely at the discretion of the Town Council at the time they review such request. In addition, in the event the Developer’s request requires Plan Commission consideration and approval, the Developer shall cooperate in that process.

- d. Until it is finally determined if the 1 Acre Neighborhood Commercial Flex Parcel will be a commercial use or a residential use, the existing trees along this segment of US HWY 136 shall be preserved (notwithstanding any utility conflicts affecting the development of the Real Estate).
 - e. In the event the 1 Acre Neighborhood Commercial Flex Parcel becomes a residential use, the Developer shall provide a naturally enhanced buffer along this segment of US HWY 136 in the area of the five (5) homes.
2. Snow Removal: The property management company shall be responsible for and incur the expense of snow removal from all roads and alley ways within the TR-1 District and TR-2 District.
3. Fountains for Ponds: All ponds in the NC District, TR-1 District and TR-2 District shall be required to have fountains.
4. "Welcome to Brownsburg" Signage Along US HWY 136: The Developer shall coordinate with the Town of Brownsburg's Development Services Director to provide a mutually agreeable location along US HWY 136 for a "Welcome to Brownsburg" sign, but such sign shall not interfere with the development, sale and use of any of the Real Estate by the Developer. The final design and expense of installing the "Welcome to Brownsburg" sign shall be by the Town of Brownsburg.
5. Rental Rates: The Developer commits that the project will always be at or above market rates, and that there shall not be any government subsidies thereof. Further, occupancy rates shall comply with all applicable Town of Brownsburg ordinances and local code and to be enforced by the Westbranch Community Association.
6. Pools: Swimming pools shall be subject to the following standards:
 - a. Only in an in-ground pools shall be permitted.
 - b. Pools shall require an Improvement Location Permit.
 - c. Pools shall be professionally managed by the property management company.
7. Development Amenities: Development Amenities to be installed by the Developer shall include:
 - (i) an amenity area consisting of a pool house with restrooms, in ground swimming pool of at least 400 square feet in size within thirty (30) months of recording the primary plat for the Westbranch PD Ordinance; and,
 - (ii) a playground.
8. Landscape Buffers: For the Perimeter Planting and Bufferyard Requirements, see attached Exhibit D.1.
9. Density: A maximum of 5.0 dwellings per acre (187 Dwellings) is permitted in the combined TR-1 and TR-2 Districts.
10. Open Space: See Ex. D.2 for the proposed Open Space plan and areas.

11. Shrub Sizes: There shall be a minimum of three (3) shrubs with a mature size of 3' to 5' diameter per each home.

Exhibit D.1

(Perimeter Plantings and Buffers)

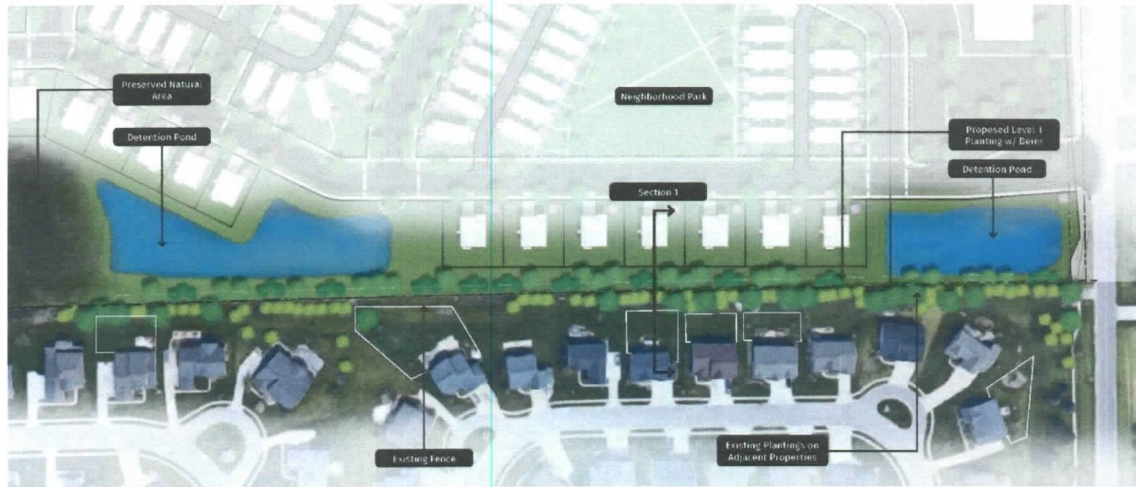


Westbranch Development PUD
Exhibit D.1 | Perimeter Plantings and Buffers



Exhibit D.2

(South Perimeter Buffer)



Westbranch Development PUD
Exhibit D.2 | South Perimeter Buffer

ONYX+EAST 

Exhibit D.3

(Open Space)



Westbranch Development PUD
Exhibit D.3 | Open Space

