

EXHIBIT C

**THE VILLAGE
IN
BURNS HARBOR**

THE VILLAGE DESIGN CODE

EFFECTIVE MAY 21, 2013

The Village Design Code

The Village Design Code is provided by the Association for use by owners, builders, architects, landscape architects, landscapers and remodelers. The Village Design Code is designed to give a comprehensive but not exhaustive listing of items that the Village Architectural Review Committee VARC will use in reviewing your property design review submittal. Architectural definitions and drawing submittal requirements to the VARC can be found in the glossary located at the end of this Code.

1. – Site Design

- A site drawing created by a professional engineer licensed in the State of Indiana drawn to an engineering scale shall be submitted to the VARC. This site drawing shall locate all building(s) on the lot showing dimensions from the structure(s) to all four sides of the lot.
- The site drawing should also locate and dimension all hardscape elements including drives, all sidewalks, patios, decks and porches.
- The first floor elevation of the principal structure on a lot shall be stated on the plot plan to indicating that the first floor of the structure will be built a minimum of 3'-0" to a maximum of 5'-0" above top of curb of the front street.
- ALLEY LOTS: (garage doors facing the alley) Front building setbacks on alley lots are required to be a minimum of 10'-0" from the street right of way but should blend with existing structures built along the street. Rear setbacks on alley lots will vary per site easement conditions but a consistent electric utility easement of at least 7'-0" deep will occur on all alley loaded lots. Alley lot side yard setbacks are 5'-0" minimum for primary structures and 3'-0" minimum for secondary structures.
- FRONT LOADED LOTS: (garage doors facing the front street) Front building setbacks on front loaded lots are required to be a minimum of 10'-0" from the street right of way to the main structure and 20'-0" to the face of garage from the back of street right of way. Rear setbacks on front loaded lots shall be a minimum of 20'-0". Front loaded lot side yard setbacks are 5'-0" minimum.

2. – Architectural Design

- GREEN CONSTRUCTION: [Submitter is to adhere](#) to current Editions of The State of Indiana Building and Energy codes, Local Building Code, and the Village Design Code of Burns Harbor. [Submitter is encouraged to](#) build to a certified Green Building Standard of choice. A third party verifier shall provide

verification stating that the Green Building Standard of choice has been achieved and shall be submitted to the Association for their records. This verification process will start at the initial drawing submittal stage to the VARC with the third party verifier and Green Building Standard identified.

- The front edge of the foundation facing the street shall be faced with a decorative masonry finish appropriate to the architectural style of the building being built. Such decorative finishes shall include but not be limited to stone veneer, brick or stucco as approved by the VARC. This decorative foundation finish shall be exposed for a minimum height of 1'-4" above the adjacent grade of the structure. The decorative foundation finish shall be returned around the front corners of the structure a minimum of 4'-0" on mid-block lots and shall be returned down the entire side of a corner lot structure when said side of structure faces the side street of the corner lot
- Porches are required on front elevations of buildings and shall be elevated as the first floor elevation of the structure to give a sense of privacy to the street.
- Minimum roof slopes on front to back roof pitches shall be 7/12 and side to side roof pitches shall be 10/12. Side to side roof pitches lower than 10/12 may be considered by the VARC if lower pitch is appropriate to the architectural style of the building being submitted. Any variation must be specifically approved by the VARC. Shed roof dormers and porches will also be considered by the VARC if appropriate to the architectural style of the building.
- Main floor ceilings shall be a minimum of 9'-0" tall and upper levels shall be a minimum of 8'-0" tall (nominal heights)
- Main floor window and door head heights shall be a minimum of 8'-0" tall. Upper level window and door head heights shall be a minimum of 7'-0" tall. (nominal heights)
- All exterior doors shall have matching head heights for their respective floor levels which shall be achieved by transoms, oversized doors, or trim applications above the doors as required to match taller head heights.
- All windows shall have a vertical proportion and window mullion patterns appropriate to the architectural character of the structure.
- All front, side and rear building eaves shall be composed of fascia trim, soffit trim, and sub rake or frieze board trim at a minimum. Such trim elements shall be of a size and detail appropriate for the architectural style of the structure. Additional trim elements such as brackets, crown molding, etc. are encouraged as appropriate for the architectural style of the structure.
- All buildings will have corner board trim as appropriate for the architectural style of the building. Interlaced lap siding or shake shingle corners will be considered if appropriate to the style of the structure.
- All buildings shall be articulated at their siding base (just above the foundation wall) with a band board trim detail of a scale and detail appropriate to the architectural style of the building.
- Window and door surrounds shall be articulated with head, sill and base trim appropriate to the architectural style of the building.
- Porches shall have a dropped beam and detailed columns appropriate in scale and style to the architectural style of the structure.

- Exterior wall materials above the decorative foundation wall finish may include lap siding, board and batten, shake shingle in fiber cement, composite or vinyl of .46 gage thickness or greater. All materials subject to the VARC approval and all material manufacturer, product line and color selections must be submitted for approval.
- Masonry wall materials such as stone, brick, and manufactured stone may be considered in areas above the foundation of the building as appropriate to the architectural style of the structure. All proposed masonry materials shall be submitted to the VARC for review and approval.

3 – Landscaping

- If privacy style fencing is proposed in the rear property areas, the areas of the fence that will be in public view (not adjacent to the next property) shall have a continuous hedgerow planted along its base to soften the stark privacy fence line. On corner lots, privacy fencing should be placed at least 15'-0" behind back of sidewalk on the side-yard that faces the side street. A continuous hedgerow planted along the base of the privacy fence will be required on the faces of the fence line that face the side street as well as the front street. For front yard fencing, white 30" high traditional picket fencing with pickets projecting above the top rail will be the accepted standard fence design with ornamental post caps being required. Rear fencing can be a continuation of the front picket style fence in either a 36" or 48" height in white, or a 6'-0" high privacy style fence in beige with ornamental post caps. A 6'-0" high privacy fence with the top portion being open lattice will also be acceptable. Other fencing styles can be submitted to the Property Owners Association for review by the VARC as long as the fencing is vinyl of at least .030 gauge and of the appropriate color. Other fencing materials can be submitted to the Property Owners Association for review by the VARC.
- Landscaping shall be limited to planting beds at the base of a building in front yard areas. When a structure is on a corner lot, the side yard facing the side street shall also have landscaping limited to foundation planting beds at the base of the structure.
- If a planting bed is preferred at the edge of the front yard behind the public front sidewalk, planting shall reinforce the public edge of the walk in a uniform manner. Decorative fences no more than 30" high can be used in lieu of this landscape edge next to the public walk or in concert with this planting area.
- Landscaping in front yards shall at a minimum contain 9 two gallon container plants or 24" balled and burlap shrubs and one flowering, shade or evergreen tree of 1 ½" diameter trunk size.
- Street trees shall be placed at a 40'-0" on center spacing along a public street. Street trees shall be of a type consistent with other street trees in the Village of Burns Harbor and shall have a minimum 2" diameter trunk at planting. The street trees shall be placed in the tree lawn area between the street back of curb and the public walk that parallels the street.

4 – Remodeling

- VARC review is required for any exterior remodeling project that:
 - Requires a building permit
 - Changes the exterior footprint or color of the originally approved construction

Glossary

Definitions: Unless otherwise stated, the following words and terms shall for the purposes of this Design Code, have the meanings shown in this glossary. Where terms are not defined in this glossary, such terms shall have ordinarily accepted meanings such as the context applies.

1. **Band Board:** A flat horizontal trim board located at the base of an exterior wall.
2. **Fascia Trim:** A board used to cap the end of roof rafter tails. Rain gutters are typically attached to the fascia board.
3. **Frieze Board Trim:** A flat horizontal trim board located at the top of an exterior wall located just below the soffit.
4. **Head Height:** The height at which the top of a door or window opening is rough framed above the finished floor elevation for that floor level.
5. **Soffit Trim:** The horizontal trim below a roof overhang or eave.
6. **Street Trees:** Trees that are planted in a green lawn strip (tree lawn) between the top of curb of a street and the public sidewalk that parallels the street.
7. **Street Right of Way:** The legally defined edge of a public thoroughfare which is most often the front property line of a property that abuts the back edge of a public sidewalk.
8. **Sub Rake Trim:** A trim board that parallels and is below the main rake trim board trim. The Sub Rake is typically mounted to the top of a gable wall while a rake trim is typically located on an overhanging rake rafter board.
9. **Window Mullions:** Trim that divides a window sash into smaller segments often called window grids.
10. **Window and Door Surround Trim:** Trim that wraps the perimeter of window and doors which consists of a defined head (top of window or door) trim; jamb (sides of window or door) trim and sill (bottom of window) trim.

Drawing Submittal Requirements for the Village in Burns Harbor:

The following documents shall be submitted to the Village in Burns Harbor VARC for review. Electronic copies are preferred (PDF's). If electronic copies are not available, (4) copies of the documents at 11x17 paper size minimum are required for filling.

- 1.) A to scale engineered site drawing locating the home on the lot and showing dimensions of the structure(s) to all four sides of the lot. The drawing should also indicate the drive location and design as well as the sidewalk location and design. The first floor of the structure will be built a minimum of 3'-0" to a maximum of 5'-0" above top of curb of the front street. The site plan should also indicate that grade of the front yard will be elevated as much as possible (up to 2'-0" above sidewalk) to give a raised dooryard to the

- front of the property. When constructing the slab on grade units instead of a crawl or basement condition, the finished floor elevation of the first floor should be a minimum of 3'-0" above top of curb.
- 2.) Noted and dimensioned floor plan(s) indicating window sizes and structural information necessary to construct the home.
 - 3.) Noted and dimensioned foundation plan indicating materials and structural information necessary to construct the home.
 - 4.) Noted and dimensioned exterior elevations of the home rendering all exterior faces of the home and any garage structures if part of the application. These drawings should indicate wall heights, window configurations, window and door installation heights, mullion patterns in windows, and materials to be used. All trim element sizes should be identified on the elevation drawings. The elevations should also indicate that the first floor, whether on a crawl space or a basement, is elevated above grade a minimum of 3 feet to a maximum of 5 feet above top of curb.
 - 5.) A typical wall section will be submitted indicating structural information necessary to construct the home as well as indicating all materials that will be part of the wall construction.
 - 6.) All exterior materials shall be submitted for review. Color selections shall also be submitted for all exterior materials to insure that neighboring building colors in the area of the proposed construction will be compatible. Garage structures shall maintain the same design and material palette and color as the main home structure.
 - 7.) If fencing will be part of the submittal, the color and style shall be submitted along with a site plan indicating the location of the fence. If a mix of styles will be used, the location of the different styles shall be noted on the site plan.
 - 8.) A landscape plan shall be required to conforming to the minimum landscape design guidelines for mid-block or corner lot conditions as is appropriate for the lot being submitted for review.
 - 9.) [If the VARC approves the aforementioned documents subject to conditions, the Submitter shall resubmit the required documents with revisions to the VARC for approval.](#)