

STATE OF INDIANA  
COUNTY OF HENDRICKS  
PITTSBORO, INDIANA

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE PITTSBORO UNIFIED DEVELOPMENT ORDINANCE, A PART OF THIS MASTER PLAN OF THE TOWN OF PITTSBORO, INDIANA APPROVING THE PRELIMINARY PLAN FOR HIDDEN HILLS PLANNED UNIT DEVELOPMENT (PUD) DISTRICT**

**BE IT ORDAINED** by the Civil Town of Pittsboro, Hendricks County, Indiana, that:

An Ordinance amending the Unified Development Ordinance of the Town of Pittsboro, Hendricks County, Indiana, adopted by the Town of Pittsboro as Ordinance 2015-02, as amended.

WHEREAS, Fisher-Hill Family Farms, Inc. and Pyatt Builders, LLC is/are the owner(s) of certain real estate located in the Town of Pittsboro, Middle Township, Hendricks County, Indiana, which real estate is more particularly described on the attached Exhibit "A", which is incorporated by reference herein (the "Real Estate"), for which Pyatt Builders (the "Developer") intends to develop.

WHEREAS, the Plan Commission of the Town of Pittsboro has conducted a public hearing on such application and has sent a recommendation relating to such application to the Town Council dated \_\_\_\_\_.

NOW THEREFORE, by the powers vested in the Town Council of the Town of Pittsboro, Hendricks County, Indiana, it is hereby **ORDERED AND ORDAINED** that the Unified Development Ordinance of the Town of Pittsboro is hereby amended as follows:

**Section 1. Zoning.** The Real Estate was previously zoned to the A – Agriculture zoning district classification. The Real Estate is now designated as a Planned Unit Development District known as the Hidden Hills PUD.

**Section 2. Legislative Intent.** Having given reasonable regard to the Town's Comprehensive Plan and the other matters specified in Chapter 6 of the Unified Development Ordinance of the Town of Pittsboro, the intent of the Council in adopting this Ordinance is to encourage a more creative approach in land and building site planning; encourage an efficient aesthetic, and desirable use of open space, promote variety in the physical development pattern of the community; and permit special consideration of property with unique features.

**Section 3. Applicability of Ordinance.** Development within this PUD district shall be governed by the provisions of this amended Ordinance with the exception that any provisions or standards not specifically amended herein by this Ordinance shall be governed by the Unified Development Ordinance of the Town of Pittsboro.

**Section 4. Modification of Development Plan.** Amendments to the Master Plan and development standards specified in this Ordinance shall be done in accordance with Chapter 6: Planned Unit Development of the Unified Development Ordinance of the Town of Pittsboro.

**Section 5. Description of the District.** Hidden Hills PUD is a residential community consisting of single-family dwellings and open space including a park, trails, and playground. Hidden Hills PUD shall comprise a maximum of 222 single-family lots as depicted in the Hidden Hills Concept Plan reference in Section 16 herein.

**Section 6. Uses.**

A.) Permitted Uses

- i.) Single Family Dwelling,
- ii.) Amenities as identified in Section 11 herein,
- iii.) Home Occupations authorized by the Unified Development Ordinance of the Town of Pittsboro,
- iv.) Model homes

B.) Special Exception Uses

- i.) Day care and nursery schools,
- ii.) Other accessory uses and structures permitted by Section 3.4 of the Unified Development Ordinance of the Town of Pittsboro in conjunction with a primary use or structure provided the accessory use does not change the character of the district.

C.) Accessory Uses

Accessory uses shall be regulated pursuant to Section 3.4 of the Unified Development Ordinance of the Town of Pittsboro.

D.) Temporary Uses

Temporary uses shall be regulated pursuant to Section 3.5 of the Unified Development Ordinance of the Town of Pittsboro.

E.) All definitions shall be as defined in the Unified Development Ordinance of the Town of Pittsboro.

**Section 7. Area A – Development Standards.** The purpose of the Area A section is to provide a maximum of 27 lots generally along the western boundary of the project. The Exclusives Homes series elevations have been attached as “Exhibit E” and shall be considered in compliance with the architectural standards listed below.

<b>Lot Development Standards – Area A</b>	
Minimum Lot Size	15,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet, 30 feet minimum between homes
Minimum Rear Yard Setback	25 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	2,000 square feet – single story 2,400 square feet – 2-story
<b>Architectural Standards</b>	
Front Elevation	<ul style="list-style-type: none"> <li>• Except as provided herein, all homes shall have masonry on at least 100% of the First Floor (exclusive of windows, doors or garage doors). Homes with a historical architectural style<sup>1</sup> that lends itself to the use of less of the above stated materials may have less than the required 100% of the First Floor. However, in no case shall the amount of masonry be less than Wainscot up to the Bottom of the First Floor Windows. (<sup>1</sup>Historical architectural styles are styles such as Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc. or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. These styles are as identified by “A Field Guide to American Houses”.)</li> <li>• Covered Porch (minimum 25 square feet)</li> <li>• Decorative Front Porch Column(s) per Elevation Style</li> <li>• 1” x 4” Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style</li> <li>• Decorative Gable Trim, Brackets, Vent per Elevation Style</li> </ul>
Side Elevation	<ul style="list-style-type: none"> <li>• Masonry Wainscot up to Bottom of First Floor Windows</li> </ul>
Rear Elevation	<ul style="list-style-type: none"> <li>• Minimum of One (1) Corner Break and Two (2) windows (Corner Break to include enclosed porch, patio, sunroom, nook, 3-car garage, or garage bump)</li> </ul>
Corner Lot Elevation	<ul style="list-style-type: none"> <li>• Masonry Wainscot up to Bottom of First Floor Windows on both sides (See Side Elevation above)</li> </ul>

	<ul style="list-style-type: none"> <li>One (1) window Per Floor on Street Side (minimum 8 square feet)</li> </ul>
Roof Pitch	<ul style="list-style-type: none"> <li>Minimum 6:12 (does not include ancillary roofs such as porches, garage extensions, sunrooms, or other extensions with separate roof structures)</li> </ul>
Roof Overhangs	<ul style="list-style-type: none"> <li>12" Overhangs on All Sides</li> </ul>
Windows	<ul style="list-style-type: none"> <li>Shutters on Front Elevation (except on Elevations defined as Historic Architectural Style)</li> <li>Grids in All Windows</li> <li>Minimum One (1) Window per Side (except for Corner Lots, see above)</li> </ul>
Siding	<ul style="list-style-type: none"> <li>Masonry, Wood, Fiber Cement, Stucco, Shake, Board &amp; Batten, E.I.F.S. (No Vinyl)</li> </ul>
Anti-monotony	<ul style="list-style-type: none"> <li>No Same Elevation on Adjacent Lots or Directly Across Street</li> <li>No Same Color on Adjacent Lots or Directly Across Street</li> </ul>
Garages	<ul style="list-style-type: none"> <li>Minimum Two (2) Car</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>Shall be Concrete</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>Minimum Two (2) Dusk-to-Dawn Coach Lights</li> </ul>
Mailboxes	<ul style="list-style-type: none"> <li>Uniform Mailboxes Installed by Builder</li> </ul>

**Section 8. Area B – Development Standards.** The purpose of the Area B section is to provide a maximum of 50 lots in the western portion of the project. The Exclusives Homes series elevations have been attached as “Exhibit E” and shall be considered in compliance with the architectural standards listed below.

<b>Lot Development Standards – Area B</b>	
Minimum Lot Size	12,000 square feet
Minimum Lot Width	90 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet, 30 feet minimum between homes
Minimum Rear Yard Setback	25 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	2,000 square feet – single story 2,400 square feet – 2-story
<b>Architectural Standards</b>	

Front Elevation	<ul style="list-style-type: none"> <li>• Except as provided herein, all homes shall have masonry on at least 100% of the First Floor (exclusive of windows, doors or garage doors). Homes with a historical architectural style<sup>1</sup> that lends itself to the use of less of the above stated materials may have less than the required 100% of the First Floor. However, in no case shall the amount of masonry be less than Wainscot up to the Bottom of the First Floor Windows. (<sup>1</sup>Historical architectural styles are styles such as Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc. or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. These styles are as identified by “A Field Guide to American Houses”.)</li> <li>• Covered Porch (minimum 25 square feet)</li> <li>• Decorative Front Porch Column(s) per Elevation Style</li> <li>• 1” x 4” Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style</li> <li>• Decorative Gable Trim, Brackets, Vent per Elevation Style</li> </ul>
Side Elevation	<ul style="list-style-type: none"> <li>• Masonry Wainscot up to Bottom of First Floor Windows</li> </ul>
Rear Elevation	<ul style="list-style-type: none"> <li>• Minimum of One (1) Corner Break and Two (2) windows (Corner Break to include enclosed porch, patio, sunroom, nook, 3-car garage, or garage bump)</li> </ul>
Corner Lot Elevation	<ul style="list-style-type: none"> <li>• Masonry Wainscot up to Bottom of First Floor Windows on both sides (See Side Elevation above)</li> <li>• One (1) window Per Floor on Street Side (minimum 8 square feet)</li> </ul>
Roof Pitch	<ul style="list-style-type: none"> <li>• Minimum 6:12 (does not include ancillary roofs such as porches, garage extensions, sunrooms, or other extensions with separate roof structures)</li> </ul>
Roof Overhangs	<ul style="list-style-type: none"> <li>• 12” Overhangs on All Sides</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Shutters on Front Elevation (except on Elevations defined as Historic Architectural Style)</li> <li>• Grids in All Windows</li> <li>• Minimum One (1) Window per Side (except for Corner Lots, see above)</li> </ul>
Siding	<ul style="list-style-type: none"> <li>• Masonry, Wood, Fiber Cement, Stucco, Shake, Board &amp; Batten, E.I.F.S. (No Vinyl)</li> </ul>
Anti-monotony	<ul style="list-style-type: none"> <li>• No Same Elevation on Adjacent Lots or Directly Across Street</li> <li>• No Same Color on Adjacent Lots or Directly Across Street</li> </ul>
Garages	<ul style="list-style-type: none"> <li>• Minimum Two (2) Car</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>• Shall be Concrete</li> </ul>

Lighting	<ul style="list-style-type: none"> <li>• Minimum Two (2) Dusk-to-Dawn Coach Lights</li> </ul>
Mailboxes	<ul style="list-style-type: none"> <li>• Uniform Mailboxes Installed by Builder</li> </ul>

**Section 9. Area C – Development Standards.** The purpose of the Area C section is to provide a maximum of 145 lots in the eastern portion of the project. The Legacy Homes series elevations have been attached as “Exhibit F” and shall be considered in compliance with the architectural standards listed below.

<b>Lot Development Standards – Area C</b>	
Minimum Lot Size	9,000 square feet
Minimum Lot Width	70 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	10 feet minimum, 20 feet minimum between homes
Minimum Rear Yard Setback	20 feet
Maximum Principal Building Height	35 feet
Maximum Accessory Structure Height	25 feet
Minimum Primary Structure Living Area (Home Size)	1,500 square feet – single story 1,800 square feet – 2-story
<b>Architectural Standards</b>	
Front Elevation	<ul style="list-style-type: none"> <li>• Except as provided herein, all homes shall have masonry on at least 100% of the First Floor (exclusive of windows, doors or garage doors). Homes with a historical architectural style<sup>1</sup> that lends itself to the use of less of the above stated materials may have less than the required 100% of the First Floor. However, in no case shall the amount of masonry be less than Wainscot up to the Bottom of the First Floor Windows. (<sup>1</sup>Historical architectural styles are styles such as Craftsmen, Italianate, Farmhouse, Coastal, Cottage, etc. or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. These styles are as identified by “A Field Guide to American Houses”.)</li> <li>• Covered Porch (minimum 25 square feet)</li> <li>• Decorative Front Porch Column(s) per Elevation Style</li> <li>• 1” x 4” Minimum Wood Trim Around Front Windows (except when window is surrounded by masonry or shutters) and Decorative Headers per Elevation Style</li> <li>• Decorative Gable Trim, Brackets, Vent per Elevation Style</li> </ul>

Corner Lot Elevation	<ul style="list-style-type: none"> <li>• Masonry Wainscot up to Bottom of First Floor Windows on both sides of home</li> <li>• One (1) window Per Floor on Street Side (minimum 8 square feet)</li> </ul>
Roof Pitch	<ul style="list-style-type: none"> <li>• Minimum 6:12 (does not include ancillary roofs such as porches, garage extensions, sunrooms, or other extensions with separate roof structures)</li> </ul>
Roof Overhangs	<ul style="list-style-type: none"> <li>• 12" Overhangs on All Sides</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Shutters on Front Elevation (except on Elevations defined as Historic Architectural Style)</li> <li>• Grids in All Windows</li> <li>• Minimum One (1) Window per Side (except for Corner Lots, see above)</li> </ul>
Siding	<ul style="list-style-type: none"> <li>• Masonry, Wood, Fiber Cement, Stucco, Shake, Board &amp; Batten, E.I.F.S., Heavy Gauge Vinyl (Minimum 0.044 thickness)</li> </ul>
Anti-monotony	<ul style="list-style-type: none"> <li>• No Same Elevation on Adjacent Lots or Directly Across Street</li> <li>• No Same Color on Adjacent Lots or Directly Across Street</li> </ul>
Garages	<ul style="list-style-type: none"> <li>• Minimum Two (2) Car</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>• Shall be Concrete</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Minimum Two (2) Dusk-to-Dawn Coach Lights</li> </ul>
Mailboxes	<ul style="list-style-type: none"> <li>• Uniform Mailboxes Installed by Builder</li> </ul>

**Section 10. Landscaping.** Landscaping regulations applicable shall be as regulated in Chapter 8.5 and 8.6 of the Unified Development Ordinance of the Town of Pittsboro and modified as the following:

Landscape Standards	
Lots – Front Yards	<ul style="list-style-type: none"> <li>• Minimum Two (2) Trees, 2 ½" Caliper Shade or 2" Ornamental minimum</li> <li>• Minimum Twelve (12) Shrubs or Bushes, 18" in Height minimum</li> <li>• Full Sod from Street to Front of Home</li> </ul>
Corner Lots (Street Side)	<ul style="list-style-type: none"> <li>• Minimum Two (2) Trees, 2 ½" Caliper Shade or Ornamental or 6' Evergreen minimum</li> <li>• Minimum Twelve (12) Shrubs or Bushes, 18" in Height minimum</li> <li>• Full Sod Side Yard</li> </ul>
Buffer – Along Wall Street	<ul style="list-style-type: none"> <li>• Mounding 3'-4' High</li> <li>• Per every 100': <ul style="list-style-type: none"> <li>○ Four (4) Evergreens Trees, 6' minimum</li> <li>○ Three (3) Shade Trees, 2 ½" minimum</li> <li>○ Three (3) Ornamental Trees, 2" minimum</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Twenty-five (25) Shrubs or bushes, 18” minimum</li> </ul>
Buffer – West Boundary (along Deer Meadows and Lodge)	<ul style="list-style-type: none"> <li>● Mounding 4’-5’ High (unless drainage is impeded or existing Trees are required to be removed to install mound), (no mounding along Lodge)</li> <li>● Per every 100’: <ul style="list-style-type: none"> <li>○ Four (4) Evergreens Trees, 6’ minimum</li> <li>○ Three (3) Shade Trees, 2 ½” minimum</li> <li>○ Three (3) Ornamental Trees, 2” minimum</li> <li>○ Twenty-five (25) Shrubs or bushes, 18” minimum</li> </ul> </li> </ul>
Buffer – Along Railroad in Southwest Corner	<ul style="list-style-type: none"> <li>● Per every 100’: <ul style="list-style-type: none"> <li>○ Four (4) Evergreens Trees, 6’ minimum</li> <li>○ Three (3) Shade Trees, 2 ½” minimum</li> </ul> </li> </ul>
Buffer – Along Common Boundary with Jefferson Park	<ul style="list-style-type: none"> <li>● Per every 100’: <ul style="list-style-type: none"> <li>○ Three (3) Evergreens Trees, 6’ minimum</li> <li>○ Two (2) Shade Trees, 2 ½” minimum</li> </ul> </li> </ul>
Tree Preservation	<ul style="list-style-type: none"> <li>● The Developer shall make all attempts to preserve mature trees in open space, buffer, and common areas at the direction of the Town. Mature trees will not be removed from these areas without written approval from the Zoning Administrator. Mature trees of an undesirable species and trees that pose a safety hazard will be identified for removal.</li> </ul>

**Section 11. Open Space and Amenities.** Open space within the Hidden Hills PUD shall comprise approximately forty-nine (49) acres of the PUD. The following standards shall apply to the open space and amenities area:

- A) Common area within the Hidden Hills development shall be approximately 34 acres.
- B) Community Park: The amenity area within the Hidden Hills development shall include improvements including a large playground, wooden shelter with tables and benches, overlook dock and community fire pit. Examples of these are included in “Exhibit D”.
- C) Asphalt walking trails shall be included that would connect the existing trail in Jefferson Park along the railroad through the Hidden Hills development to County Road 750 N (Wall Street) generally as shown on the Concept Plan in Exhibit B. A solar powered, flashing, “Trail Crossing” sign will be installed wherever the trail crosses a public street.
- D) Town Park: Fisher-Hill Family Farms (“Fisher-Hill”) is willing to donate approximately 15 acres, as shown on the Concept Plan “Exhibit B”, to the Town of Pittsboro for a town park should the town be willing to accept it. As a condition of such donation, Fisher-Hill would reserve the right to name the park. Pyatt Builders is willing to donate the existing historic barn to the Town of Pittsboro on property it intends to acquire from Fisher-Hill. Further, should the Town accept the donation of the 15 acres from Fisher-Hill, Pyatt Builders shall construct a twenty-four (24) feet wide park drive to the park property as shown on the Concept Plan “Exhibit B”.



E) Ponds: All ponds shall include an aerator or fountain, appropriately sized to pond design volume.

**Section 12. Signage.** Signage shall conform to the Unified Development Ordinance of the Town of Pittsboro and modified as the following:

A.) One thirty-two (32) square foot, two-sided, non-illuminated promotional sign and flags shall be placed at the development site along County Road 750 N (Wall Street) all of which shall be removed by Developer upon the close of the last home in the subdivision.

B.) An entrance monument shall be installed at the subdivision entrance at County Road 750 N (Wall Street) that is similar in quality to those shown on "Exhibit C".

**Section 13. Street Lighting.** Street lighting shall conform to the Unified Development Ordinance of the Town of Pittsboro and shall be placed at the entrance, street intersections, and the middle of the longer stretches of streets within the development.

**Section 14. Fencing in Easements.** Fences shall not be permitted within any utility or drainage easement.

**Section 15. Street and sidewalk standards.** Streets and sidewalks, including, but not limited to widths and design, shall conform to the Unified Development Ordinance of the Town of Pittsboro. The developer agrees to the following:

A) Install solar flashing crosswalk lights at trail crossings of public street within the Hidden Hills PUD.

B) Install "No Construction Signs" at each entrance into Deer Meadows and Jefferson Park off Wall Street.

C) Install temporary movable barricades at the street connections into Deer Meadows and Jefferson Park until 90% of the homes are built in the Hidden Hills PUD.

**Section 16. Concept Plan.** The Hidden Hills Concept Plan dated \_\_\_\_\_, 2021 for the Hidden Hills PUD is approved and is incorporated as shown in "Exhibit B" attached hereto.

**Section 17. Surety/Bonds.** Developer, and/or its successors and assigns, shall meet the requirements for Surety/Bonds in accordance with the Chapter 9.13 of the Unified Development Ordinance of the Town of Pittsboro.

**Section 18. Building Permits.** The provisions of the Unified Development Ordinance of the Town of Pittsboro shall apply to the issuance of building permits in the PUD district.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2021, by the TOWN COUNCIL of  
PITTSBORO, INDIANA, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Jarod Baker, President

\_\_\_\_\_  
William Majeske

\_\_\_\_\_  
Randy Price

\_\_\_\_\_  
Jay Thompson

\_\_\_\_\_  
Melodi Ingalls

ATTEST:

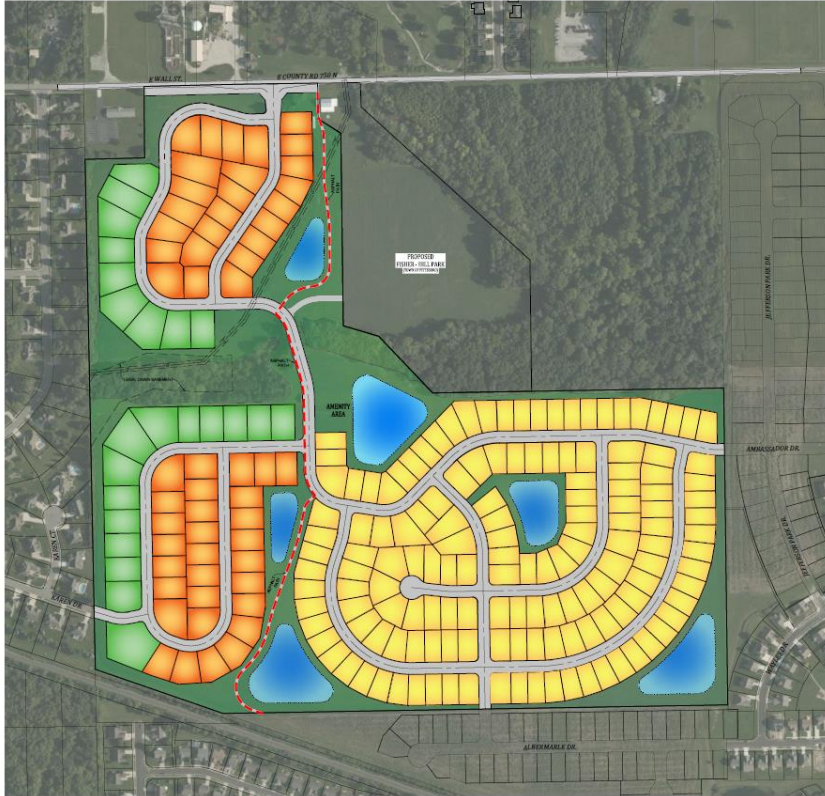
\_\_\_\_\_  
Shari L. Ping, Clerk Treasurer

EXHIBIT A  
AREA EXHIBIT



# EXHIBIT B

## CONCEPT PLAN



### HIDDEN HILLS CONCEPT PLAN

**CONCEPT PLAN SUMMARY:**  
 TOTAL AREA: 127.2 ACRES ± (PER GIS MAPPING)  
 TOTAL NUMBER OF LOTS: 222  
 DENSITY: 1.75 UNITS PER ACRE  
 TOTAL COMMON AREA: 34.0 ACRES ±  
 PARK AREA: 2.6 ACRES  
 TOTAL OPEN SPACE: 69.6 ACRES ±

- AREA • A**  
 130' WIDE LOTS: 23  
 MIN. LOT WIDTH: 100'  
 15,000 SF MIN.
- AREA • B**  
 90' WIDE LOTS: 54  
 MIN. LOT WIDTH: 90'  
 12,000 SF MIN.
- AREA • C**  
 70' WIDE LOTS: 145  
 MIN. LOT WIDTH: 70'  
 9,000 SF MIN.



PLANS PREPARED BY:  
**BANNING**  
 ENGINEERING  
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 BLUE RIDGE, TENNESSEE, TN 37619  
 TEL: 615-797-3800 FAX: 615-797-3800  
 E-MAIL: [fbanning@banningengineering.com](mailto:fbanning@banningengineering.com)  
 WEB: [www.banningengineering.com](http://www.banningengineering.com)



Scale: 1" = 100'  
 Date: 07-18-2011  
 Project No: 07182  
 Drawing No: 2182\_Parkways\_2



**EXHIBIT C**

**EXAMPLE OF QUALITY OF ENTRANCE MONUMENT**



**(Monuments to be made of possible combination of brick, stone, wood, limestone, steel.)**

**EXHIBIT D**

**EXAMPLES OF AMENITIES (1 of 4)**





## EXAMPLES OF AMENITIES (2 of 4)



**EXAMPLES OF AMENITIES (3 of 4)**





**EXAMPLES OF AMENITIES (4 of 4)**



**EXHIBIT E**

**EXAMPLES OF EXCLUSIVES HOME SERIES (1 of 4)**





**EXAMPLES OF EXCLUSIVES HOME SERIES (2 of 4)**



**EXAMPLES OF EXCLUSIVES HOME SERIES (3 of 4)**





**EXAMPLES OF EXCLUSIVES HOME SERIES (4 of 4)**



**EXHIBIT F**

**EXAMPLES OF LEGACY HOME SERIES (1 of 4)**



**EXAMPLES OF LEGACY HOME SERIES (2 of 4)**





**EXAMPLES OF LEGACY HOME SERIES (3 of 4)**



**EXAMPLES OF LEGACY HOME SERIES (4 of 4)**



