EXHIBIT 1

PLAN COMMISSION

MEETING DATE: SEPTEMBER 17, 2018

MODIFIED SINGLE-FAMILY ARCHITECUTUAL STANDARDS

UDO – Unified Development Ordinance

The intent of these standards is to promote a sense of character by incorporating architectural characteristics, which reflect high quality residential buildings, are visually pleasing, and complement the surrounding development(s) including building form that includes, but is not limited to, massing, walls, roofs, color, and materials. The following is the minimum base line for the architectural design and construction of single-family detached residential in planned development districts.

Article 2 - Definitions

Architectural Plane – A flat surface extending in height and width. Shape is the primary identifying characteristic of an architectural plane.

Architectural Plane, Primary – Any architectural plane with frontage on a street or roadway or adjacent to a required buffer yard, trail as per the NAT Plan and/or perimeter common area(s). Corner lots and perimeter lots are considered to have multiple primary architectural planes.

Architectural Plane, Secondary - Any architectural plane that is not considered a primary architectural plane.

Articulation –The expression of distinct patterns or rhythms that create visual interest and enhance the building design.

Ceiling - The overhead surface covering a room and the underside of a floor level or a roof.

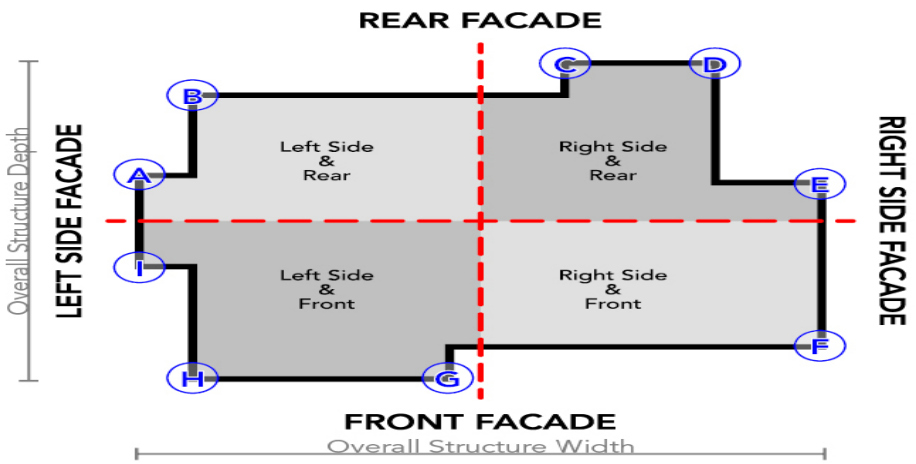
Cladding – Any material used to cover a building's exterior.

Cladding Materials – masonry, wood, fiber cement board, stucco, composite lap, and vinyl siding. The use of vinyl siding material on a structure shall be the least percentage of the materials compared to the others listed in this definition.

> The use of 0.050-inch gauge vinyl siding may be allowed on a single-family detached dwellintg when it is combined with brick and/or stone at the wainscot line, includes two (2) architectural elements and a decorative entryway with a 12" minimum door trim. Lap siding shall have a minimum of seven-inch exposed board face.

Corner Break – The position at which two architectural planes meet and form projecting relief creating a third dimension.

Corner Break Graphic



NOTE: All shown corner breaks assumed to project a minimum of four (4) feet

Front Facade:	F, G, H, I
Left Side Facade:	A, B, H, I
Right Side Facade:	D, E, F
Rear Facade:	A, B, C, D, E

Dormer Package – Two or more dormers assembled side-by-side and not separated by some other architectural feature or element.

Dwelling, Multi-Level – Any building consisting of more than one story located above the adjacent grade.

Dwelling, Single-Level – Any building containing exactly one-story above adjacent grade.

Elevation (building) – A two-dimensional scaled drawing of any side of a building or structure.

Façade - An exterior wall or face of a building.

> Primary Façade – Any exterior wall of a building that is oriented towards and may be parallel to a lot line with frontage on a street, or fronting a common area, perimeter landscape buffer yard, and/or a Noblesville Alternative Transportation Trail for which no buildable lots are located between the lot line and said street, common area, Noblesville Alternative Transportation Trail, and/or landscape buffer yard.
>
> Front Façade – Any exterior wall of a building containing the primary entrance and that is oriented towards and most parallel to a lot line with frontage on a street for which no buildable lots are located between the lot line and said street.

Secondary Façade – Any exterior wall that is not considered a "Primary Façade" or "Front Façade".

False-Front Gable - A triangular shape that is created on the slope of the main roof and represents a gable used strictly for decorative purposes.

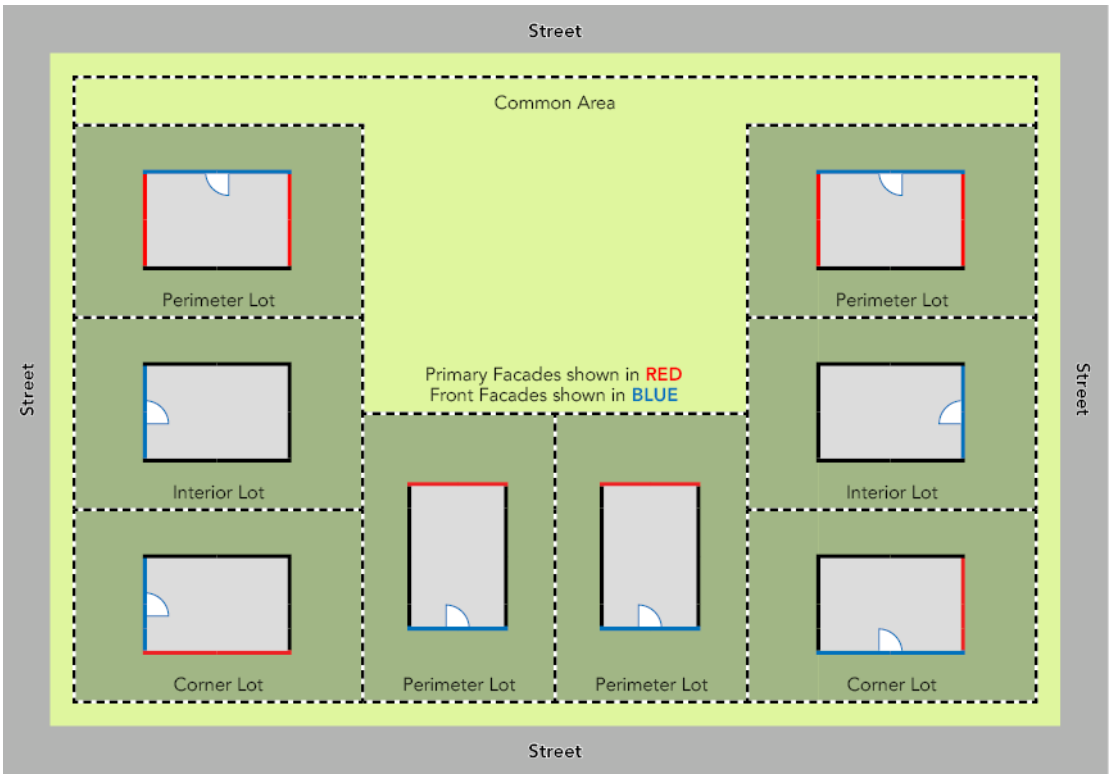
Floor Level - A continuous supporting surface extending horizontally throughout the building.

Front Entry – The main entrance to a structure that fronts on or gives direct access to a street or road.

Garage Door Percentage (Single-Family Detached Structures within PD"s Only) – The ratio of the area of all garage doors divided by the total area of the façade on which the garage doors are located. In a residential planned development, this calculation would include the roof, windows, and doors on said overall façade.

Historical Significance – The process used to evaluate what was noteworthy about selected architectural styles and developments in the past that had an impact towards changing the future as well as its relationship to current housing styles and determining final decisions of current architectural styles relevance to the earlier architectural styles.

Lot, Perimeter – Any lot located adjacent to a common area, perimeter landscaping buffer, and/or a Noblesville Alternative Transportation Trail for which no buildable lots are located between said lot and said street(s).



Main Roof – the major (predominant) structure forming the upper covering of a building.

Masonry – Brick, stone such as marble, granite, travertine, limestone, concrete block, glass block, tile and other similar materials and/ or a siding made from natural and sustainable raw materials including cement, sand, wood fiber and water.

Material Pattern – An artistic design resulting from the arrangement of cladding materials including but not limited to horizontal siding, board and batten siding, shake shingles, and/or masonry.

Material Percentage – The ratio of the area of a particular cladding material divided by the sum of all other cladding materials on an architectural plane excluding the roof, windows, and doors.

Pediment – The triangular piece of roof that extends from the façade of the building and is used for decorating over a front entry.

Public View - The range of vision from the primary entrance of a building to an adjacent building, roadway, street, common area, pedestrian area, Noblesville Alternative Transportation trail, sidewalk or public space.

Ridge – The peak where two opposing roof planes meet.

Roof Overhang – The horizontal distance, excluding gutters which extends from the face of the wall and projects beyond the side of the building.

Roof Pitch – The amount of rise in the roof as compared to the horizontal measurement of the roof. The angle (pitch) of the roof is calculated by the number of inches it rises vertically for every twelve inches it extends horizontally.

Story – The space in a building, above adjacent grade, between two adjacent floor levels or if there is no floor level above it; then the space between a floor level and the ceiling.

Story, Half – The space in a building located above a floor level and under a sloping, gable, hip, and/or gambrel roof containing an area that is less than fifty (50) percent of the floor area for the story immediately below excluding a basement.

Surface – The outside part or layer of a physical object.

Vinyl Siding - An engineered product manufactured primarily from polyvinyl chloride resin used for decoration and weatherproofing imitating wood clapboard, board and batten and/or shakes and having a minimum vinyl siding thickness grade of 0.050 inch.

Wainscot (Brick or Stone)- a constant horizontal brick/stone line around the building, beginning at the first floor window sill down to the foundation and requiring a minimum of 24-inches in height whichever is greater.

Window – An opening in the wall of a building for admission of light and/or air that is usually enclosed by casements or sashes containing a transparent material such as glass or other similar transparent materials.

Window Treatment – The application of shutters, masonry, or trim composed of wood, engineered wood, or fiber cement or other composite materials installed around and immediately adjacent to the window frame.

Architectural Review Board – Article 3 Administrative Bodies and Officials – Section 2.

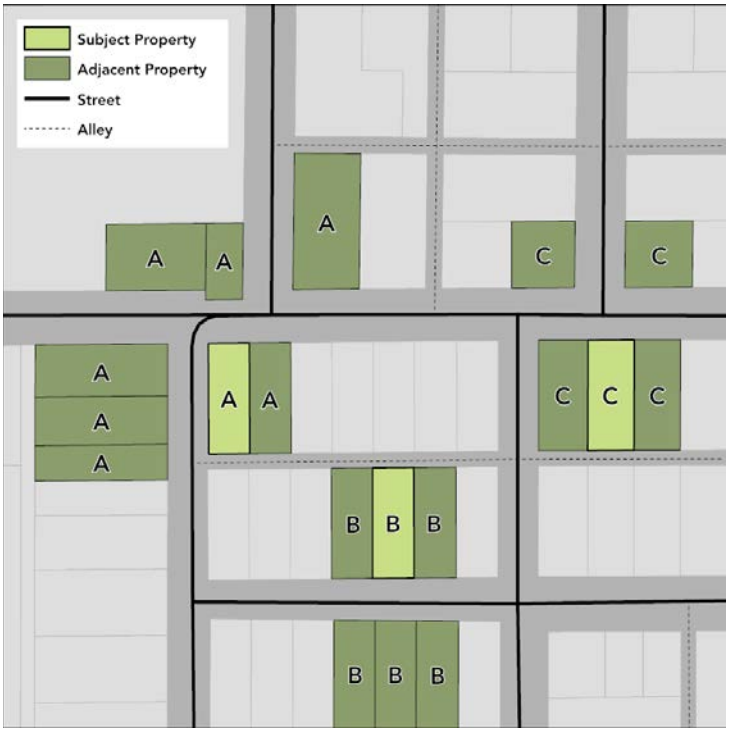
A. The ARB has the powers to evaluate applications for single-family attached, two-family, and multi-family products for residential PD's previously adopted prior to date and make recommendations to the Plan Commission pursuant to the procedures and standards for PD's set forth in Article 8, Part E, Section 4.

B. The ARB shall review any modifications to house elevations for residential planned developments adopted prior to date or in the planned development process seeking approval in regards to architectural elevations/treatments for those planned developments which did not include architectural regulations or by interpretation of the Planning Director or his/her designee does not meet the intent of the adopted planned development ordinance and/or existing ARB guidelines.

C. The ARB shall only meet on an as-need basis with said meetings scheduled when there are pending items to review.

D. The ARB shall conduct the review of any proposed single-family attached, two-family, and/or multi-family house elevations/plans proposed to be a part of a residential planned development after the adoption of the ARB standards as per paragraphs A. and B. of Section 2 above and prior to the public hearing before the Plan Commission.

7. Houses with alike building elevations and/or color packages shall not be located on adjacent lots or directly across the street or diagonally from each other. Where detached single-family, attached single-family, two-family, and/or multi-family product design is used repeatedly; building materials, building patterns, color packages and detailing of major façade architectural elements shall be varied from lot to lot for detached single-family, attached single-family and two-family dwellings and from building to building for multi-family dwellings. Refer to illustration below.



Building Code and Building Permits – Article 4 Zoning Applications and Approvals

7. Detached Single-family, Attached Single-Family, and Two-Family Structures

Vinyl siding shall be premium grade vinyl siding and shall have a minimum thickness of 0.050 inches and shall comply with the American Society for Testing and Materials (ASTM) Standard Specification for rigid poly-siding (ASTM D3679). All siding shall be Class 1 as listed in this standard. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet. Additionally, the selected vinyl materials shall not be a smooth finish in both siding and trim.

On "gable end trusses" that are constructed out of two by four-inch (2" x 4") dimensional lumber installed vertically at sixteen-inch (16") on center or greater spacing and where the vertical two by fours (2 x 4's) are ten feet (10') or greater in length, the builder shall install a "strongback" and/or T-brace on the attic side of the truss, approximately at mid-span of these vertical two by fours (2 x 4's) to serve as an added support mechanism to stop bowing of the vertical two by fours (2 x 4's) and the vinyl siding attached to it. Roof Truss Certifications shall include the additional bracing as noted in this paragraph.

Planned Developments – Article 8 – Zoning Districts

Architectural Plans: Architectural plans for all Single-family attached, two-family, and multi-family residential, and residential accessory buildings-shall be submitted in sufficient detail to permit an understanding of the style of the development, and the design of the buildings. Color front elevations for all residential buildings and 360-degree color elevations for all residential accessory buildings such as clubhouses, pool houses, carport/garages for multi-family uses, trash receptacle enclosures, and other similar structures are required.

In the case of Single-family attached, and Two-family residential developments, a complete set of 360-degree elevations detailing the front, rear, and opposite side views of each proposed house shall be included with the submittal. Front color elevations of all houses are required. Key exterior elements such as masonry, siding, roof, windows, chimney, etc., must be rendered in sufficient detail and accompanied by clear descriptions of materials, colors, and textures. These developments must adhere to the adopted Architectural Review Board Guidelines for each individual housing type and shall be reviewed by the Architectural Review Board prior to a public hearing by the Plan Commission.

All non-residential buildings and multi-family residential buildings and those accessory structures shall include key exterior elements such as cladding materials, roof materials and pitch, windows and window treatments, general articulation etc., and must be rendered in sufficient detail and accompanied by clear descriptions of materials, colors, and textures. 360-degree color elevations are required and submitted on a minimum paper size of 24 by 36-IN. A sample materials (11 x 17-IN) board and floor plans are required.

The application of new single-family residential planned developments submitted for review after **date** must adhere to the Single-Family Residential Standards below and be codified as a part of the proposed planned development ordinance for said planned development. Failure to include all standards in the proposed planned development ordinance will cause a delay in the processing of the application for the Plan Commission Public Hearing.

Residential Review Standards

Roof Ridges

A minimum of three (3) Roof Ridges, visible from the front facade, shall be required on all dwellings.

In counting roof ridges:

Roof planes must project from the roof and could include False-Front Gables and a dormer package that would count as a single roof-ridge but does not include minor architectural features such as bay windows, turrets, garage eyebrows, or other similar features.

Corner Breaks

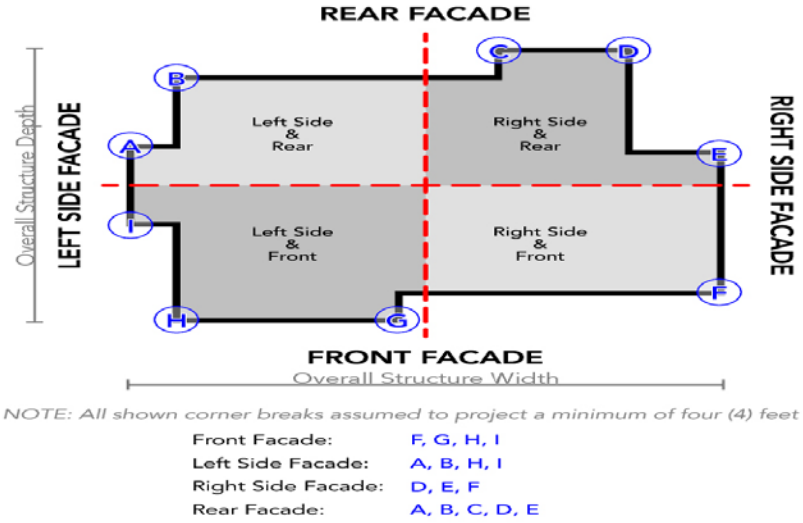
A minimum aggregate of eleven (11) corner breaks shall be provided on any dwelling; BUT a minimum of three (3) Corner Breaks shall be located on each Front Facade, Rear Facade, and Primary Facade of a dwelling; and no more than one (1) Secondary Facade shall have less than three (3) corner breaks.

In counting corner breaks:

As per the illustration below, divide the structure into quadrants based on the overall depth and overall width of the structure.

Architectural features shall project a minimum of two feet from the adjacent architectural plane to count as a corner break.

Architectural features located on a Facade may be considered to provide Corner Breaks on an adjacent Façade, if the location of the Corner Break is within fifty percent (50%) of the overall dwelling width or overall dwelling depth of the adjacent Facade as illustrated below.



Add-ons to a compliant base floor plan such as a sunroom shall not be counted against the base floor plan corner breaks.

If the lot width is 48-FT or less, the number of required corner breaks on the side facades shall be reduced to a minimum of two per side thus reducing the minimum aggregate number to 10.

Windows

A minimum of two (2) windows shall be located on each Facade of a Single-Level Dwelling.

A minimum of three (3) Windows shall be located on each Facade of a Multiple-Level Dwelling

In counting windows:

Each framed opening of at least six (6) square feet shall count as one (1) window;

Each grouping of two (2) or more framed openings individually greater than four (4) square feet but less than six (6) square feet shall count as one (1) Window IF all Windows comprising the grouping are located within twelve (12) inches from each other AND are located on the same story of the same Architectural Plane;

Once per dwelling, a required Window may be substituted for a service door with a window providing access to a garage.

Window wells do not count towards the window requirement.

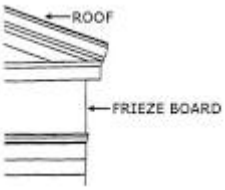
Patio doors count as one window towards the window requirements.

A dwelling constructed on a lot being less than 48-FT in width and having a side yard setback of less than five feet shall be required to provide one window per side elevation and three windows on the front and rear elevations.

Window Treatment

Window Treatment shall be required on all framed openings on a dwelling.

The treatment of framed openings located on Masonry facades shall consist of shutters or enhanced masonry detailing including but not limited to quoins, keystones, soldier courses as architecturally appropriate and applied to the header and sill at a minimum; exception that a frieze board at the top of the window counts as window treatment.



The treatment of framed openings located on non-masonry facades shall consist of shutters or trim composed of wood, engineered wood, or fiber cement and applied to the header, sill, and jams with a nominal minimum depth of one (1) inch and a minimum width of four (4) inches. Decorative trim detailing including but not limited to arches, cornices, crossheads, ornate moldings, pediments as architecturally appropriate to the dwelling are acceptable.

Garage Door Percentage and Standards

The Garage Door Percentage of any Single-Level Dwelling containing a front-load garage shall not exceed thirty percent (30%) for a garage providing storage for two (2) or less vehicles, and shall not exceed forty percent (40%) for a garage providing storage for more than two (2) vehicles.

The Garage Door Percentage of any Multiple-Level Dwelling containing a front-load garage shall not exceed twenty percent (20%) for a garage providing storage for two (2) or less vehicles, and shall not exceed thirty percent (30%) for a garage providing storage for more than two (2) vehicles.

In calculating garage door percentage:

The Garage Door Percentage shall be calculated as a ratio of the area of all garage doors divided by the total area, including roof, windows, and doors, of the building Facade on which the garage is located.

Decorative garage doors are required for front-loaded and side-loaded garages. Decorative details include paneling (other than horizontal paneling), windows, decorative hardware and similar decorations.

Front loaded garages must be recessed or project from the front façade plane a minimum of two (2) feet.

Front Entry & Porch

A Porch of at least thirty- square feet (30-SF) shall be located at the front entry of any dwelling

Roof Pitch

Roof planes comprising the main roof of a dwelling shall be required to be a minimum of 6/12. Dwellings determined to having 'historical significance' shall be required to be a minimum of a 5/12.

Roof Overhang

Roof planes comprising the main roof shall be required to form overhangs from adjacent architectural planes at a minimum distance of twelve (12) inches. Depth shall be determined prior to the installation of the exterior cladding material.

The Overhang shall be measured as the horizontal distance, excluding gutters, of which the roof plane projects beyond the finished framing of the Architectural Plane immediately below.

Composition of Siding Materials

All Siding Materials shall be composed of Masonry, wood, stucco, fiber cement board, composite lap siding, vinyl siding of 0.050-inch thickness, and/or decorative precast panels, including synthetic or composite materials intended to simulate the appearance of natural materials.

Number of Siding Materials & Material Patterns

A minimum of three (3) distinct Siding Materials and/or Material Patterns shall be located on each Front Facade of a dwelling.

A minimum of two (2) distinct Siding Materials and/or Material Patterns shall be located on each Primary Façade of a dwelling.

A minimum of one (1) distinct Siding Materials and/or Material Patterns shall be located on each Secondary Facade of a dwelling and shall include a trim break.

In counting siding materials and material patterns:

A brick or stone wainscot of at least two (2) feet in height located across the an entire Facade shall count as one (1) distinct material;

A Siding Material or Material Pattern located underneath the entire area formed by roof gables comprising a Roof Ridgeline shall count as one (1) distinct material.

A residential structure, which is a minimum of 75% or greater brick and/or stone on the front façade, shall count as meeting the minimum front façade materials number in total.

A single-story structure shall be permitted a minimum of two distinct siding materials on the "Front Façade" if one of the siding materials is either brick or stone.

Siding materials and material patterns shall be arranged logically and in a manner consistent with the intended architectural style of the dwelling.

Masonry

Masonry materials shall comprise a minimum of fifteen percent (15%) of Siding Materials located on each Primary Facade of a dwelling and shall be located on the first floor of the facade, or a wainscot shall be located across the entire Façade.

> Brick or stone used on the front elevation, requires the use of brick or stone on any chimney that may be located on the side or rear elevation(s).

Exterior design details, including but not limited to: Siding Materials and Material Patterns, siding composition, number and style of Windows, trim detailing, and roof design shall logically transition onto adjacent Facades of a dwelling in a manner consistent with the intended architectural style.

Anti-Monotony

No two (2) dwellings with alike Facade styles and/or exterior color packages shall be permitted adjacent to, or across from, or diagonally from each other as illustrated below.

Landscaping

Foundation plantings shall be installed within ten feet of the foundation wall.

All lots shall have a minimum of seven shrubs/ornamental grasses at a minimum of 18-inches in height at the time of planting along all Primary Architectural Planes.

All lots shall include a minimum of two trees. One tree shall be planted adjacent to the Primary Architectural Plane of the house, if multiple Primary Architectural Planes exists, one tree is required adjacent to one (1) of the Primary Architectural Planes and shall be a minimum of ten (10) feet behind the sidewalk/trail. The trees may be deciduous having a minimum caliper of 2-inches or an evergreen tree having a minimum height of 6-feet at the time of planting.

Historical Architectural Styles

Any dwelling designed in accordance with a historically significant architectural style may be exempt from masonry, roof ridgelines, corner breaks, roof pitch and/or porch requirements contained in this article.

The Director of Planning and Development shall have the authority to determine whether a dwelling qualifies as a historically significant architectural style entitled to the exemptions listed above. The builder shall submit documents identifying the architectural design features that constitute the intended architectural style for determination by the Director. The Director shall reference the current edition of a book entitled *A Field Guide to American Houses* by Virginia & Lee McAlester to determine the architectural elements for the historical architectural style. The applicant shall be required to adhere to a minimum of 51% or greater of the typical design features on the front façade of said historic architectural style as evidenced by said field guide.