

PUD District
Ordinance
Establishing
The Courtyards at Heritage Trail PUD

ORDINANCE
2025 - ²¹

**ZIONSVILLE,
INDIANA**

TABLE OF CONTENTS

	<u>Page</u>
<u>Section 1.</u>	<u>Applicability of Ordinance</u>4
<u>Section 2.</u>	<u>Definitions</u>4
<u>Section 3.</u>	<u>Concept Plan</u>5
<u>Section 4.</u>	<u>Permitted Uses</u>5
<u>Section 5.</u>	<u>Accessory Uses</u>5
<u>Section 6.</u>	<u>Accessory Structures</u>6
<u>Section 7.</u>	<u>Development Standards</u>6
<u>Section 8.</u>	<u>Architectural Standards</u>7
<u>Section 9.</u>	<u>Interior Corner Lots</u>9
<u>Section 10.</u>	<u>Perimeter Lots</u>9
<u>Section 11.</u>	<u>Landscaping Standards</u>9
<u>Section 12.</u>	<u>Infrastructure Standards</u>10
<u>Section 13.</u>	<u>Entry Features</u> 11
<u>Section 14.</u>	<u>Temporary Uses and Events</u>12
<u>Section 15.</u>	<u>Site Amenities</u> 12
<u>Section 16.</u>	<u>Commitments</u>12
<u>Section 17.</u>	<u>Dedicated Parcel</u>13
<u>Section 18.</u>	<u>Project Planning</u>14
<u>Section 19.</u>	<u>Severability</u>14

**ORDINANCE NO. 2025-
AN ORDINANCE OF THE ZIONSVILLE TOWN
COUNCIL, ESTABLISHING THE COURTYARDS AT
HERITAGE TRAIL PLANNED UNIT DEVELOPMENT**

**Synopsis:
2025-_____**

This PUD District Ordinance establishes The Courtyards at Heritage Trail Planned Unit Development, Ordinance Number _____ which shall be referred to as “The Courtyards at Heritage Trail PUD”, Ordinance Number 2025-_____.

WHEREAS, IC § 36-7-4-600, confers upon Zionsville Town Council the power to determine reasonable zoning requirements for property within the Town’s corporate boundaries, and Section 194.182 of the Town of Zionsville Planning and Zoning Ordinance sets forth the process to amend the Town’s Official Zone Map; and

WHEREAS, Section 194.140 of the Town of Zionsville Planning and Zoning Ordinance, as amended (the “Zoning Ordinance”), provides for the establishment of a Planned Unit Development District in accordance with the requirements of IC § 36-7-4-1500 et seq.; and

WHEREAS, the property described in the Certification, attached hereto as Exhibit A (the “Real Estate”), in the Town of Zionsville, is currently zoned R-1 (Rural Residential); and

WHEREAS, the Town of Zionsville Advisory Plan Commission certified on _____, 2025 to the Zionsville Town Council a favorable recommendation for rezoning the Real Estate to The Courtyards at Heritage Trail PUD as established by this PUD District Ordinance; and

WHEREAS, the Zionsville Town Council has been requested to amend the Official Zone Map for the Town of Zionsville, Indiana, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF ZIONSVILLE, INDIANA, THAT: Pursuant to IC § 36-7-4-1500 et seq., the Council amends the Official Zoning Map for the Real Estate and adopts the PUD District Ordinance establishing The Courtyards at Heritage Trail PUD.

Section 1. Applicability of Ordinance

- 1.1. The Official Zoning Map of the Town of Zionsville, Indiana, a part of the Zionsville Planning and Zoning Ordinance, is hereby changed to designate the Real Estate as The Courtyards at Heritage Trail PUD.
- 1.2. Development in The Courtyards at Heritage Trail PUD shall be governed entirely by:
 - A. The specific provisions of this PUD District Ordinance and its exhibits, and
 - B. Any Development Standard, subdivision regulation, process, enforcement, penalties and definitions not mentioned in this PUD District Ordinance shall be governed by the Zionsville Planning and Zoning Ordinances and the existing R-1 Rural Residential Zoning District, as amended, provided that provisions relating to the Urban Residential Zoning District in section 194.095, 194.096, 194.098, 194.104 and 194.105 of the Zionsville Planning and Zoning Ordinance shall apply. In the event of a conflict between the PUD District Ordinance and the Zionsville Planning and Zoning Ordinance, that the provisions of this PUD District Ordinance shall apply.

Section 2. Definitions

- 2.1. **Amenity Center:** Any area within a development used for recreation, leisure, gatherings, meetings, and to enhance aesthetics; and intended to be exclusively used for the residents of the development and their guests. An amenity center may include buildings such as a clubhouse and/or lounge building, swimming pool, sport courts, restrooms, park shelter, pavilion, firepit, bocce court, community garden, central mailbox units and structures enclosing/covering them, and the like. An Amenity Center may also include a park, walking trails, greenspace, memorials, community gardens, parking lot, bike parking, charging stations, wayfinding signage, and similar other features common and ordinary in a neighborhood.
- 2.2. **Buffer Yard:** A landscaped area located along the perimeter of the development or between land uses, as required in this PUD Ordinance, containing plantings, fencing, mounding, or other treatments intended to provide screening, separation, or transition between uses.
- 2.3. **Common Areas:** Any area within the development used as open space for passive or active recreation that is not part of a building envelope, courtyard, driveway or in public right of way. A common area may contain but not be limited to an amenity center (and elements as described above), a parkette area, stormwater management areas, landscape buffer areas, utility easements, walking trails, central mailbox units and pavilions.
- 2.4. **Concept Plan:** The plan attached hereto as Exhibit B, depicting the general layout of streets, lots, open spaces, amenity areas, and other site elements within the PUD. The Concept Plan is intended to guide development and shall be followed in substantial compliance.
- 2.5. **Courtyard Easement Area:** Generally, the Courtyard Easement Area refers to a portion of a Lot, typically measuring approximately five feet (5') in width as measured perpendicularly from the shared lot line, that is encumbered by a recorded easement in favor of the adjoining Lot. This easement grants the adjacent (benefiting) Lot owner the exclusive right to use, encroach upon, access, landscape, and maintain the area as part of their private outdoor courtyard. While legal title remains with the burdened Lot, the owner of the burdened Lot shall retain the right to access the Courtyard Easement Area as reasonably necessary to perform reasonable and necessary maintenance, repair, and restoration of the dwelling located on the burdened Lot. All improvements within the Courtyard Easement Area shall be subject to the limitations set forth in this PUD Ordinance and the Declaration, including restrictions on permanent structures and improvements requiring an Improvement Location Permit (ILP). The Courtyard Easement Area shall be as defined and governed by the recorded Declaration of Covenants, Conditions, and Restrictions, including any accompanying plats and easement agreements. The rights, responsibilities, and limitations applicable to such easement shall be controlled by the Declaration; provided, however, that the standards set forth in this PUD Ordinance shall apply to the extent they are not in conflict with the Declaration.
- 2.6. **Dedicated Parcel:** A portion of the Real Estate identified on the Concept Plan and conveyed to the Town of Zionsville for public or civic use, subject to a Dedication Agreement and any recorded deed restrictions.
- 2.7. **Ground Level Square Footage:** Includes both living and non-living areas.
- 2.8. **Improvement Location Permit (ILP):** A permit issued by the Town of Zionsville authorizing the construction or installation of a building, structure, or other improvement, in accordance with the Zionsville Zoning Ordinance.

- 2.9. Lounge Building: A small, freestanding building for the private use of residents and their guests. It may include an open lounge area, restrooms, and a serving kitchen, but shall not include a swimming pool or any commercial bar or retail use. The Lounge Building is intended for social gatherings and community events and shall not be open to the public or used for commercial purposes.
- 2.10 Model Home: Includes a home built for an office, model for sales purposes and walk-through, and/or showroom with the intention of it being converted to a home for sale when the Model Home is no longer necessary. A model home shall only be used as a model for the purposes of selling lots and homes in The Courtyards at Heritage Trail PUD.
- 2.11 Perimeter Lot: A residential lot identified on the Concept Plan with an asterisk (“*”), located along the external boundary of the development or fronting an external public street, subject to enhanced architectural standards.
- 2.12 Primary Plat: A drawing prepared in accordance with Town standards that illustrates the layout of streets, lots, infrastructure, and open spaces, and which is submitted for approval during the subdivision process.
- 2.13 Real Estate: The land area subject to this PUD Ordinance, as legally described in Exhibit A.
- 2.14 Streetscape Diversity: The intentional variation of home elevations, materials, architectural elements, and color palettes within a streetscape to ensure visual interest and avoid repetitive appearance.
- 2.15 Any term not otherwise defined in this PUD District Ordinance shall have the meanings ascribed to them in the Zionsville Planning and Zoning Ordinance as amended from time to time.
- 2.16 Minor modifications to the development standards, site layout, architectural features, or other provisions of the Courtyards at Heritage Trail PUD may be approved administratively by the Zionsville Planning Director, provided such modifications are consistent with the overall intent and character of the community. At the discretion of the Planning Director, any proposed modification may be referred to the Plan Commission for review and determination as to whether the change is of a magnitude that requires formal amendment to the Courtyards at Heritage Trail PUD. Nothing herein shall be construed as granting the Planning Director the authority to waive or override the legislative intent of this Ordinance except as expressly permitted under applicable zoning and administrative procedures.

Section 3. Concept Plan

- 3.1. The Concept Plan, attached hereto as Exhibit B (the “Concept Plan”) is hereby incorporated in accordance with the PUD District Ordinance requirements. Real Estate shall be developed in substantial compliance with the Concept Plan as determined through applicable administrative review procedures.

Section 4. Permitted Uses

The permitted uses shall be as set forth below.

- 4.1. Residential Lots: Single Family Detached Residence.
- 4.2. Amenity Areas: Amenity Center as defined and as shown on the Concept Plan.
- 4.3. Common Areas: As defined above and shown on the Concept Plan.
- 4.4. Temporary Sales Trailers and Temporary Construction Trailers. Temporary Sales Trailers shall be limited to twelve (12) months total. Temporary Construction Trailers shall be removed when their purpose is complete (e.g. road construction contractor is finished building the roads) or ninety percent (90%) of the residential lots are occupied, whichever is later.
- 4.5. Model Homes and a Clubhouse shall be used for the sale of homes in the development and shall not be limited to a timeframe. They shall remain in use for sales purposes until all homes are sold in the development.

Section 5. Accessory Uses

- 5.1. Residential Lots shall be permitted Home Occupations and Garage Sales limited to one (1) time per calendar year.

Section 6. Accessory Structures

- 6.1. Accessory structures shall be permitted when associated with the permitted use and shall be clearly incidental and subordinate in use, size, bulk, area and height to the primary structure and use, and is located on the same lot as the primary structure or use.
- 6.2. Permitted accessory structures on residential lots include a pergola, trellis, and fireplace/fire pit. Accessory uses shall be indicated on the landscape plan for each lot courtyard and shall be submitted to the Zionsville Planning Director for approval prior to construction/installation.

Section 7. Development Standards

The Development Standard applicable to the underlying zoning ordinance, R-1 Rural Residential, as amended, shall apply to the Development of the district, subject also to the application of the Urban Residential Standards set out in Section 1, except as otherwise modified below.

- 7.1. Minimum Lot Area: 6,000 square feet
- 7.2. Minimum Lot Frontage: Thirty-five (35) feet at the right-of-way
- 7.3. Minimum Building Setbacks: All setbacks shall be measured from the building foundation.
 - A. Front Yard:
 - A. Distance from garage door to right-of-way line – 20 feet
 - B. Distance from front porch and or courtyard fence to right-of-way line – 10 feet
 - B. Side Yard: Five (5) feet per side. Unenclosed structures including but not limited to patios, fences, pergolas, and trellises may encroach one hundred percent (100%) into the side yard setback.
 - C. Rear Yard: Twenty (20) feet, except no more than ten percent (10%) of the internal lots may have a rear yard reduced to (10) feet and no more than ten (10%) of the internal lots may have a rear yard setback reduced to fifteen (15) feet. Rear yard reduction must be submitted at time of Primary Plan and approved as an amendment. Unenclosed structures including but not limited to fences porches, and air conditioning units may encroach fifty percent (50%) into the rear yard setback.
 - D. No accessory structures shall be permitted in a rear yard setback of a Residential Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.
- 7.4. Courtyard Easement and Construction Limitations
 - A. A portion of each Lot may be encumbered by a Courtyard Use Easement granted in favor of an adjacent Lot, as governed by the Declaration of Covenants. The purpose of the easement is to allow for the exclusive use, encroachment, access, and maintenance of the designated courtyard area (the "Courtyard Easement Area") by the benefiting Lot owner.
 - B. The Courtyard Easement Area shall be subject to the construction limitations set forth below.
 - C. Except for the demising fence enclosing the courtyard, no improvement requiring an Improvement Location Permit (ILP) under the Town of Zionsville Zoning Ordinance shall be permitted within the Courtyard Easement Area. Prohibited improvements include, but are not limited to:
 - i. Accessory structures requiring an ILP, including pergolas, trellises, covered or roofed elements, outdoor kitchens, fireplaces, storage enclosures, and mechanical equipment pads;
 - ii. Any enclosed structure or improvement with a foundation or footing intended to support vertical load-bearing elements beyond low-height landscape features.
 - D. Permitted improvements within the Restricted Courtyard Access Easement Area (i.e., improvements not requiring an ILP) may include:
 - i. Landscape vegetation;
 - ii. Planter walls and landscape edging with shallow concrete footings;
 - iii. Retaining walls and walkways;

- iv. Drainage improvements;
- v. Concrete patios and pavers;
- vi. Putting greens;
- vii. Mailboxes, lamp posts, bird baths, and similar decorative features;
- viii. Seasonal or removable decorations and furnishings.

E. This restriction shall be included in both the Planned Unit Development (PUD) Ordinance and the Declaration of Covenants, Conditions, and Restrictions, and shall be enforceable by the HOA and the Town of Zionsville.

7.5. Minimum Lot Width: 52 feet

7.6. Maximum Building Height: 1 ½ stories (the 2nd floor shall not exceed 50% of the ground level square footage.) The maximum height shall be thirty (30) feet and shall be defined as the vertical distance measured from finished grade elevation to the highest point of the roof.

7.7. Minimum Living Area (Total): 1,400 square feet

7.8. Maximum Lot Coverage (Total Impervious): Sixty percent (60%)

7.9. Minimum Open Space: Twenty percent (20%). The Dedicated Parcel, Amenity Center parcels, and common areas shall count toward this requirement. Right of way, residential lots, fully enclosed/ conditioned buildings and parking areas in Amenity Centers shall not count toward this requirement.

7.10. Driveway Separation: Fifteen percent (15%) of residential lot driveways shall have a minimum twenty (20) foot separation from an intersection, but all other driveways shall meet the Town's seventy-five (75) foot separation requirement from an intersection.

Minimum Street Radius: The minimum center radius for street curves shall be 100 feet, provided that on-street parking is only permitted on the outside of the curve and signed appropriately.

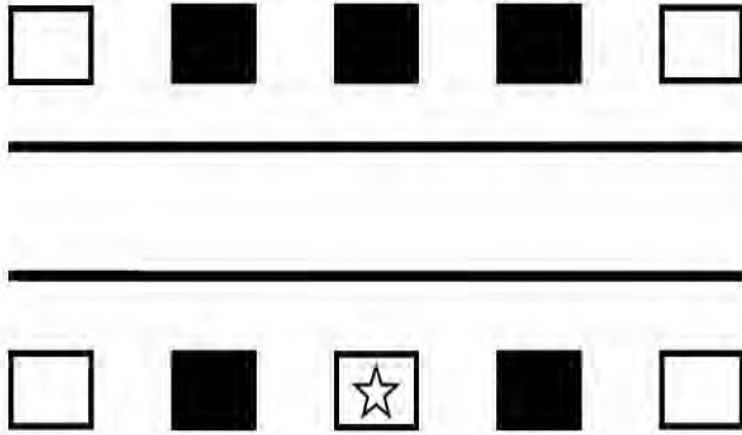
Section 8. Architectural Standards

8.1. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C ("Conceptual Architectural Character") which provides the quality and character of the proposed architecture of homes proposed within The Courtyards at Heritage Trail PUD. Exhibit C is hereby incorporated as a compilation of images designed to capture the intended architecture of the homes to be constructed. It is not the intent to limit the architecture shown in Exhibit C.

8.2. A minimum of four (4) distinct floor plans, each offered with at least seven (7) architectural elevations, shall be provided over the duration of the community's build-out. Additional floor plans and elevations may be introduced at the developer's discretion to respond to market demand, provided they remain consistent with the approved architectural and material standards. Each floor plan may incorporate a variety of structural options, including but not limited to, bonus suites, expanded living areas, or alternate kitchen layouts – which contribute to internal livability and external variety. The use of multiple architectural elevations, combined with these structural options, shall promote visual diversity and avoid repetitive streetscape throughout the community.

8.3. The Developer will provide floorplans and elevations at time of Primary Plat for each phase which shall be reviewed and approved as determined through applicable administrative review procedures.

8.4. Streetscape and Architectural Diversity: The Developer intends to promote streetscape and architectural diversity through varied elevations and/or color palettes by adhering to the following: The same building elevation with the same color shall not be constructed for one (1) lot on each side of the subject lot on the same side of the street and for three (3) lots across the street from the subject lot. The same building elevation shall not be constructed on a lot within two (2) lots of the subject lot on the same side of the street or on the lot across the street from the subject lot. (Please refer to the illustration below.)



- 8.5 Building Materials: The homes shall be comprised of any mix and combination of the following materials:
- A. Facades: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP Smart Side), or wood; and
 - B. Soffits: wood, cement fiberboard, or engineered wood soffits;
 - C. Windows: vinyl or wood windows; and
 - D. Exterior Trim: Wood, cement fiberboard, engineered wood trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials. Further, if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four (4) sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches.
 - E. Gutters: All gutters shall be six (6) inch gutters with 3×4 inch or 4×5 inch downspouts. Water shall be directed away from driveways, courtyards and sidewalks to avoid icing hazards.
 - F. Prohibited: Vinyl and aluminum siding and trim shall not be permitted.
- 8.6. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for porches, dormers and bay windows. Under no circumstance shall an overhang be less than six (6) inches.
- 8.7. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may be steeper or shallower, but no roof shall exceed a 12/12 pitch or be less than a 3/12 pitch to achieve various architectural styles.
- 8.8 Shingles: Roofing materials shall consist of architectural-grade shingles with a minimum 15-year, 110 mph wind-resistance warranty, or equivalent materials that meet or exceed these standards in quality, durability, and performance. All roofing materials shall maintain a consistent aesthetic and quality appropriate for a high-end, age-targeted residential community. Three (3) tab shingles shall not be permitted on any building or structure.
- 8.9 Garages and Driveways: All homes shall have at least a 2-car garage and meet the following requirements:
- A. All garage doors shall include decorative windows as part of the base package, in order to enhance architectural quality and promote visual consistency along the streetscape. Garage door styles, including panel design, materials and window configurations, shall be consistent with the architectural character of the community and shall be subject to builder design approval.
 - B. Each garage shall include at least two (2) coach lights or soffit lighting. Garage lighting shall be regulated by photocells.

- C. Residential Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete.
- D. To accommodate the mobility and safety needs of an active adult population, driveway slopes shall not exceed 8.3%, (1:12), measured from the garage to the curb, wherever feasible. This slope threshold is consistent with the maximum allowable running slope for an accessible ramp under the Americans with Disabilities Act (ADA) Standards for Accessible Design, specifically: Section 405.2 of the 2010 ADA Standards (Ramps: Maximum Slope 1:12) and Section 4.8.2 of the 1991 ADAAG Guidelines (Slopes and Rise of Ramps). In cases where topographic conditions require a driveway slope exceeding 8.3%, the developer shall provide an alternative pedestrian route from the garage or front entry to the street. This route shall consist of a poured concrete walkway with one or more shallow steps, designed to offer a safe and direct path to the curb for residents and guests, particularly in inclement weather.

Section 9. Interior Corner Lots

- 9.1 Interior Corner Lots: Dwelling Units on corner lots interior to the site, that do not qualify as a perimeter lot shall comply with the following standards.
 - A. Side Facade Facing Interior Streets: On interior corner lots the courtyard shall face the side street unless impacted by engineering design limitations, utility easement or the like and as approved by the Zionsville Planning Director. The yard adjacent to this side façade courtyard shall include a minimum of one (1) shade, ornamental or evergreen tree and eight (8) shrubs, outside of the fenced-in courtyard. If the side façade does not have a courtyard, it shall have a minimum of two transom windows and a minimum of one (1) shade, ornamental or evergreen tree and eight (8) shrubs.
 - B. Trees and shrubs required by the Interior Corner Lot regulations shall not count toward other minimum landscaping or street trees.

Section 10. Perimeter Lots

- 10.1 Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“Perimeter Lots”) shall include enhanced rear or side (when side is facing the perimeter) architectural features, including:
 - A. Side Facade Facing Perimeter Streets: Lots where the side façade is visible from the public right-of-way shall include a courtyard. The yard adjacent to this side façade shall include one (1) shade, ornamental or evergreen tree and eight (8) shrubs, outside of the fenced-in courtyard.
 - B. Rear Facade Facing Perimeter Streets: Lots where the rear façade is visible from the public right-of-way shall have a minimum of two (2) full sized windows. Windows may be operational or faux windows.
 - C. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the Perimeter Street. This does not preclude dwelling units on perimeter lots from having the building façade oriented toward the Perimeter Street.
 - D. Trees and shrubs required by the Perimeter Lot regulations shall not count toward other minimum landscaping or street trees.

Section 11. Landscaping Standards

- 11.1. Street Trees: Street Trees shall be provided except as modified below:
 - A. One (1) street tree shall be required per Dwelling Unit lot, per street frontage. Street trees shall be permitted to be located inside the right-of-way between the sidewalk and the street curb or planted outside the public right-of-way per the board of public works standards.
 - B. Along public rights-of-way adjacent to Amenity Areas and Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.
 - C. If planted outside the right-of-way, a street tree shall be a minimum of ten (10) feet from a driveway and primary structure foundation.
 - D. No street trees shall be required along the property perimeter/external street frontages.

11.2. Lot Landscaping: As set out in the Zionsville Planning and Zoning Ordinance a Minimum Lot Landscaping Requirement shall apply except as modified below:

- A. Typical lot landscaping of the Dwellings is conceptually illustrated on Exhibits D-1, D-2 and D-3, attached hereto and incorporated herein ("Typical Lot Landscaping"). This Typical Lot Landscaping exhibit is included for illustrative purposes.
- B. A minimum of one (1) Ornamental Tree and thirteen (13) Shrubs shall be required per lot in the Front Yard. The required front yard landscaping shall include plantings along the side of porches (when applicable) and extending five (5) feet down the side facades.
- C. Front yards shall be planted with sod. Side and rear yards may be either seeded or sodded except as further provided in paragraph 11.2 D below. For corner lots, sod shall be planted in both Front Yards.
- D. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas. Typical courtyard plans and arrangement of fencing is illustrated on Exhibit I, attached hereto and incorporated herein ("Typical Courtyard Details").
- E. Substitutions: Up to twenty percent (20%) of any required shrubs may be substituted with ornamental grass that grows at least twenty-four (24) inches in height or other appropriate plant materials or hostas that grow at least eighteen (18) inches in height.

11.3. Amenity Centers Landscaping and Fencing:

- A. A minimum of three (3) shade trees and three (3) ornamental trees, and thirty (30) shrubs shall be planted within each Amenity Center. Required trees shall be planted within ten (10) feet of the parking lot or within thirty (30) feet of the building foundation. Required shrubs shall be planted within ten (10) feet of the parking lot, building foundation, or along the sidewalk leading to the front door.
- B. The front yards of the buildings shall be planted with sod, including the side facing the perimeter street. Side and rear yards shall be seeded or sodded.
- C. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.
- D. The pickleball court(s) may be enclosed with a coated chain link fence not to exceed twelve (12) feet in height. The fence color shall be black or dark green, and may include screening panels on the inside of similar color to the fence.

11.4. Parkettes Landscaping:

- A. A minimum of two (2) shade trees and ten (10) shrubs shall be planted at each parkette.

11.5 Retention Ponds:

- A. A minimum of five (5) shade trees shall be planted around the perimeter of each retention pond and shall be planted within twenty (20) feet of the water's edge at normal pool elevation. The trees shall not be any closer than fifteen (15) feet of one another.

11.6. Perimeter Buffer Yards and Landscaping: The following Buffer Yard Requirements on External Street Frontage Landscaping as follows:

- A. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibits E-1, E-2 and E-3, attached hereto ("Buffer Yards Plan and Landscape Treatment"). Buffer Yards shall be installed by phase.
- B. A minimum one-hundred (100) foot wide perimeter Buffer Yard A shall be required along residential CR 800 E and E CR 400 S external street frontages and a minimum fifty (50) foot wide perimeter Buffer Yard A shall be required along residential Whitestown Road /CR 500 S external street frontage.. Horse fence shall be installed within the buffer, outside of the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage: four (4) evergreen trees, three (3) Shade trees and three (3) ornamental trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted. No Buffer Yard improvements shall be located on private property.

- C. A minimum thirty (30) foot wide Buffer Yard B shall be required along the Dedicated Parcel adjacent to Whitestown Road/CR 500 S and E CR 400 S. Horse fence shall be installed within the buffer, outside of the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage: four (4) evergreen trees, three (3) shade trees and three ornamental trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted.
- D. A minimum one-hundred (100) foot wide Buffer Yard C shall be required along the entire east property line perimeter within the Dedicated Parcel. The following plantings shall also be installed per one hundred (100) feet: ten (10) evergreen trees, three (3) shade trees and three (3) ornamental trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted. A minimum eight (8) foot tall mound shall be required in this buffer. Breaks may be permitted for drainage. In addition to the mound, a maximum eight (8) foot tall solid fence may be installed within this Buffer between the proposed residential lots and the south and east sides of the Dedicated Parcel. Fence location and details shall be provided at time of Primary Plat approval. A path may be constructed within the buffer but shall be located between the fence and the landscape buffer. If no fence is installed, the path must be located on the side of the buffer away from the existing residential lots.
- E. A minimum fifty foot (50) wide Buffer Yard D with landscaping shall be required between adjacent residential land uses along certain portions of the property perimeter as shown on the Buffer Yards Plan. No portion of this buffer shall be on the residential lots. The following plantings shall be installed per one hundred (100) feet of buffer yard: (6) evergreen trees and (4) shade trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted. Existing vegetation may be counted toward the minimum requirements with gaps in perimeter trees to be infilled with additional trees. Efforts shall be made to locate trees where they will be the most effective in blocking or buffering views from those adjacent homes.
- F. A minimum twenty foot (20) wide Buffer Yard E shall be required adjacent to the south property line of Boone County Parcel 0310294001. The following plantings shall be installed per one hundred (100) feet of buffer yard: (6) evergreen trees and (4) shade trees. These plant quantities represent minimums to be installed. Additional plantings shall be permitted. Existing vegetation may be counted toward the minimum requirements with gaps in perimeter trees to be infilled with additional trees. Efforts shall be made to locate trees where they will be the most effective in blocking or buffering views from those adjacent homes.
- G. No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area except as noted above. However, mounding may be provided in a buffer yard at the discretion of the developer.
- H. Details for Buffer Yards, including landscaping, mounding and fencing shall be provided at time of Primary Plat. Installation of the Buffer Yards shall occur with the development of each phase. Buffer Yards shall incorporate some native tree plantings with emphasis on Indiana natives.
- I. No ponds may be constructed with the perimeter buffer yards.
- J. The perimeter buffer yards and perimeter trail improvements for the parkland dedication area to the City of Zionsville will occur with development of the park.

11.7. Landscape Material Calculation: The minimum requirements in the above section apply cumulatively. A required tree or shrub shall not be counted twice, covering two (2) or more minimum requirements.

Section 12. Infrastructure Standards

- 12.1. The District's infrastructure shall comply with the Zionsville Planning and Zoning Ordinance and the Town of Zionsville's Construction Standards, unless otherwise approved by the Department of Public Works.
- 12.2. The developer shall dedicate one half (1/2) of the required right-of-way along the perimeter roads per Boone County or the City of Zionsville Thoroughfare Plan, whichever is greater.

- 12.3. Vehicular Access to CR 400 S shall be coordinated with Boone County and/or the City of Zionsville, whichever has ultimate jurisdiction of this roadway.
- 12.4. Pathways shall be provided along Whitestown (CR 500 S) and CR 800 E which shall be ten (10) feet wide and provided in locations as identified in Exhibit G (“Conceptual Open Space and Pedestrian Connectivity Plan”).)

Section 13. Entry Features

- 13.1. Entry features shall be provided at each entry into the development. The developer may use a “family” of complementary entry features that may include monument signs, hanging signs and piers (with or without signage.) All entry features shall include entry signs, fencing, landscaping and lighting. Uplighting shall be permitted from a concealed source and directed toward the sign. It shall not be bright white in color. The “family” of entry features are attached hereto as Exhibit F (“Conceptual Entry Features and Signage”).
- 13.2. The Conceptual Entry Features and Signage as shown on Exhibit F shall be approved as part of The Courtyards at Heritage Trail PUD for the sign types, square footages, heights, materials and lighting. General sign design and general locations shall be provided at time of Development Plan approval per phase. Final design, location, with lighting standards and landscaping shall be provided at time of Sign Permit.

Section 14. Temporary Uses and Events

- 14.1. The number of Model Home Temporary Uses shall not be limited.
- 14.2. Any temporary parking lot, gravel or pavement, shall be fully removed and restored with topsoil upon closure of the model home(s) and clubhouse.
- 14.3. Two (2) Model Home shall be permitted on the Real Estate within each phase and prior to the installation of roads. At a minimum, Developer will install a stone parking lot and access drive. However, this provision shall not be exercised if either the Police Chief, Fire Chief or Board of Public Works deems the location, access, or design to be a safety risk.
- 14.4. Temporary Trailers associated with managing contractors, site and building construction shall be permitted for each phase of development, but shall be removed promptly upon completion of the related construction.
- 14.5. A permit for a Model Home Use shall be renewable by the Director for an unlimited number of thirty-six (36) month increments.
- 14.6. The model homes shall not be permitted to be used to sell homes in other communities.

Section 15. Site Amenities

The following Amenities shall be provided within the Courtyards at Heritage Trail PUD.

- 15.1. Passive amenities in the form of landscaped open space and ponds, identified in Exhibit G (“Conceptual Open Space and Pedestrian Connectivity Plan”) and Exhibit H (“Conceptual Amenities Plan”), both attached hereto;
- 15.2. A minimum of three (3) parkettes which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, community gardens, pickleball courts, and pavilion structures, identified on the Conceptual Open Space and Pedestrian Connectivity Plan and the Conceptual Amenities Plan; and
- 15.3. A minimum of three (3) Amenity Areas, identified on Exhibit B (“Concept Plan”) and Exhibit H (“Conceptual Amenities Plan”), attached hereto shall be constructed. Each Amenity Area(s) will include but not be limited to the following:
 - A. At least one clubhouse of at least twenty-five hundred (2,500) square feet or a Lounge Building of at least five-hundred (500) square feet including but not limited to a fitness center, restrooms, and community room;
 - B. Outdoor gathering area;
 - C. A parking lot; and
 - D. A swimming pool adjacent to the clubhouse;
- 15.4. Specific amenity centers shall be identified with each phase of development, but shall be similar to the Concept

Plan. Any notable differences shall be approved administratively by Zionsville Planning Director.

Section 16. Commitments

The following commitments are binding on The Courtyards at Heritage Trail PUD.

- 16.1. This community shall be operated as an age-restricted community in accordance with the federal Housing for Older Persons Act (HOPA), 42 U.S.C. § 3607(b). At least 80% of the occupied units shall be occupied by at least one person 55 years of age or older, and the community shall comply with all verification, advertising, and operational requirements necessary to maintain such status under federal law.
- 16.2. The maximum number of Dwelling Units permitted to be constructed on the Real Estate shall be 342.
- 16.3. The existing woods in the north section, as generally depicted on the Concept Plan shall be preserved. A temporary boundary fence shall be placed around the perimeter of the wooded area at the drip line of the existing trees prior to and maintained through construction to prevent heavy equipment from damaging root zones. No construction material, soil or grade change shall occur within the boundary fence. Signs shall be posted on the fence and maintained in readable condition for the duration of the project indicating it is a “No Disturb” area. If invasive, dying, dead or diseased trees or vegetation is desired to be removed, removal shall be coordinated with the Zionsville Planning Director.
- 16.4. The Town of Zionsville reserves the right to install a trail within the existing overhead electrical easement dividing the northern and central section of the development at its own expense and with permission from the utility. The Town shall notify and work with the Developer on the timing of construction and installation of the trail. The trail shall be located a minimum of thirty (30) feet from any residential lot. The developer, owners’ association and/or individual owners shall be made aware of this possibility through their covenants and restrictions.

Section 17. Dedicated Parcel

- 17.1. A portion of the Real Estate, as generally depicted on the Concept Plan and identified herein as the “Dedicated Parcel,” shall be conveyed by the Developer to the Town of Zionsville pursuant to a Dedication Agreement executed, approved and adopted by the Town Council for the Town of Zionsville, as approved by the Mayor of the Town of Zionsville. The Dedicated Parcel shall be utilized for public or civic purposes consistent with the Town’s long-range planning objectives.
- 17.2. The Developer may retain temporary easements and rights necessary for the construction and completion of certain improvements on the Dedicated Parcel for the benefit of Courtyards at Heritage Trail, as outlined in the Development Agreement.
- 17.3. The Town shall retain ownership of the Dedicated Parcel for a minimum of ten (10) years from the date of conveyance, unless otherwise released or transferred for public benefit purposes with the prior written consent of the Developer, its successors, or assigns.
- 17.4. Permitted uses of the Dedicated Parcel may include, but are not limited to, a public park, trailhead, fire station, community facility, or athletic fields, provided such uses are consistent with the deed restrictions and Dedication Agreement. The Dedicated Parcel shall not be used for commercial development or residential housing or multi-family residential housing.
- 17.5. The Town may seek to rezone the Dedicated Parcel or amend this PUD District Ordinance in the future; however, any such rezoning or amendment shall apply only to the Dedicated Parcel and shall not affect or modify the development standards, permitted uses, or any other provisions applicable to the balance of the PUD.
- 17.6. Unless expressly stated to the contrary in this PUD District Ordinance, the following Sections of this PUD District Ordinance shall not apply to the Dedicated Parcel:
 - Section 2 – Definitions
 - Section 3 – Concept Plan
 - Section 4 – Permitted Uses
 - Section 5 – Accessory Uses
 - Section 6 – Accessory Structures
 - Section 7 – Development Standards
 - Section 8 – Architectural Standards

- Section 9 – Interior Corner Lots
- Section 10 – Perimeter Lots
- Section 12 – Infrastructure Standards
- Section 13 – Entry Features
- Section 14 – Temporary Uses and Events
- Section 15 – Site Amenities
- Section 16 – Commitments

17.7. The use, development, and operation of the Dedicated Parcel shall be subject to additional restrictions and covenants as set forth in a recorded deed or Dedication Agreement. These restrictions may address, among other topics:

- Lighting and hours of operation
- Buffering, screening, and fencing
- Noise and sound mitigation
- Drainage and stormwater management
- Access and connectivity
- Parking standards
- Enforcement rights

Said deed restrictions and/or Dedication Agreement shall run with the land and be enforceable by the Developer, its successors, and assigns, and shall be recorded in the Office of the Recorder of Boone County, Indiana.

17.8 Landscaping and buffer improvements shown on the Dedicated Parcel (e.g., Sections B and C) are illustrative only and shall be provided by the owner/developer of the Dedicated Parcel at the time of its future development approval.

Section 18. Project Phasing

- 18.1. Due to the size of this PUD the developer anticipates that the development will take ten (10) years to complete buildout with multiple phases within each area (north, central and south.) Buildout timing may be extended or compressed due to market conditions.
- 18.2. It is anticipated that there may be between 6 and 9 phases. Phase 1 is anticipated to start on the southern parcel and extend north and work north. Phasing will be based on Preliminary Engineering and the extension of infrastructure.

Section 19. Severability

If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2025.

ZIONSVILLE TOWN COUNCIL

Voting For	Voting Against	Abstain
Tim McElderry	Tim McElderry	Tim McElderry
Jason Plunkett	Jason Plunkett	Jason Plunkett
Craig Melton	Craig Melton	Craig Melton
Sarah Esterline Sampson	Sarah Esterline Sampson	Sarah Esterline Sampson
Brad Burk	Brad Burk	Brad Burk
Evan Norris	Evan Norris	Evan Norris
Joseph Stein	Joseph Stein	Joseph Stein

ATTEST:

Clerk Treasurer

I hereby certify that **ORDINANCE 2025-**____ was delivered to the Mayor of the Town of
Zionsville on the ____ day of _____, 2025, at _____ m.

Clerk-Treasurer

I hereby APPROVE **ORDINANCE 2025-**
this _____ day of _____, 2025.

I hereby VETO **ORDINANCE 2025-**
this _____ day of _____, 2025.

John Stehr, Mayor

John Stehr, Mayor

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D-1, D-2 and D-3	Typical Lot Landscaping
Exhibit E-1, E-2, E-3 and E-4	Buffer Yards Plan and Landscape Treatment
Exhibit F	Conceptual Entry Features and Signage
Exhibit G	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit H	Conceptual Amenities Plan
Exhibit I	Typical Courtyard Details

Exhibit A
Real Estate (Legal Description)

Exhibit A
Legal Description

Overall Land Description per Survey

A part of the Northeast Quarter and Southeast Quarter both in Section 29, Township 18 North, Range 2 East, Worth Township, Boone County, Indiana, being more particularly described as follows:

COMMENCING at a Harrison Monument marking the Northeast corner of said Northeast Quarter; thence South 00 degrees 23 minutes 04 seconds East along the East line thereof a distance of 55.02 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 23 minutes 04 seconds East along the East line thereof a distance of 1267.77 feet to the Northeast corner of the Kaser Minor Plat as recorded in Instrument Number 20120002568 in the Office of the Recorder of Boone County, Indiana (the next five (5) courses along lot lines of said Kaser Minor Plat); (1) thence South 88 degrees 16 minutes 49 seconds West along the North line of Lot 1 a distance of 493.61 feet; (2) thence South 01 degrees 32 minutes 02 seconds East along the West line of Lot 1 and Lot 2 a distance of 589.26 feet to the Northwest corner of Lot 3; (3) thence North 88 degrees 02 minutes 29 seconds East along the North line of Lot 3 a distance of 481.76 feet; (4) thence South 00 degrees 22 minutes 38 seconds East along the East line of Lot 3 a distance of 115.04 feet; (5) thence South 88 degrees 02 minutes 29 seconds West along the South line of Lot 3 a distance of 479.44 feet; thence South 01 degrees 32 minutes 02 seconds East a distance of 618.21 feet to the North line of said Southeast Quarter; thence North 88 degrees 19 minutes 36 seconds East along the North line thereof a distance of 466.90 feet to the Northeast corner of said Southeast Quarter; thence South 00 degrees 44 minutes 57 seconds East along the East line thereof a distance of 1318.44 feet to the Northeast corner of a tract of land described in Instrument Number 201700000554 in said Recorder's Office; thence South 88 degrees 05 minutes 17 seconds West along the North line of said tract a distance of 296.15 feet to the Northwest corner of said tract; thence South 00 degrees 44 minutes 57 seconds East along the West line of said tract a distance of 318.45 feet to the physical centerline of Whitestown Road; thence North 71 degrees 11 minutes 57 seconds West along the centerline of said Whitestown Road a distance of 299.17 feet; thence North 48 degrees 03 minutes 59 seconds West along the centerline of said Whitestown Road a distance of 1019.53 feet to the Southeast corner of a tract of land described in Instrument Number 0205414 in said Recorder's Office; thence North 00 degrees 39 minutes 28 seconds West

along the East line of said tract a distance of 830.22 feet to the North line of said Southeast Quarter; thence South 88 degrees 19 minutes 36 seconds West along the North line of said Southeast Quarter a distance of 480.91 feet to a South corner of a tract of land described in Instrument Number 2021006156 in said Recorder's Office (the next three (3) courses along lines of said Instrument Number 2021006156); (1) thence North 29 degrees 41 minutes 21 seconds East a distance of 63.22 feet; (2) thence North 20 degrees 31 minutes 28 seconds West a distance of 197.01 feet; (3) thence South 87 degrees 12 minutes 18 seconds West a distance of 211.71 feet to the Northeast corner of a tract of land described in Instrument Number 201200005523 in said Recorder's Office; thence South 00 degrees 09 minutes 18 seconds East along the East line of said tract a distance of 256.50 feet; thence South 31 degrees 53 minutes 31 seconds West along the East line of said tract a distance of 93.20 feet to the physical centerline of Whitestown Road; thence North 47 degrees 53 minutes 47 seconds West along the centerline of said Whitestown Road a distance of 535.97 feet; thence North 41 degrees 56 minutes 57 seconds West along the centerline of said Whitestown Road a distance of 230.50 feet to a point on the West line of said Northeast Quarter; thence North 00 degrees 33 minutes 58 seconds West along the West line thereof a distance of 872.00 feet to the Southwest corner of said Northeast Quarter; thence North 00 degrees 33 minutes 58 seconds West along the West line thereof a distance of 1265.95 feet; thence North 88 degrees 14 minutes 35 seconds East parallel with the North line of said Northeast Quarter a distance of 2661.12 feet to the POINT OF BEGINNING, containing 180.754 acres, more or less.

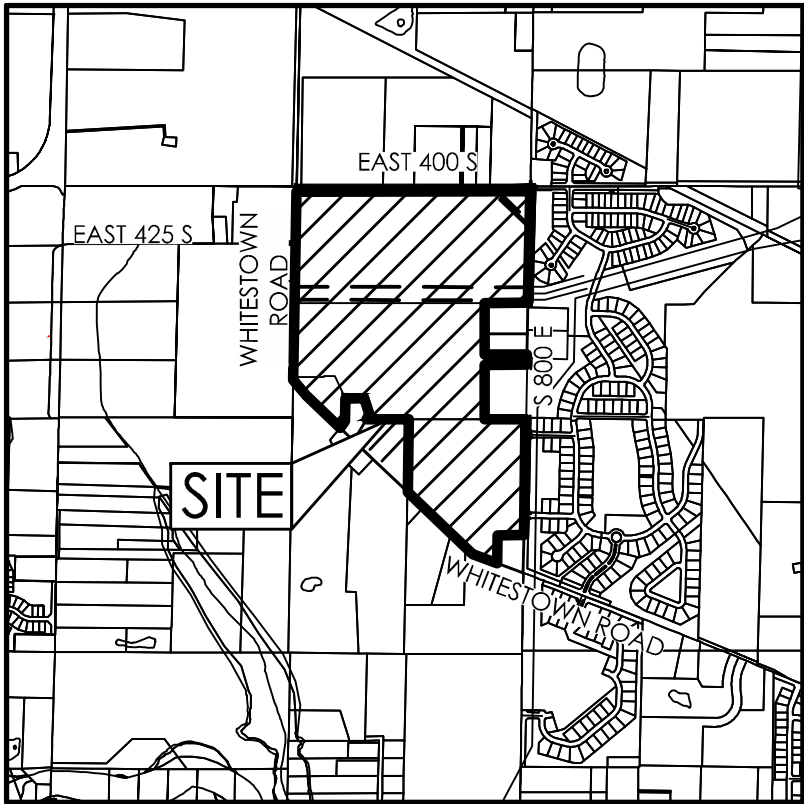
Exhibit B

Concept Plan



SITE DATA

Proposed Zoning PUD		
Site Acreage	180.8	ac ±
Lots	342	du
Density	1.89	du / ac ±
Open Space Required (Per Code) - 20 %	36.2	ac ±
Open Space Provided -44%	80.0	ac ±
*See Breakdown on Exhibit G		



LOCATION MAP
NO SCALE

KEY:

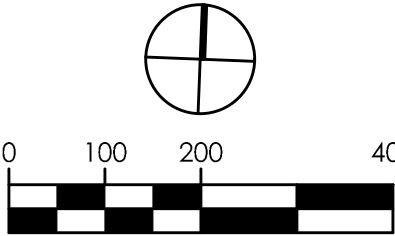
- * Perimeter Lot Enhancements (See PUD Text)

NOTE:

Layout as shown is conceptual. Plan may be modified through Primary Plat and Engineering.

A minimum of (3) parkettes and (3) Amenity Centers shall be provided as generally shown. These shall include elements and features as outlined in the PUD District Ordinance, provided at the time of Development Plan + Primary Plat for each phase.

Right of way dedication along perimeter roads shall be per Boone County or City of Zionsville Thoroughfare Plan, whichever is greater.



DATE:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	
REVISED:	

APPLICANT:



PREPARED BY:



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

CONCEPT PLAN

DATE
October 27, 2025

JOB NO.
20221063

SCALE
1"= 200'

EXHIBIT
B

Exhibit C

Conceptual Architectural Character

Craftsman Architecture



Craftsman Color Palettes

- Eight Standard & Eight Neutral Schemes
- Mix of complimentary/contrasting body colors

CF-5 – "YOSEMITE"

Brick Bessemer Gray

Roof Shingle Driftwood

Garage Door Brown

Cultured Stone Elkhound Limestone with Buff Mortar

OR

Pennsylvania Limestone with Buff Mortar

Body SW 7038 Tony Taupe

Secondary Body SW 2836 Quartersawn Oak

Trim SW 7008 Alabaster

Door SW 6006 Black Bean

Metal Roof Cocoa Brown

Windows Desert Sand

Gutters & Downspouts White

Porch Railings Khaki

EPCON
COMMUNITIES

FOR REFERENCE: ACTUAL COLORS VARY FROM PRINTED/DIGITAL VERSIONS. CONFIRM CHOICES BY VIEWING PHYSICAL MANUFACTURER SAMPLES.

Epcon Craftsman Architecture



Craftsman Architecture



Craftsman Architecture



Farmhouse Architecture



Farmhouse Color Palettes

- Ten Color Schemes
- Mix of complimentary/contrasting body colors

FH-4 - "BUTTERMILK FALLS"

Brick: Dover White With White Mortar & Brown Sand

Roof Shingle: Black

Garage Door: White

Body: SW 7005 Pure White

Secondary Body: SW 7005 Pure White

Trim: SW 7005 Pure White

Door: SW 7674 Peppercorn

Metal Roof: Black

Windows: Black

Gutters & Downspouts: White



FOR REFERENCE: ACTUAL COLORS VARY FROM PRINTED/DIGITAL VERSIONS. CONFIRM CHOICES BY VIEWING PHYSICAL MANUFACTURER SAMPLES.

Farmhouse Architecture



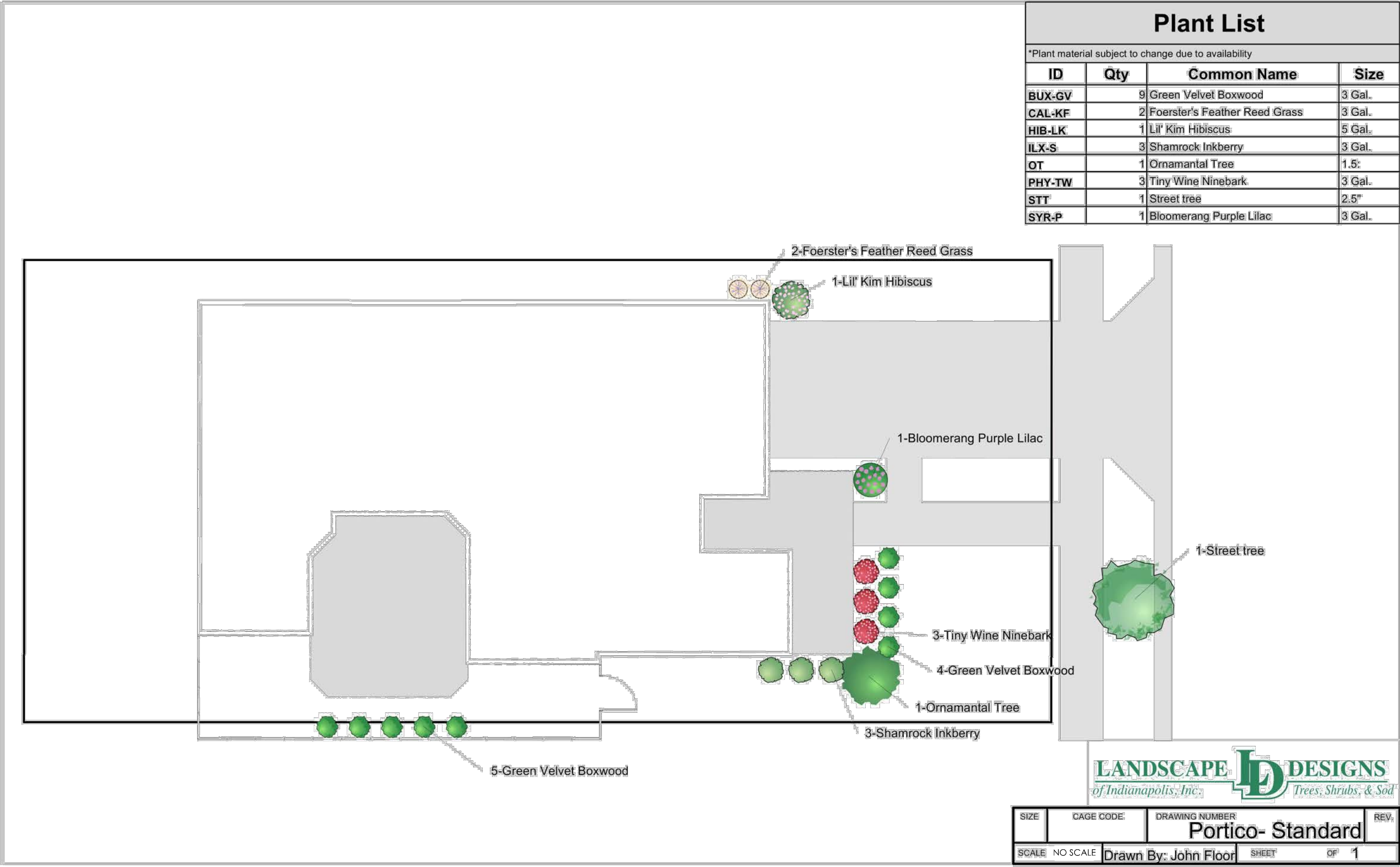
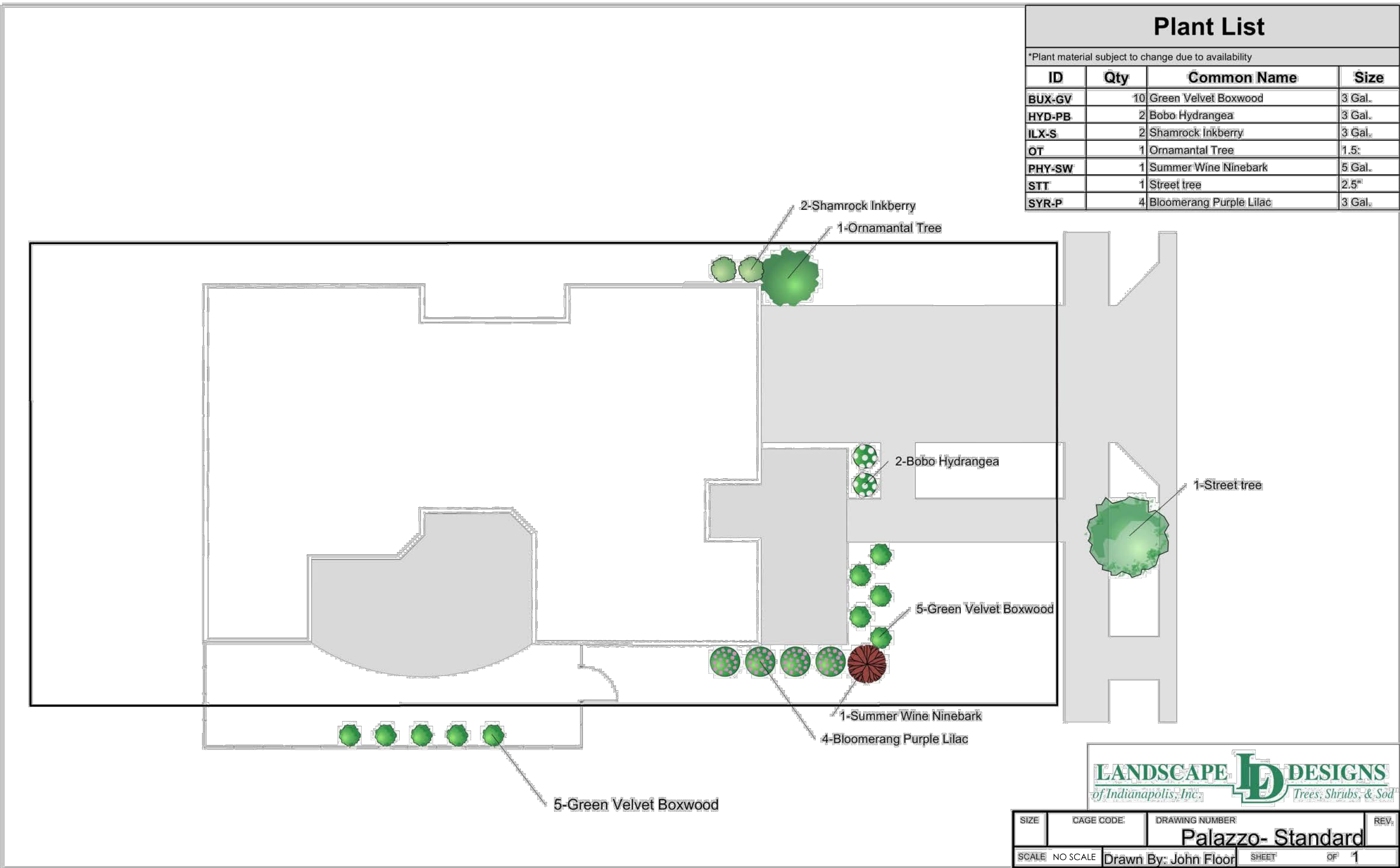
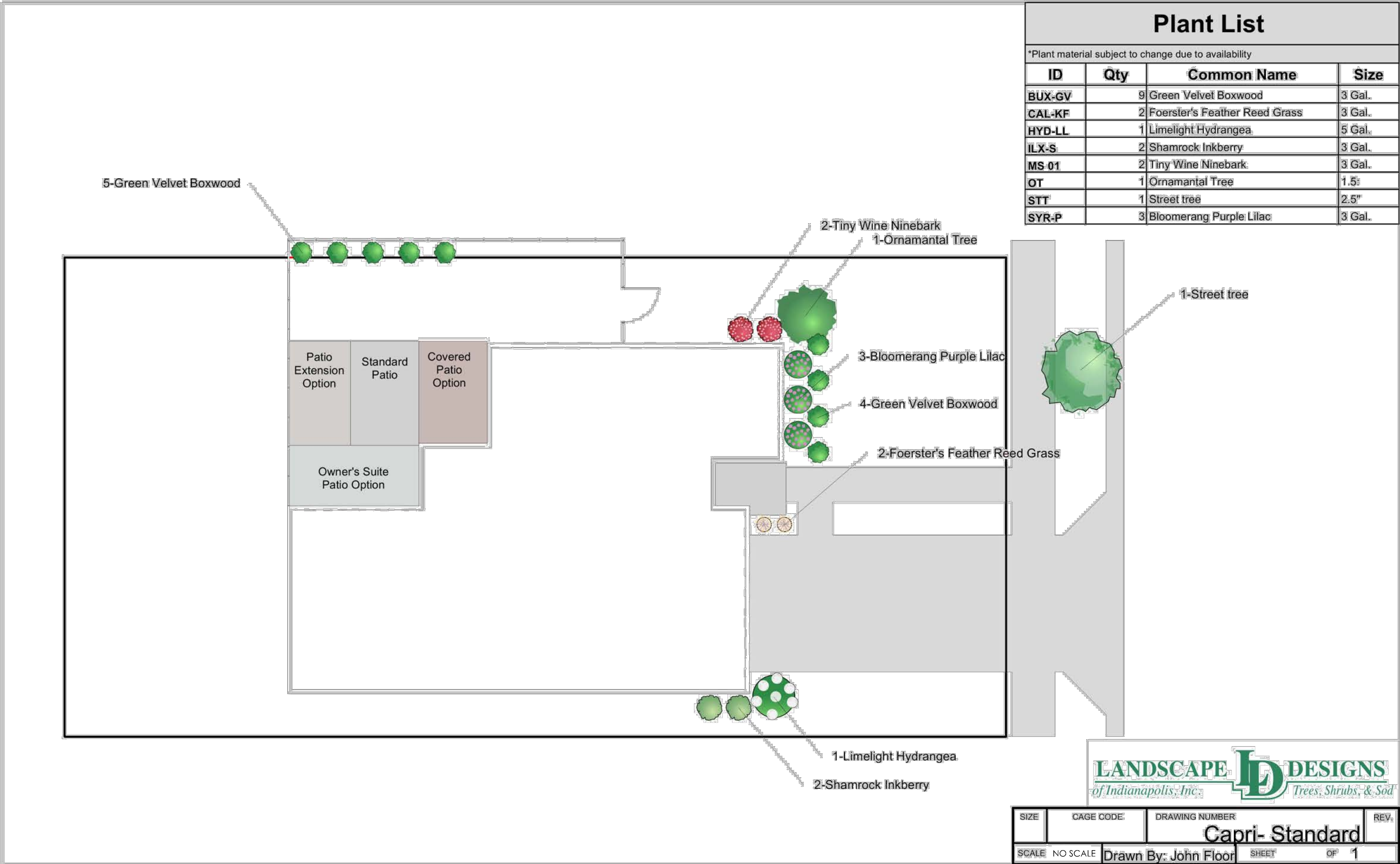
Courtyards at Heritage Trail



Our Lounge



Exhibit D-1, D-2 and D-3 Typical Lot Landscaping



* NOTE: See PUD District Ordinance: Landscaping Standards for Lot Landscaping Substitutions

REVISED:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	

APPLICANT:

EPCON
COMMUNITIES

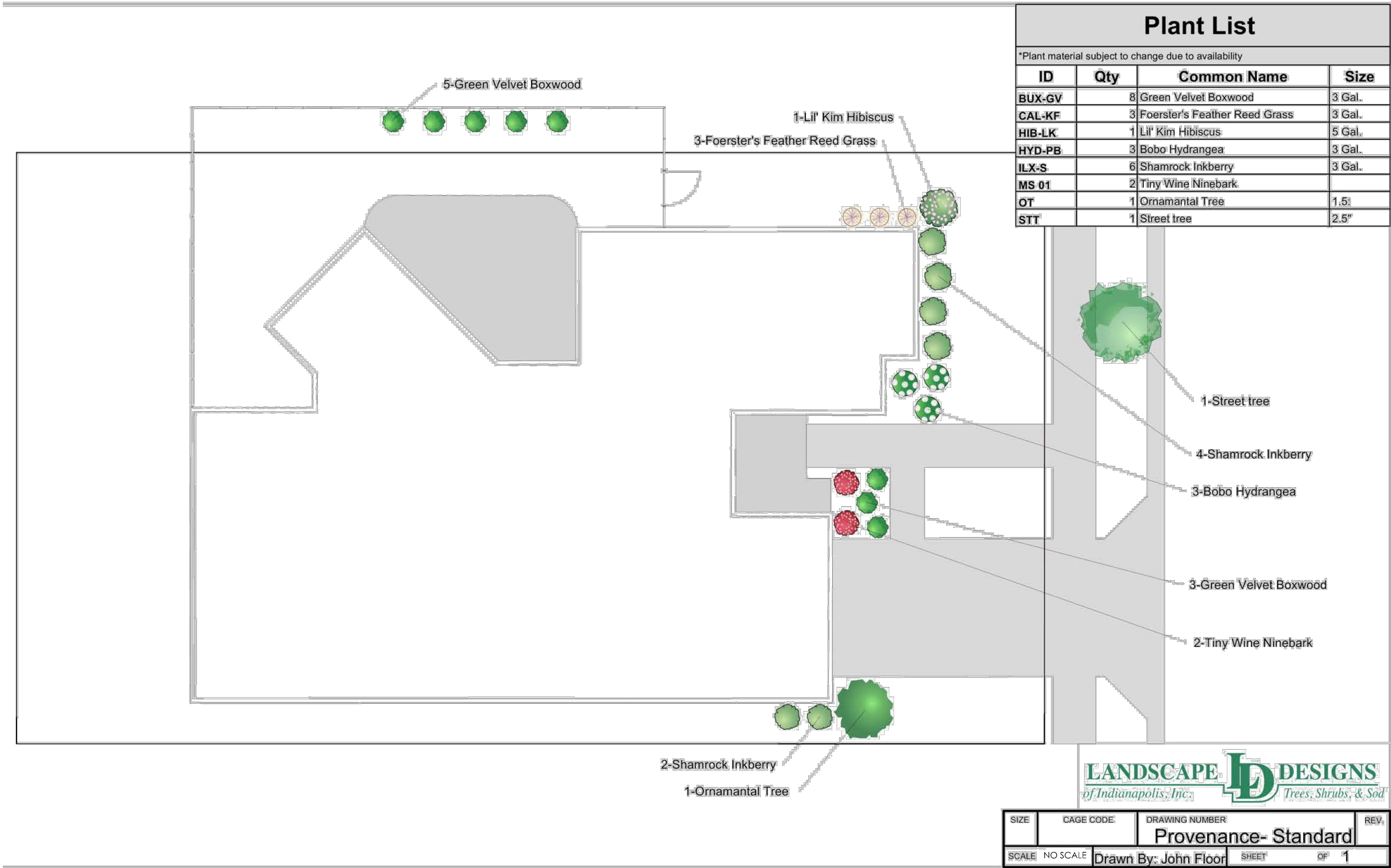
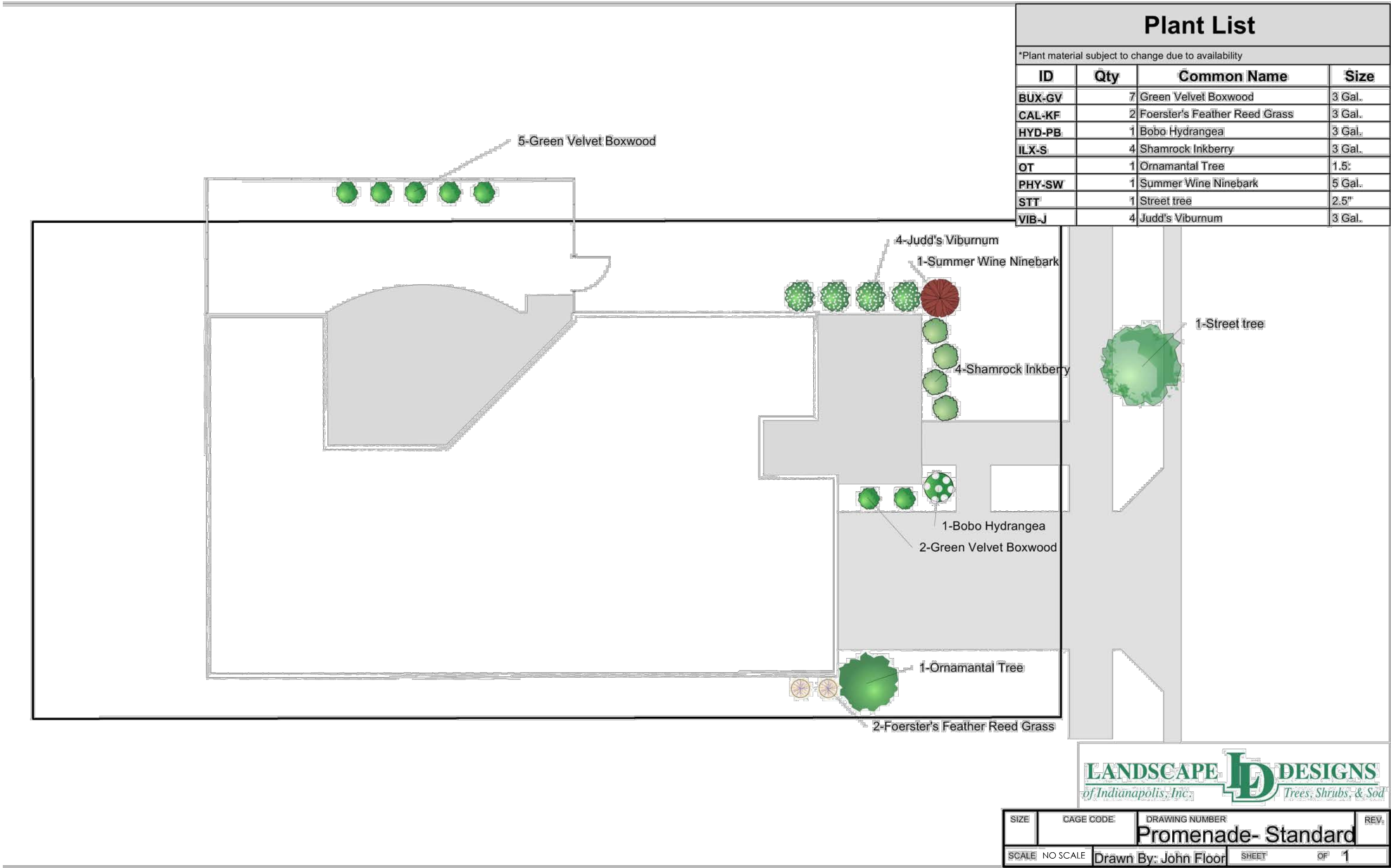
PREPARED BY:

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

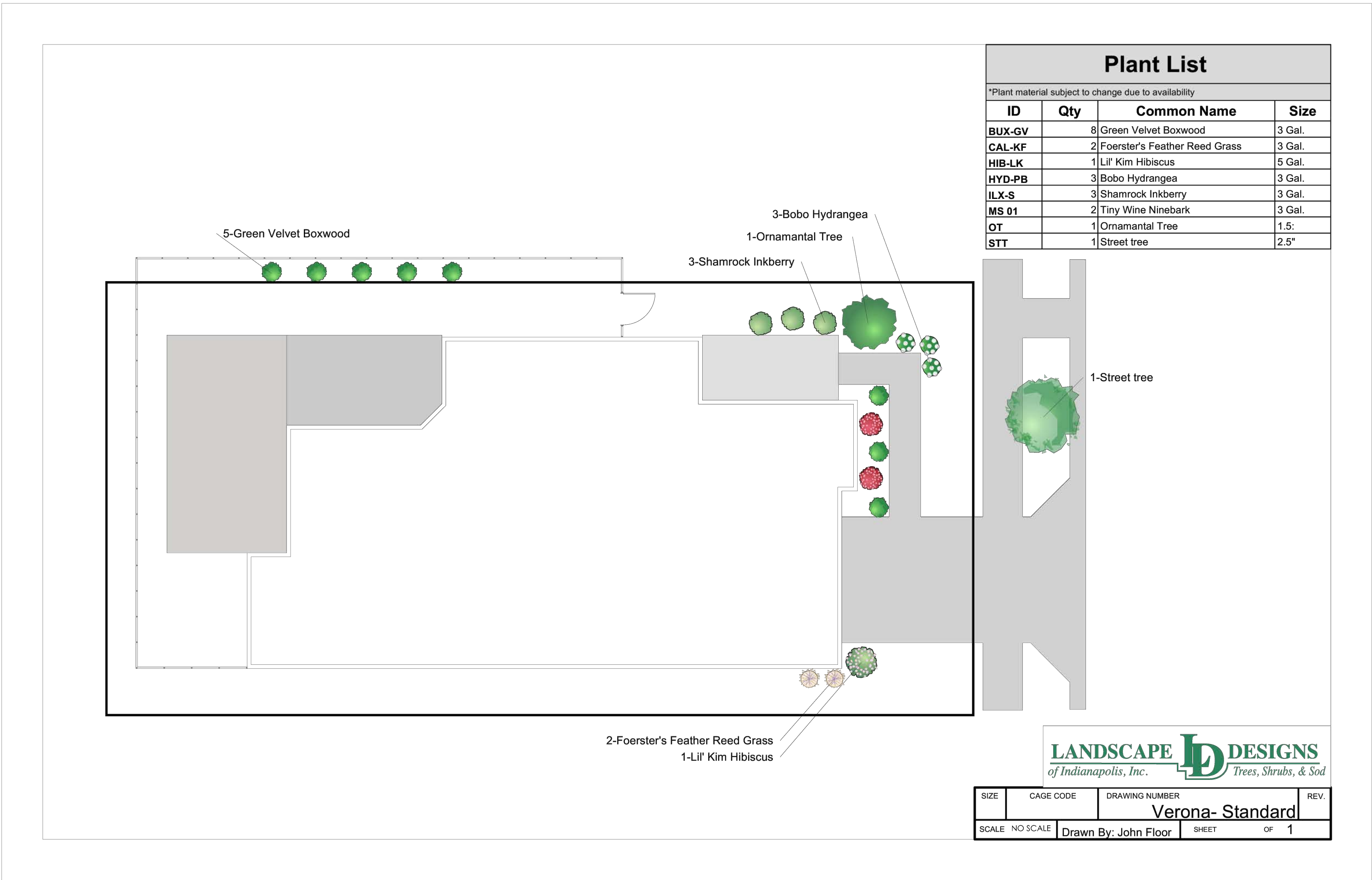
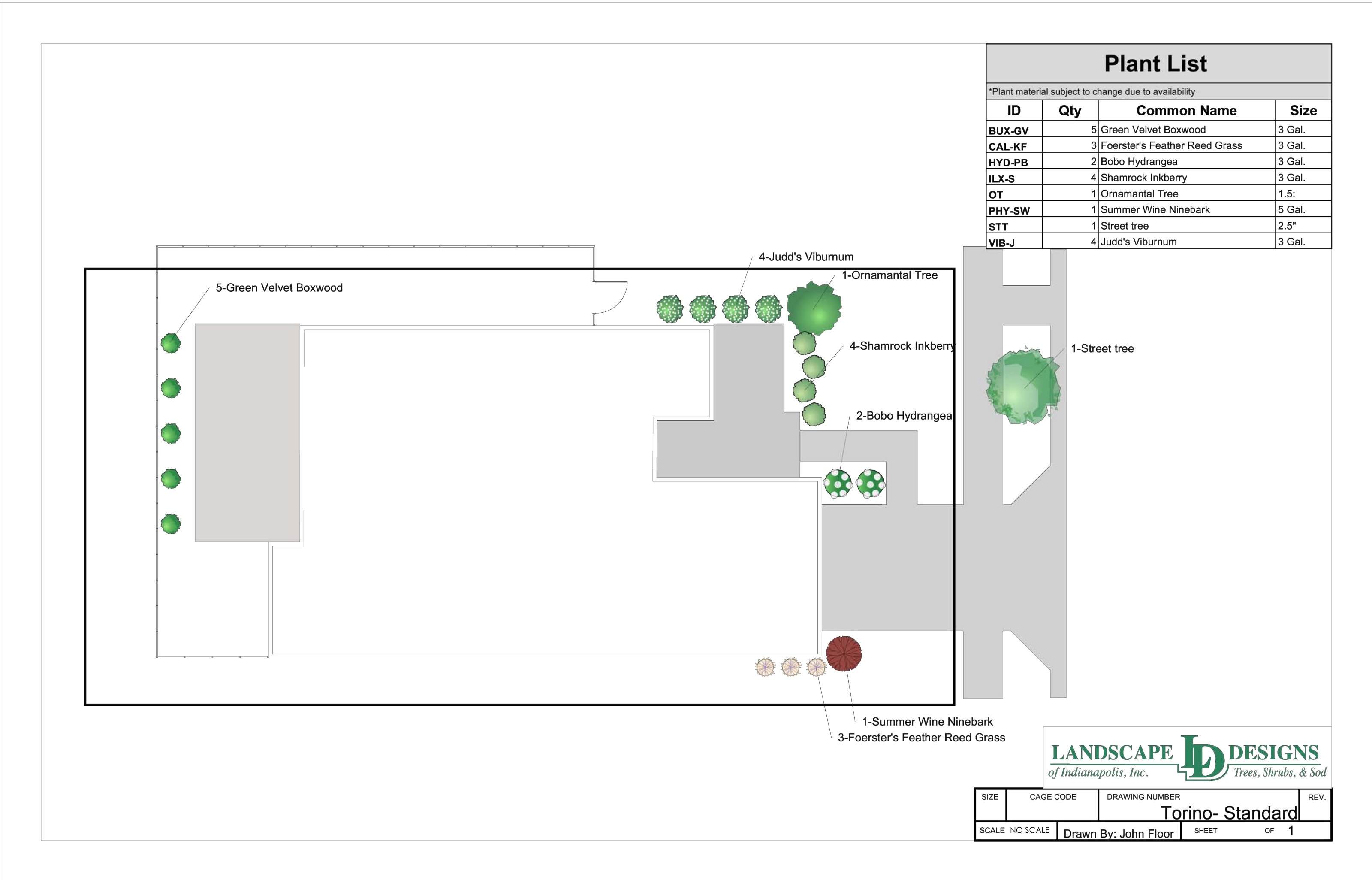
THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

TYPICAL LOT LANDSCAPING

DATE	October 27, 2025	JOB NO.	20221063
SCALE	AS SHOWN	EXHIBIT	D-1



* NOTE: See PUD District Ordinance: Landscaping Standards for Lot Landscaping Substitutions



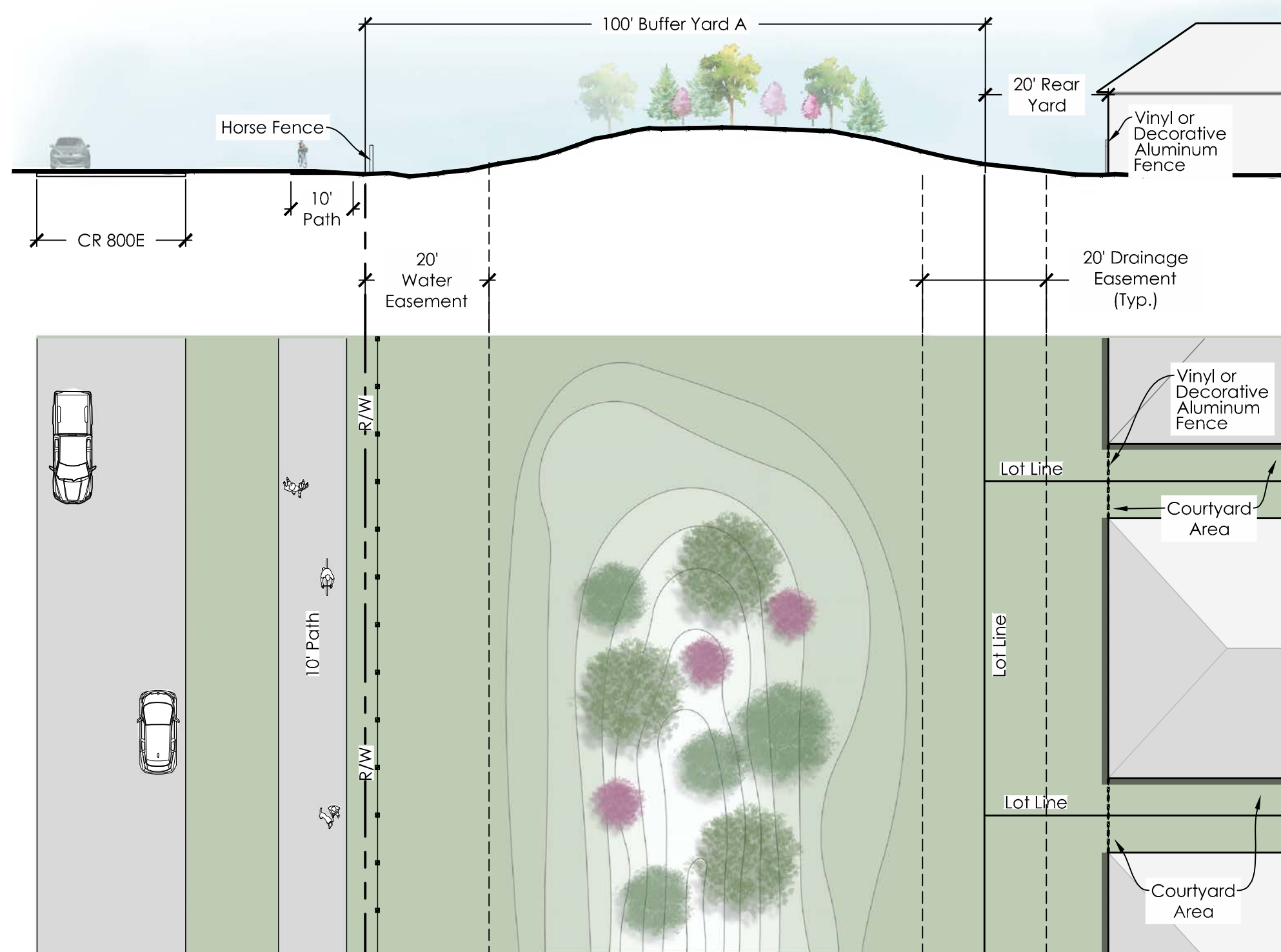
* NOTE: See PUD District Ordinance; Landscaping Standards for Lot Landscaping Substitutions

Exhibit E-1, E-2 and E-3
Buffer Yards Plan and Landscape Treatment

SECTION A1 CR 400 S

BUFFER YARD A = 100'
TYPICAL -NOT TO SCALE

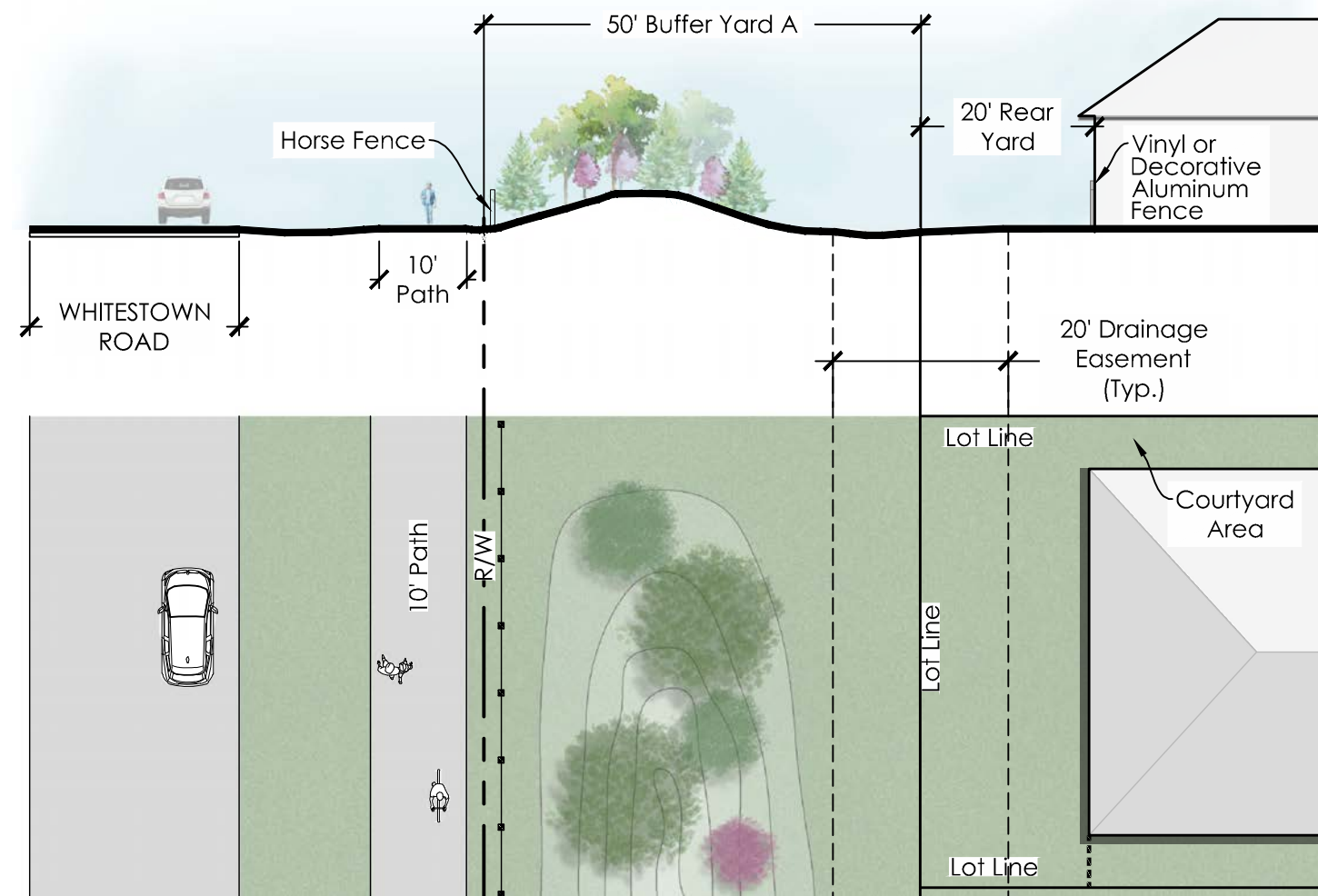
PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



SECTION A2.1 WHITESTOWN ROAD

BUFFER YARD A = 50'
TYPICAL -NOT TO SCALE

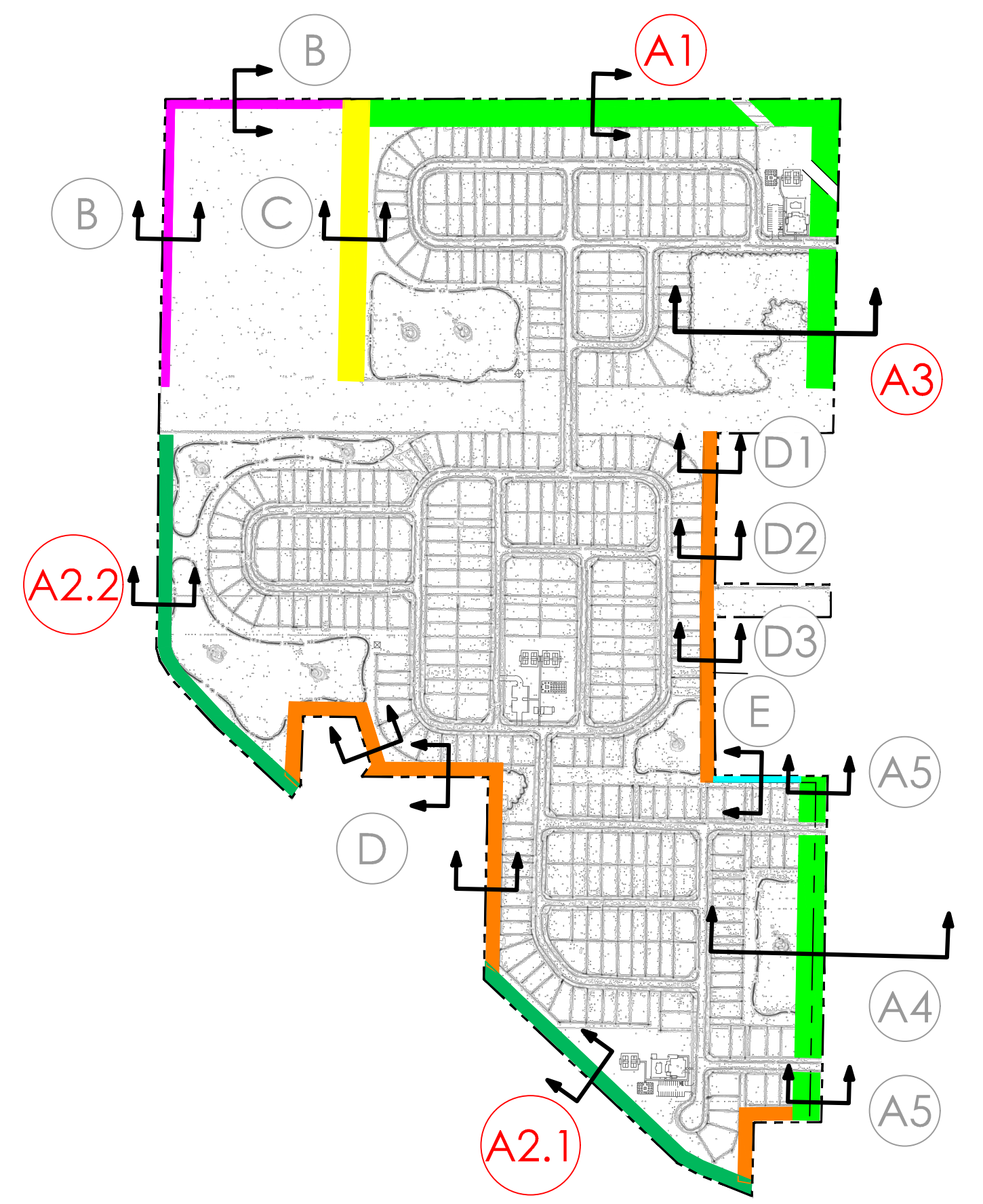
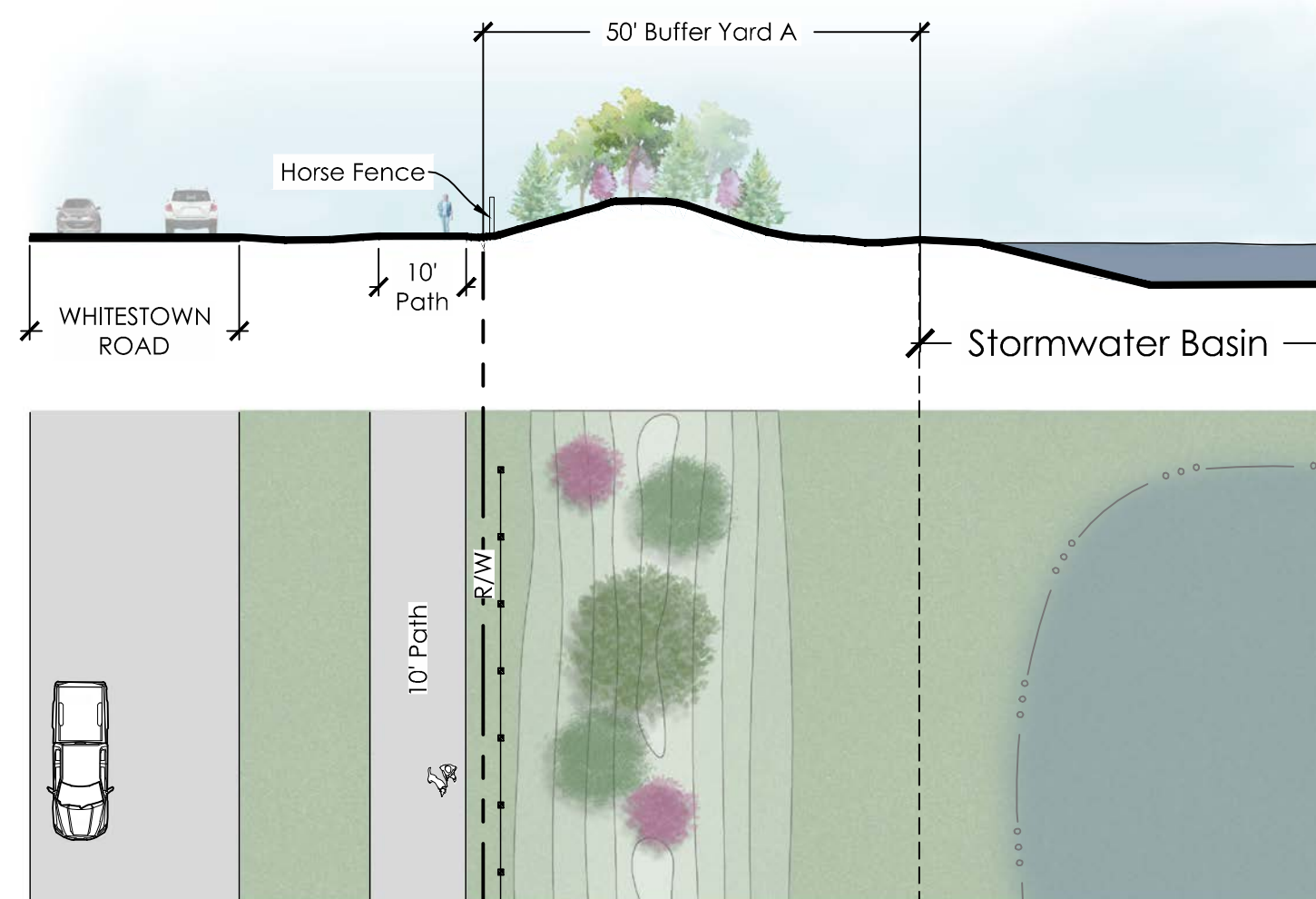
PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



SECTION A2.2 WHITESTOWN ROAD

BUFFER YARD A = 50'
TYPICAL -NOT TO SCALE

PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



SECTION A3 CR 800 E

BUFFER YARD A - 100' MIN.
CR 800 E

PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



DATE: April 28, 2025
REVISED: July 10, 2025
REVISED:
REVISED:
REVISED:

APPLICANT:



PREPARED BY:



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

BUFFER YARDS PLAN AND LANDSCAPE TREATMENT

DATE
October 27, 2025

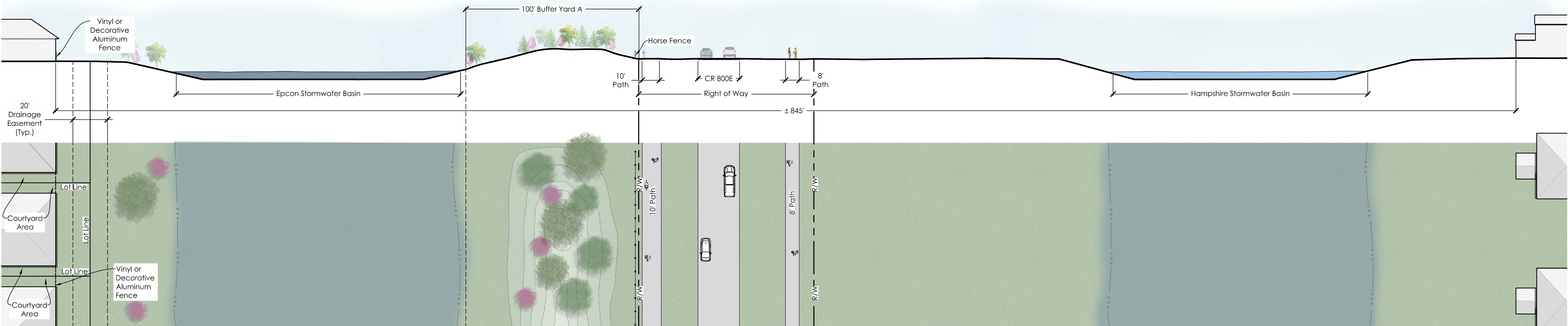
JOB NO.
20221063

SCALE
AS NOTED

EXHIBIT
E-1

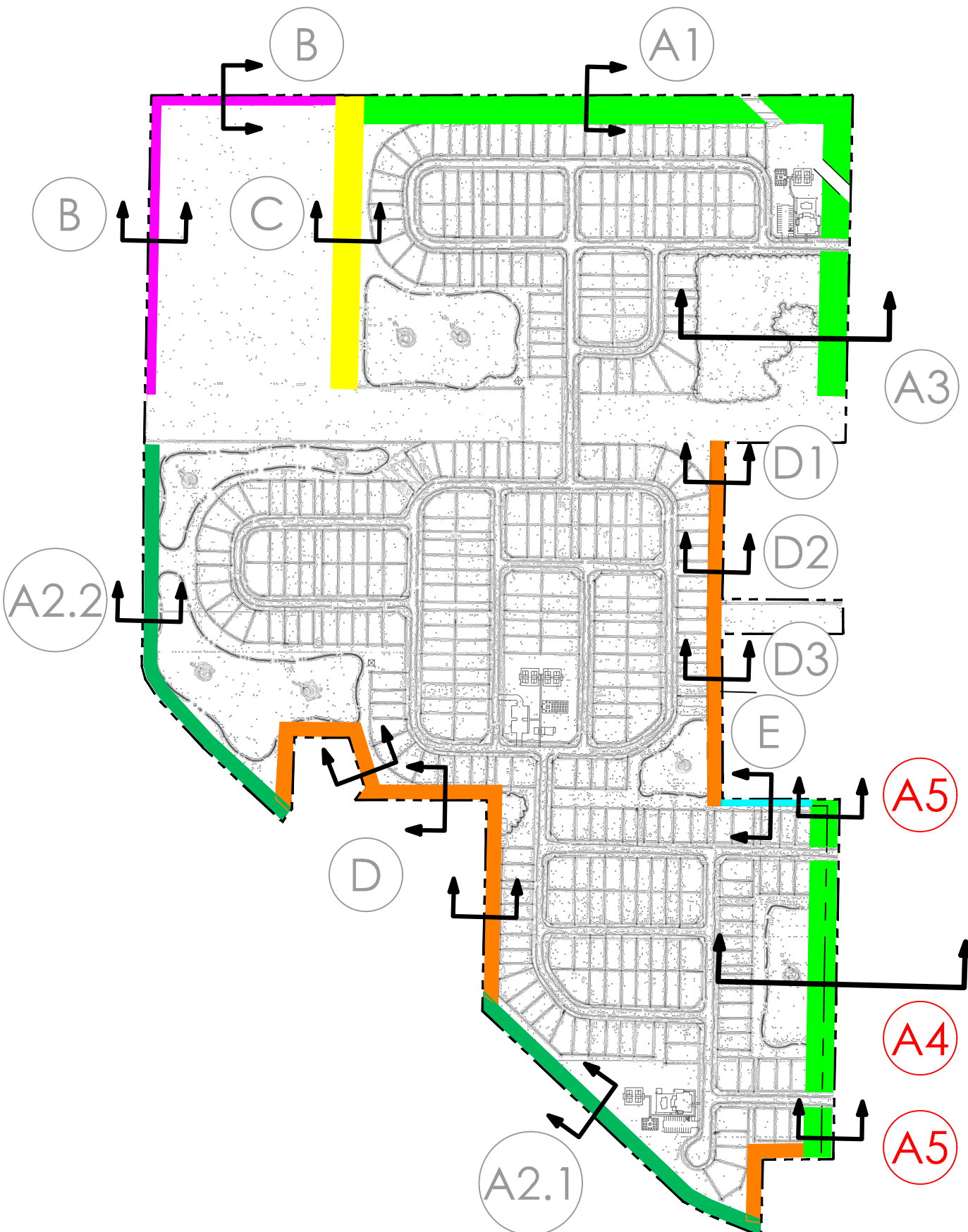
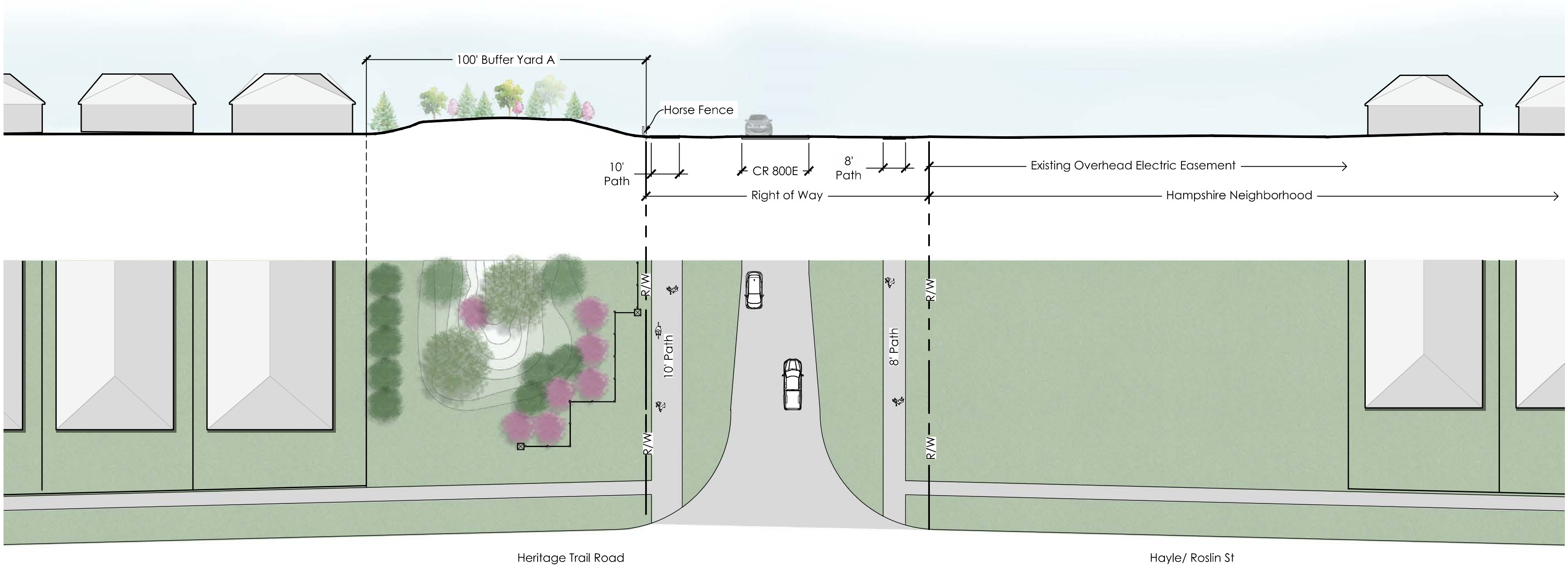
SECTION A4
CR 800 E

PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



SECTION A5
CR 800 E

PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



KEY PLAN
NTS

DATE: April 28, 2025
REVISED: July 10, 2025
REVISED:
REVISED:
REVISED:
REVISED:

APPLICANT:
EPCON
COMMUNITIES

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

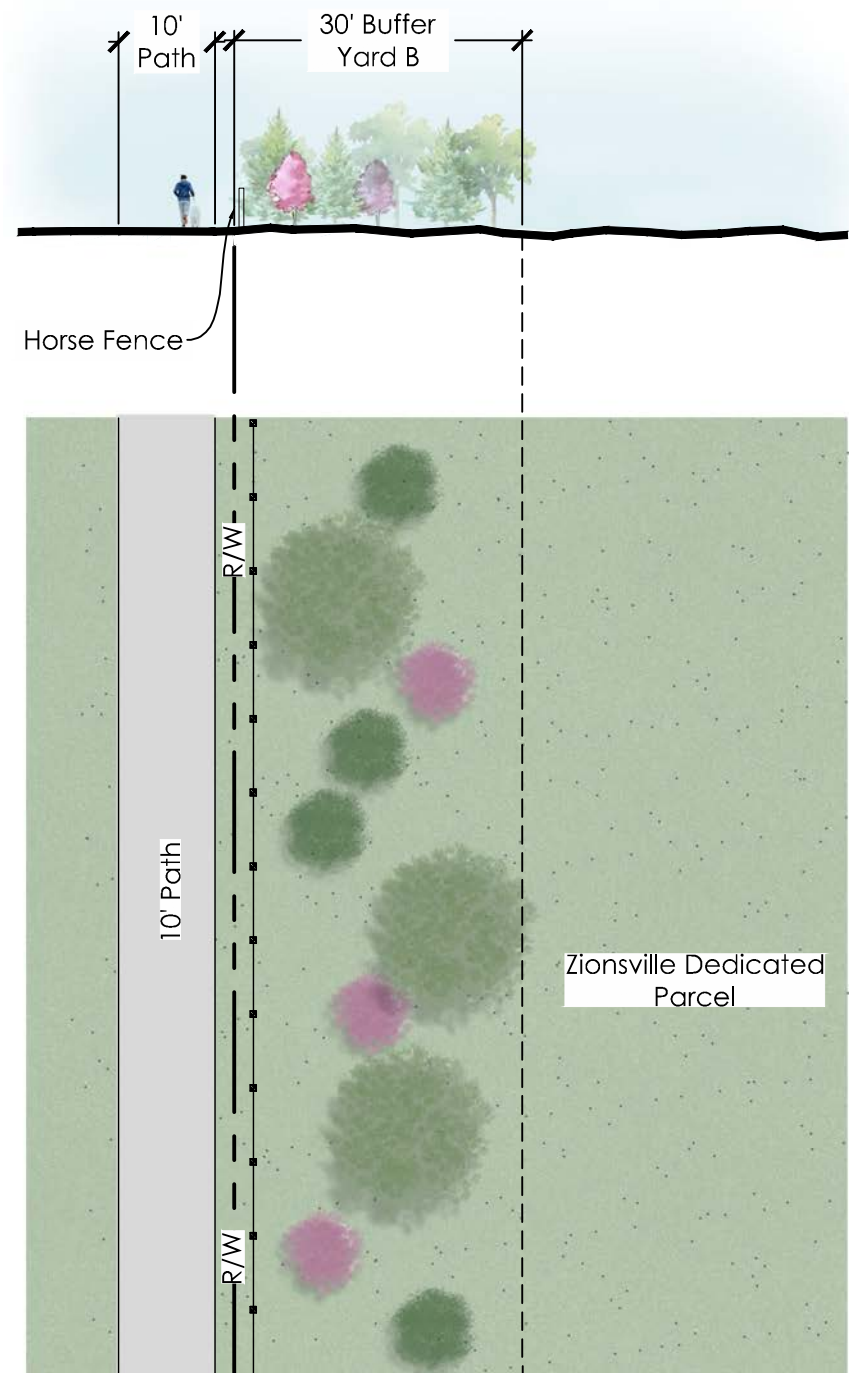
BUFFER YARDS PLAN AND LANDSCAPE TREATMENT

DATE: October 27, 2025
SCALE: AS NOTED
JOB NO.: 20221063
EXHIBIT: E-2

SECTION B
CR 400 S
WHITESTOWN ROAD
(DEDICATED PARCEL)

BUFFER YARD B = 30'
TYPICAL -NOT TO SCALE

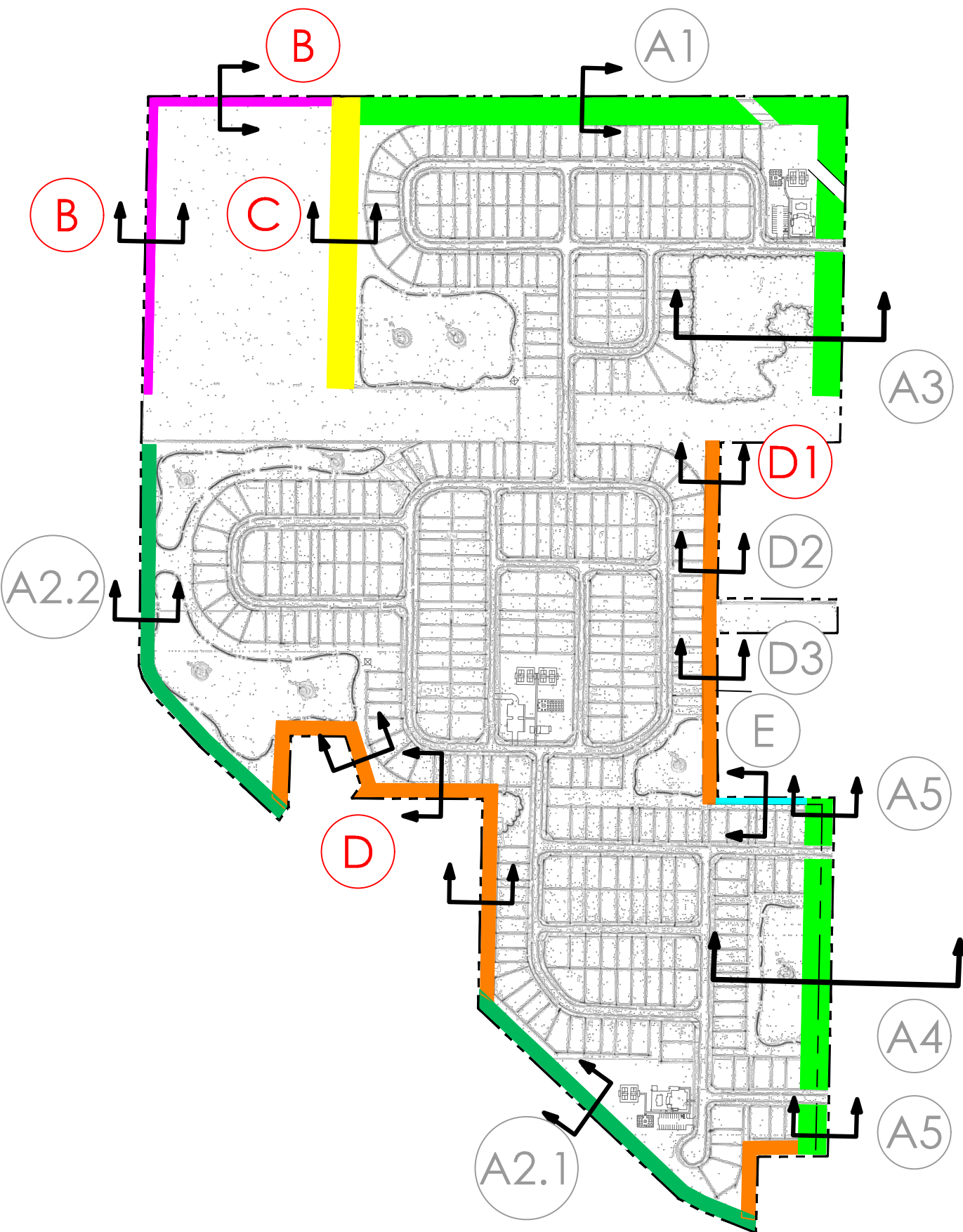
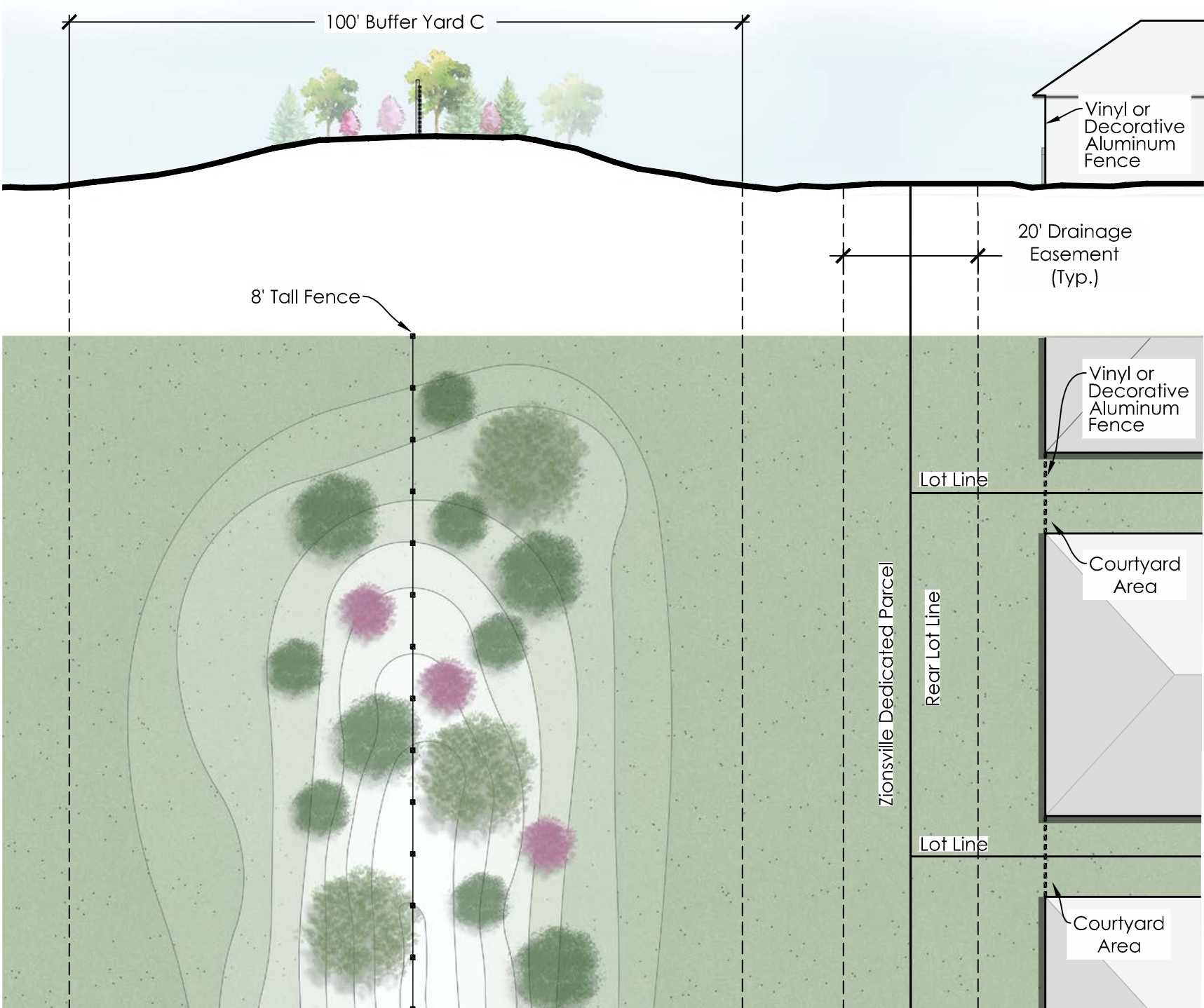
PROPOSED PER 100' :
(4) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
HORSE FENCE



SECTION C
(DEDICATED PARCEL)

BUFFER YARD C = 100'
TYPICAL -NOT TO SCALE

PROPOSED PER 100' :
(10) EVERGREEN TREES
(3) SHADE TREES
(3) ORNAMENTAL TREES
-MIN. 8' MOUND
-8' TALL FENCE OPTIONAL

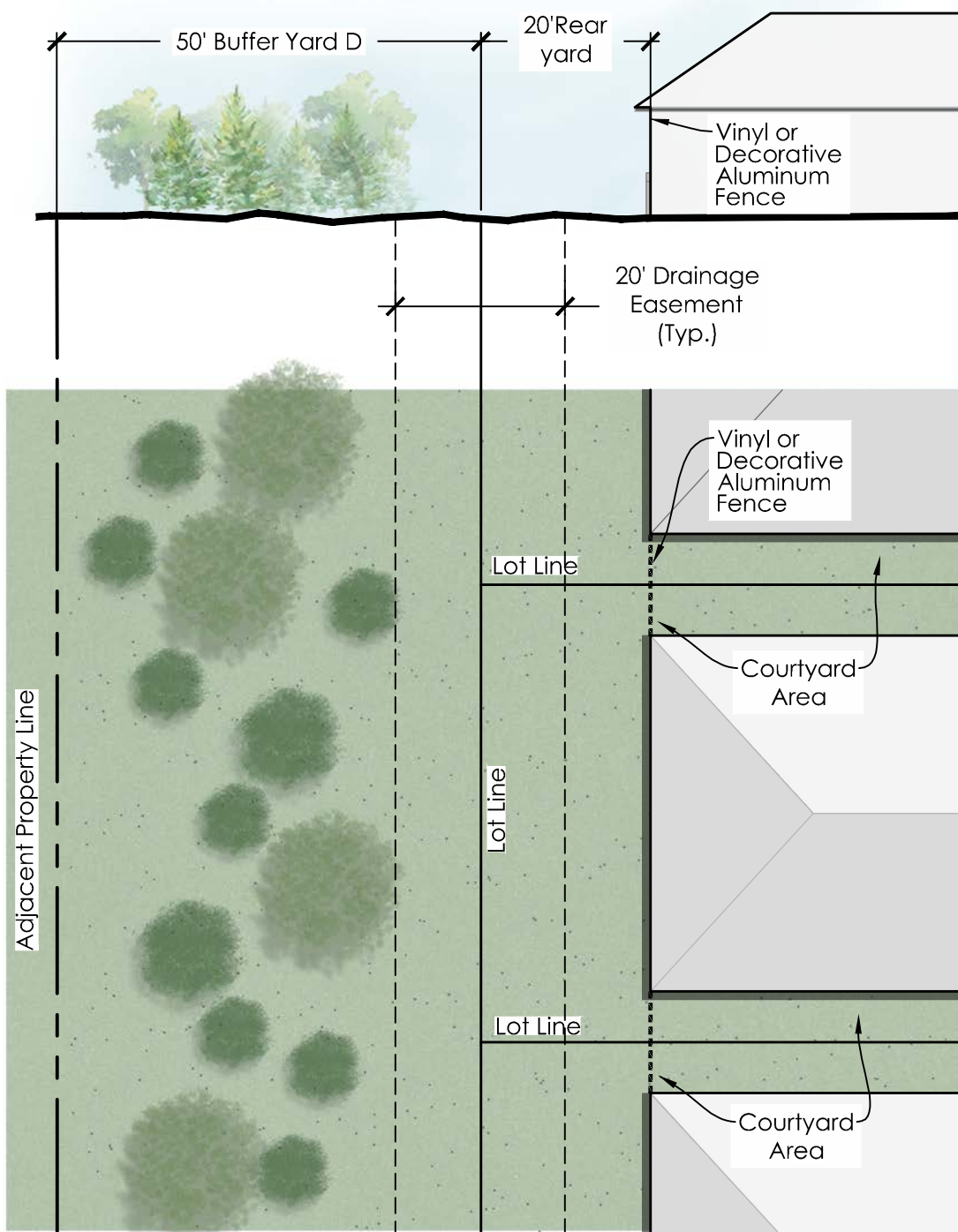


KEY PLAN
NTS

SECTION D

BUFFER YARD D - 50'

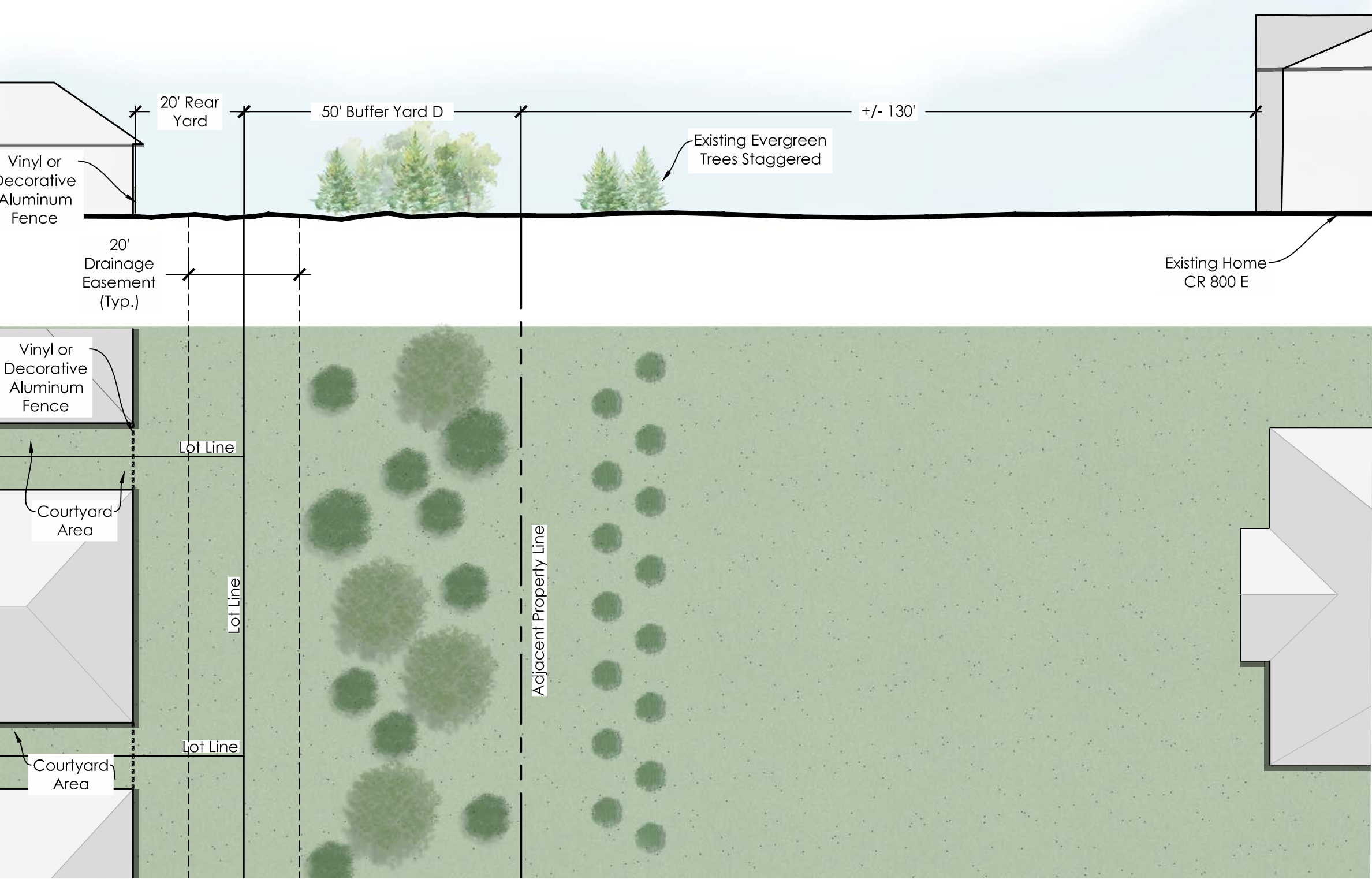
PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES



SECTION D1

BUFFER YARD D - 50'

PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES



DATE: April 28, 2025
REVISED: July 10, 2025
REVISED:
REVISED:
REVISED:

APPLICANT:



PREPARED BY:



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

BUFFER YARDS PLAN AND LANDSCAPE TREATMENT

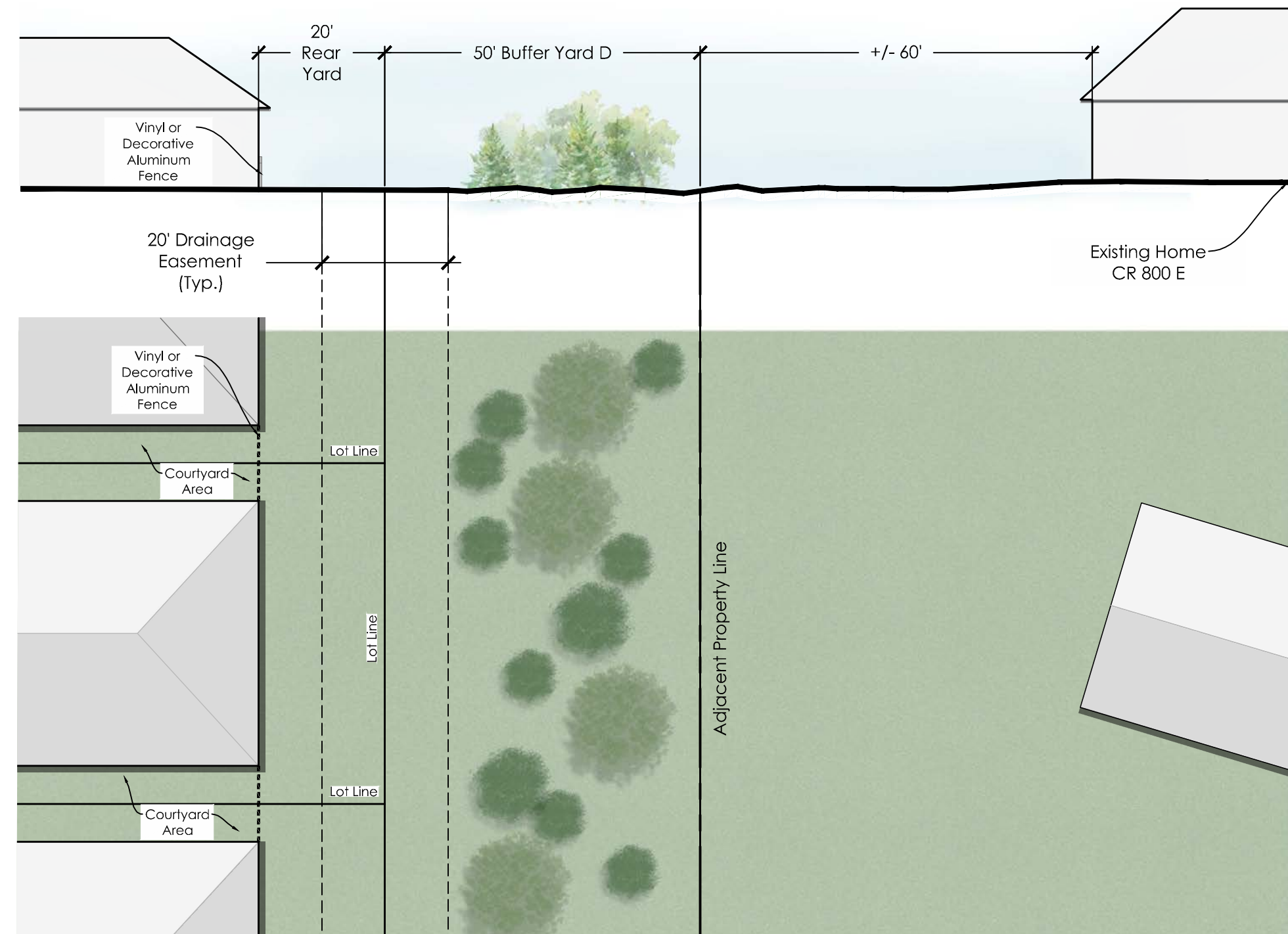
DATE October 27, 2025	JOB NO. 20221063
SCALE AS NOTED	EXHIBIT E-3

SECTION D2



BUFFER YARD D - 50'

PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES

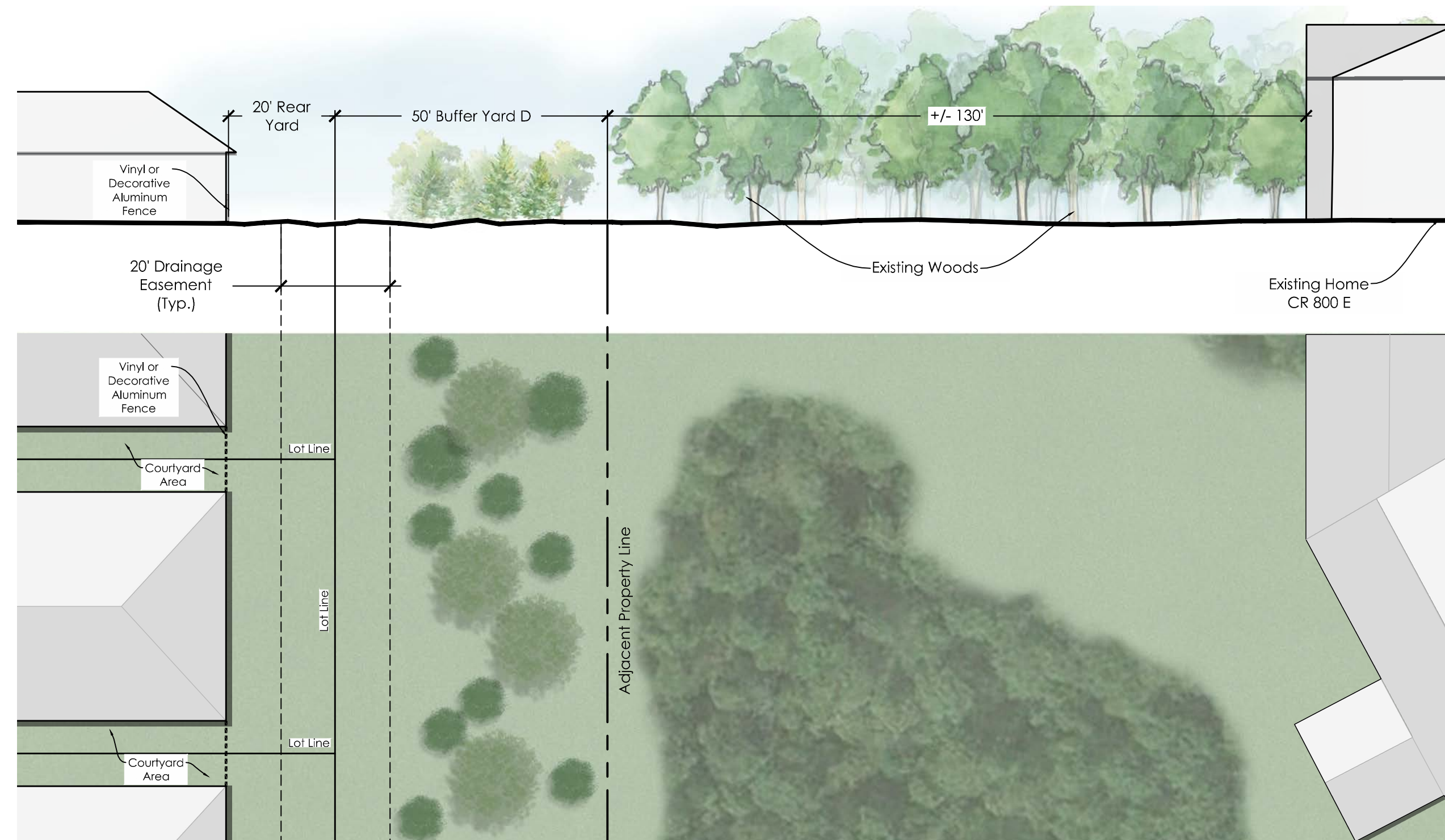


SECTION D3



BUFFER YARD D - 50'

PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES



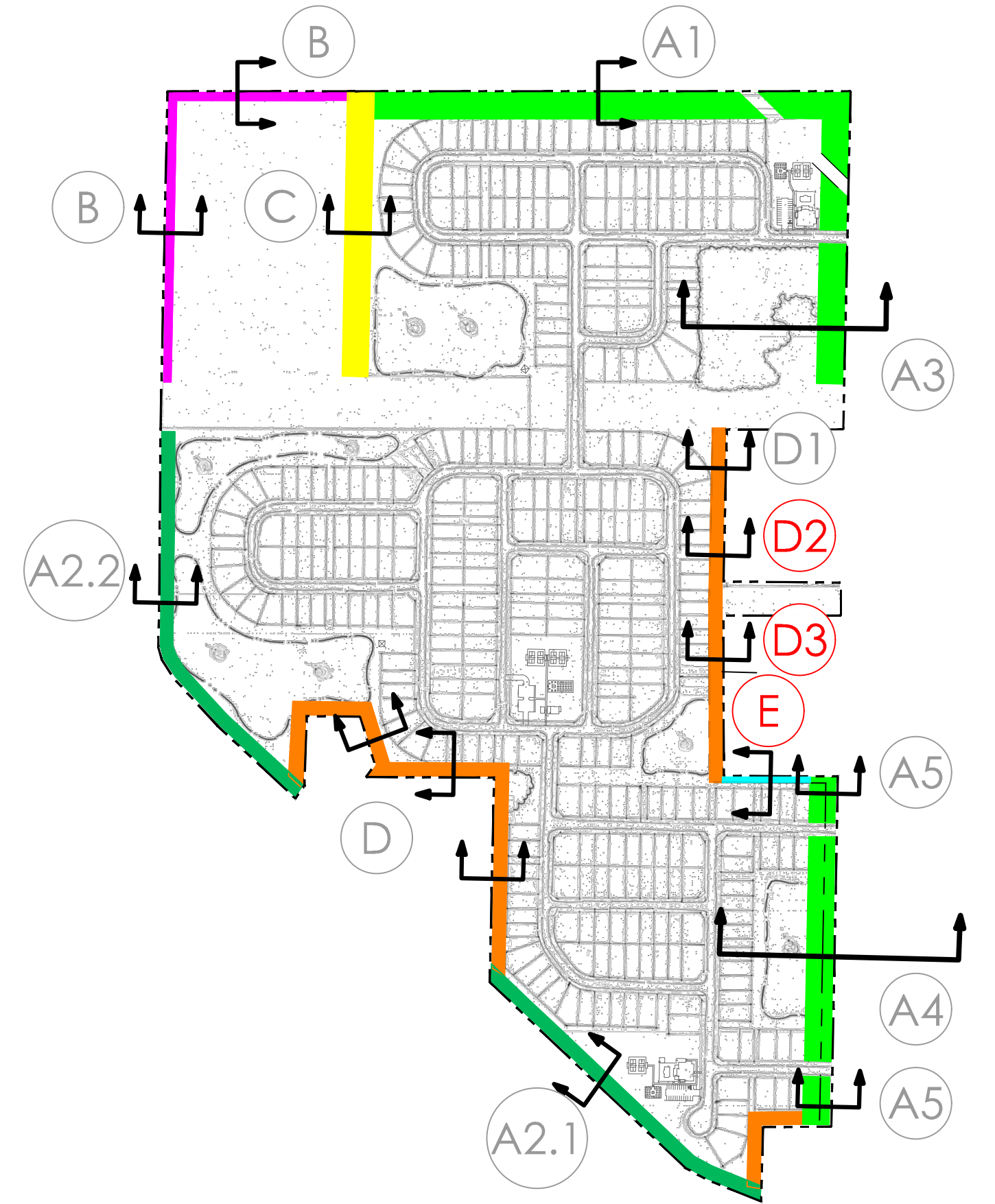
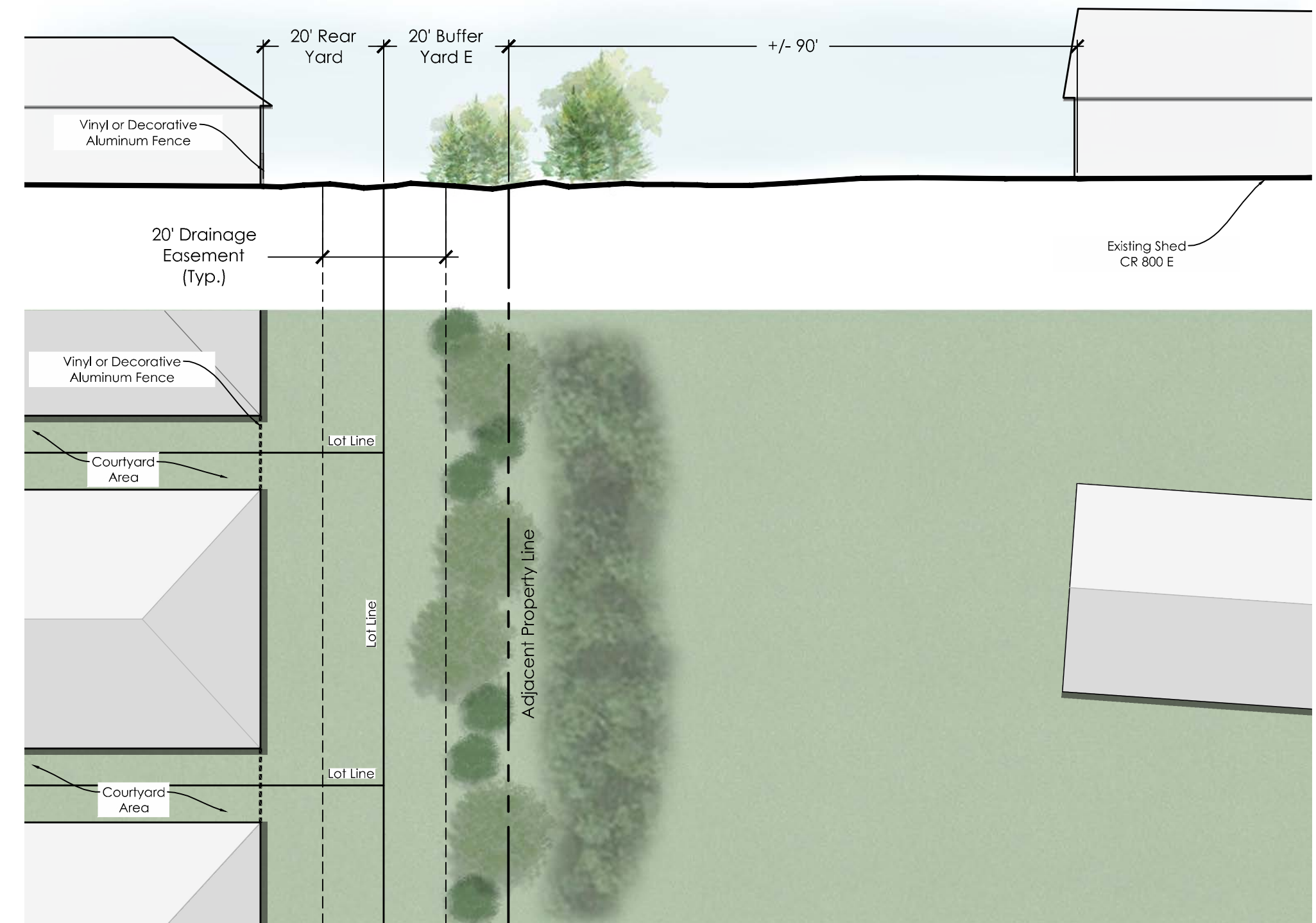
SECTION E

CR 800 E



BUFFER YARD E = 20'

TYPICAL - NOT TO SCALE
PROPOSED PER 100' :
(6) EVERGREEN TREES
(4) SHADE TREES



KEY PLAN
NTS

DATE: April 28, 2025
REVISED: July 10, 2025
REVISED:
REVISED:
REVISED:

APPLICANT:



PREPARED BY:



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

BUFFER YARDS PLAN AND LANDSCAPE TREATMENT

DATE
October 27, 2025

JOB NO.
20221063

SCALE
AS NOTED

EXHIBIT
E-4

Exhibit F

Conceptual Entry Features and Signage

NOTES

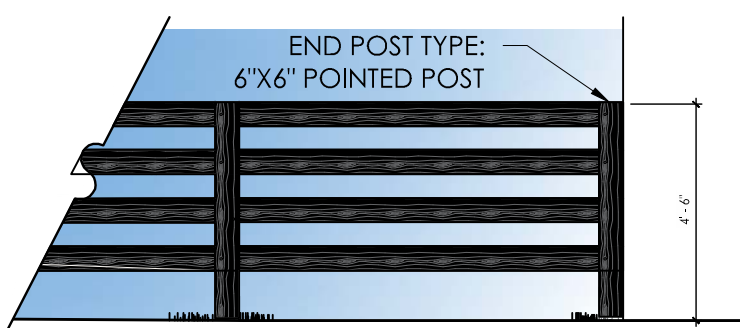
1. SIGN BACKGROUND COLOR: DARK COLOR
2. SIGN TEXT COLOR: CREAM
3. SIGN COLOR, BORDER: CREAM
4. FENCE COLOR: ADJACENT FENCE TO MATCH YARD ARM OR POST
5. MAXIMUM SIGN PANEL AREA: ±29.0 SQ. FT. PER FACE
6. TEXT HEIGHT: MAXIMUM 8"



TYPICAL CROSS BUCK HORSE FENCE

COLOR TO MATCH YARD ARM AND POST

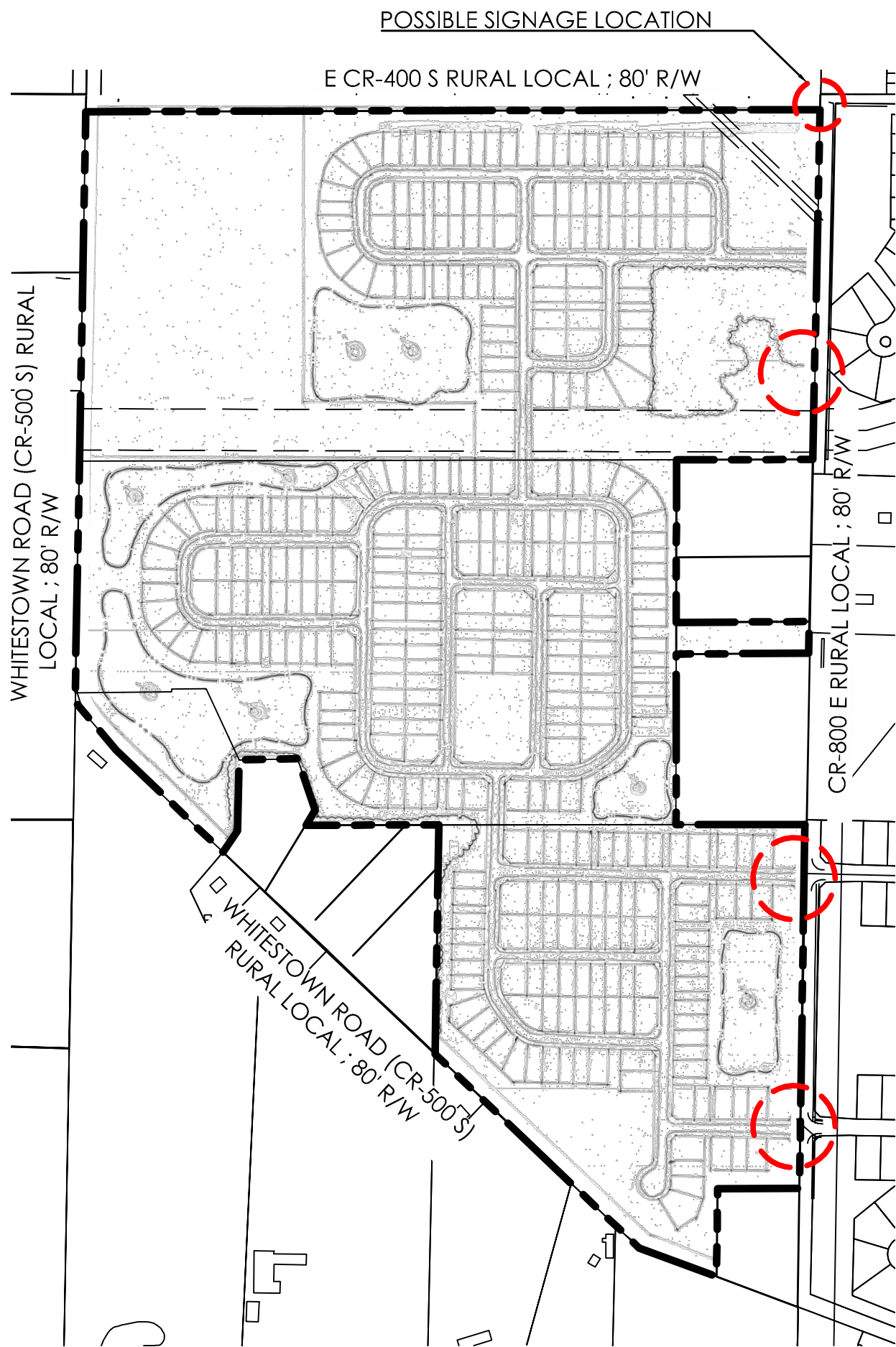
- BLACK
- WHITE
- OR BROWN



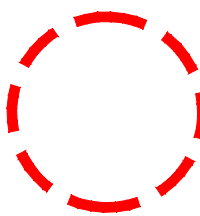
TYPICAL 4 RAIL HORSE FENCE

COLOR TO MATCH YARD ARM AND POST

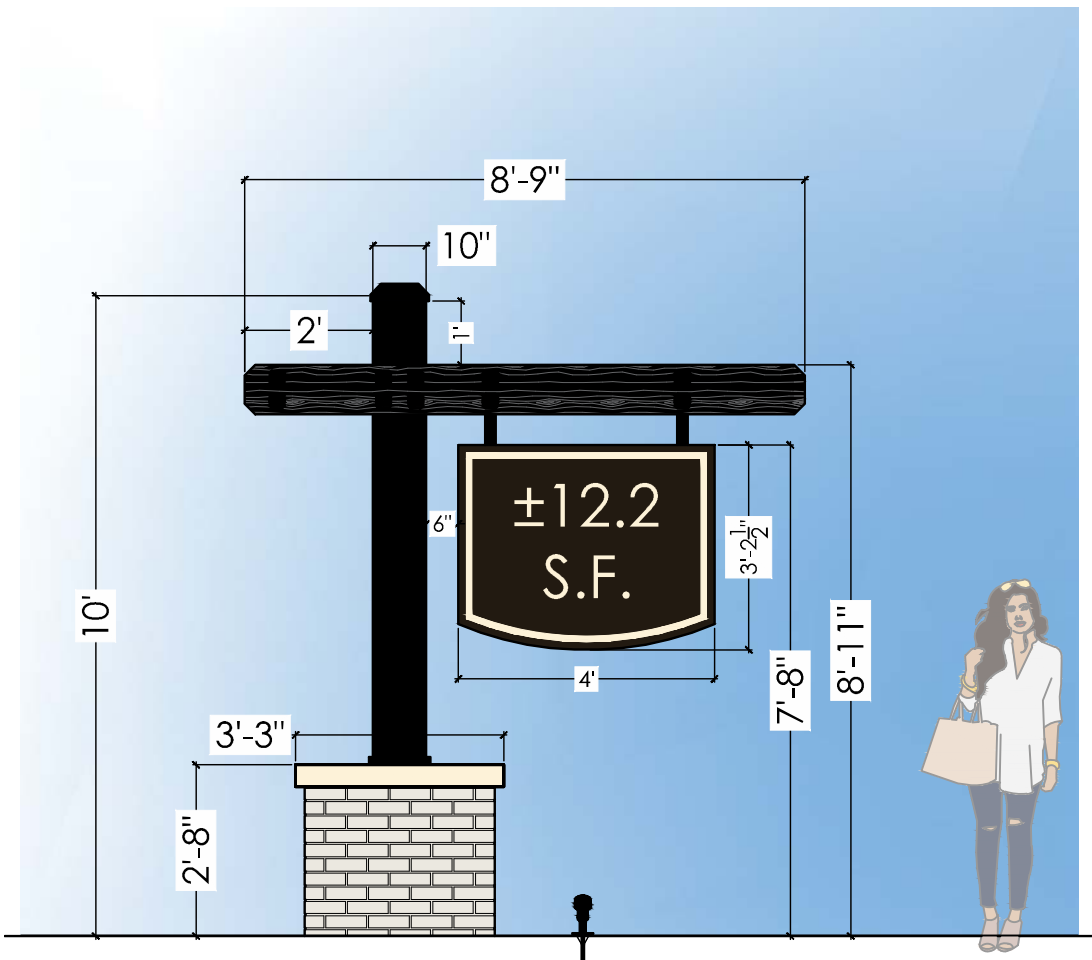
- BLACK
- WHITE
- OR BROWN



KEY



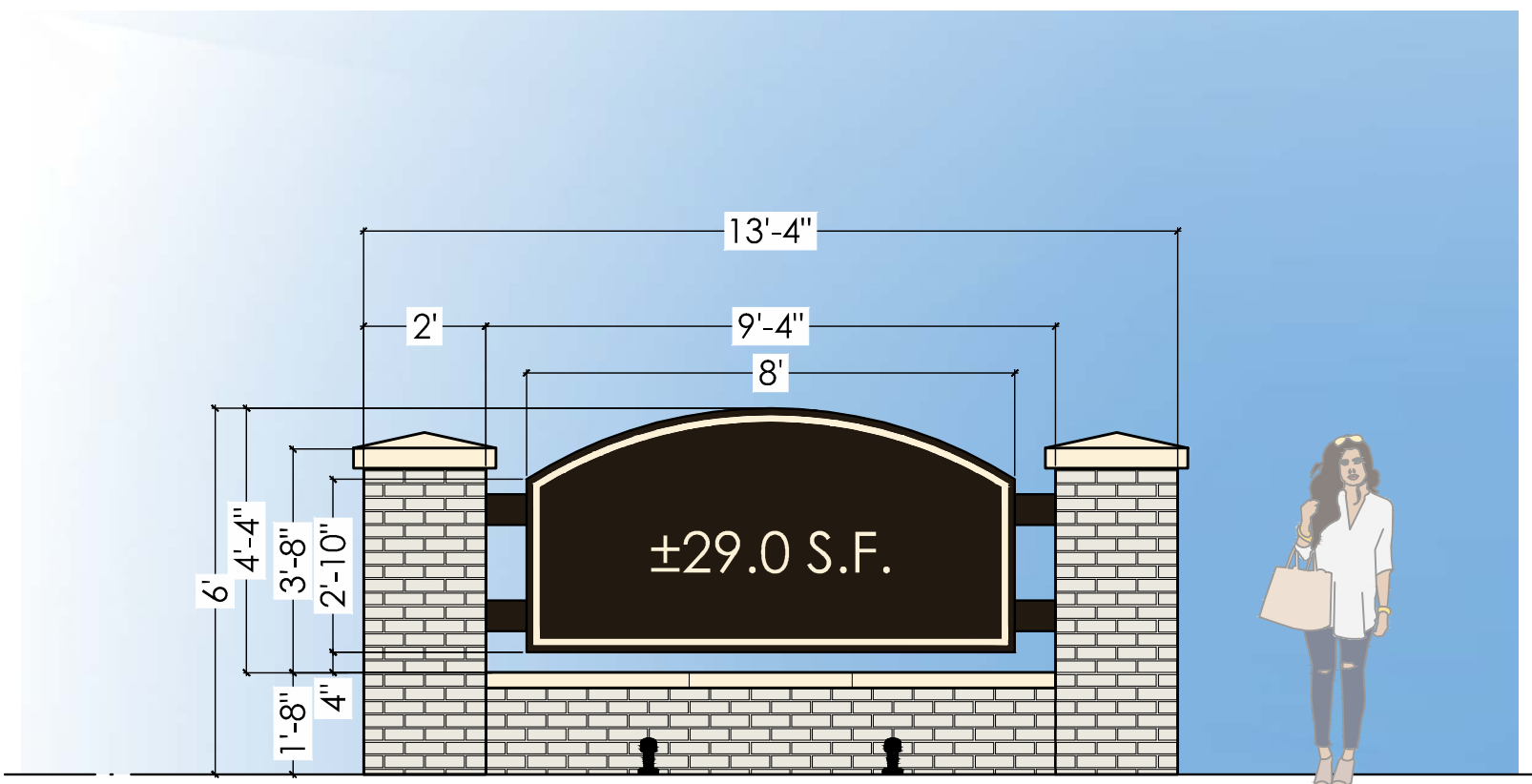
TYPICAL ENTRY FEATURE



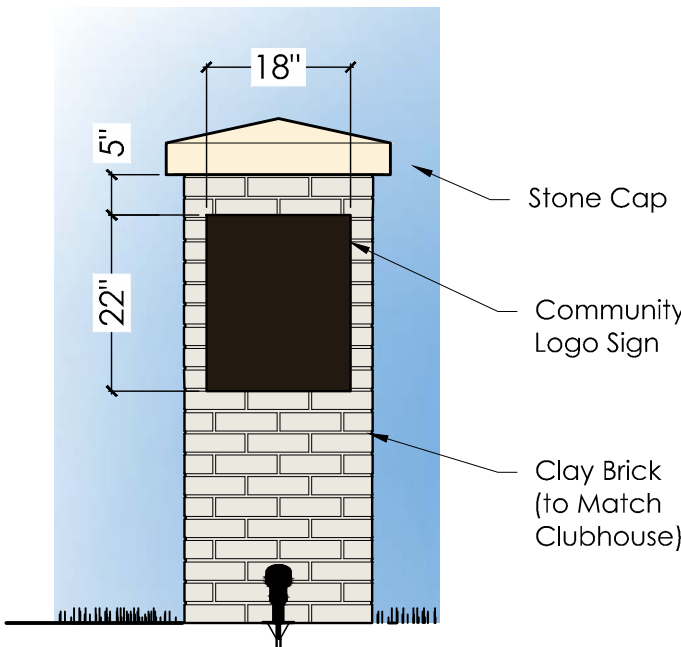
TYPICAL WHITE BRICK YARD ARM SIGN

ARM AND POST COLOR OPTIONS

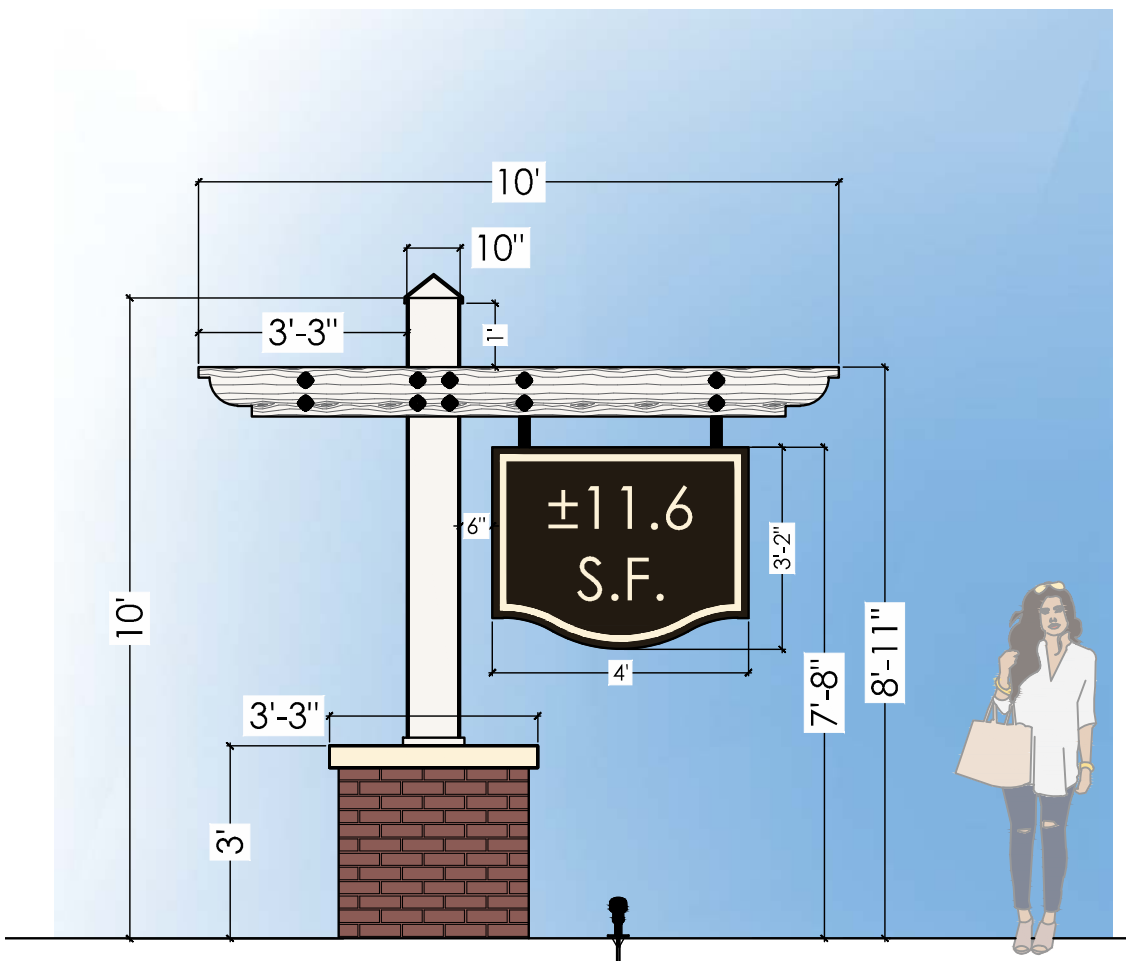
- BLACK
- WHITE
- OR BROWN



TYPICAL WHITE BRICK MONUMENT SIGN



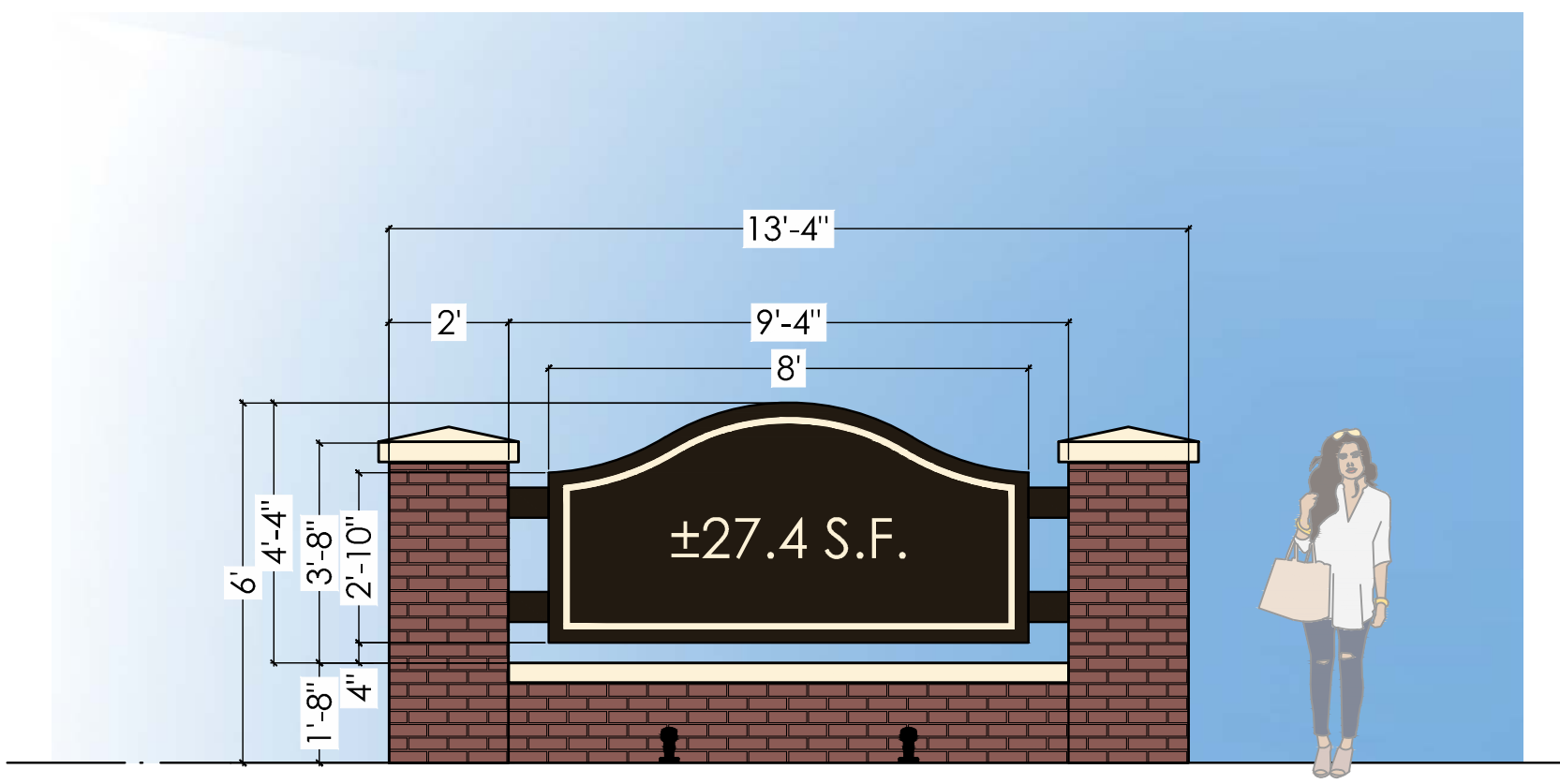
TYPICAL WHITE BRICK PIER



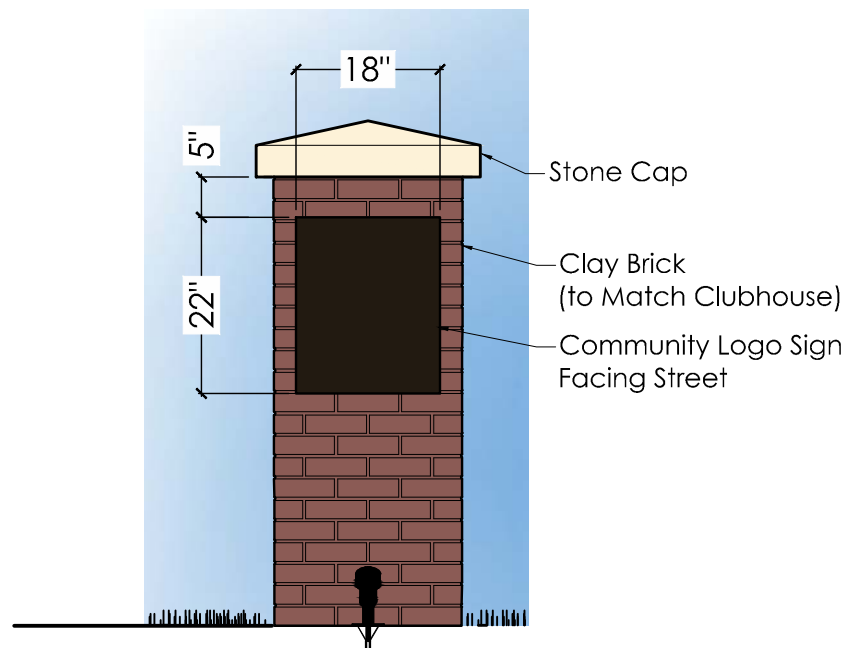
TYPICAL CLAY BRICK YARD ARM SIGN

ARM AND POST COLOR OPTIONS

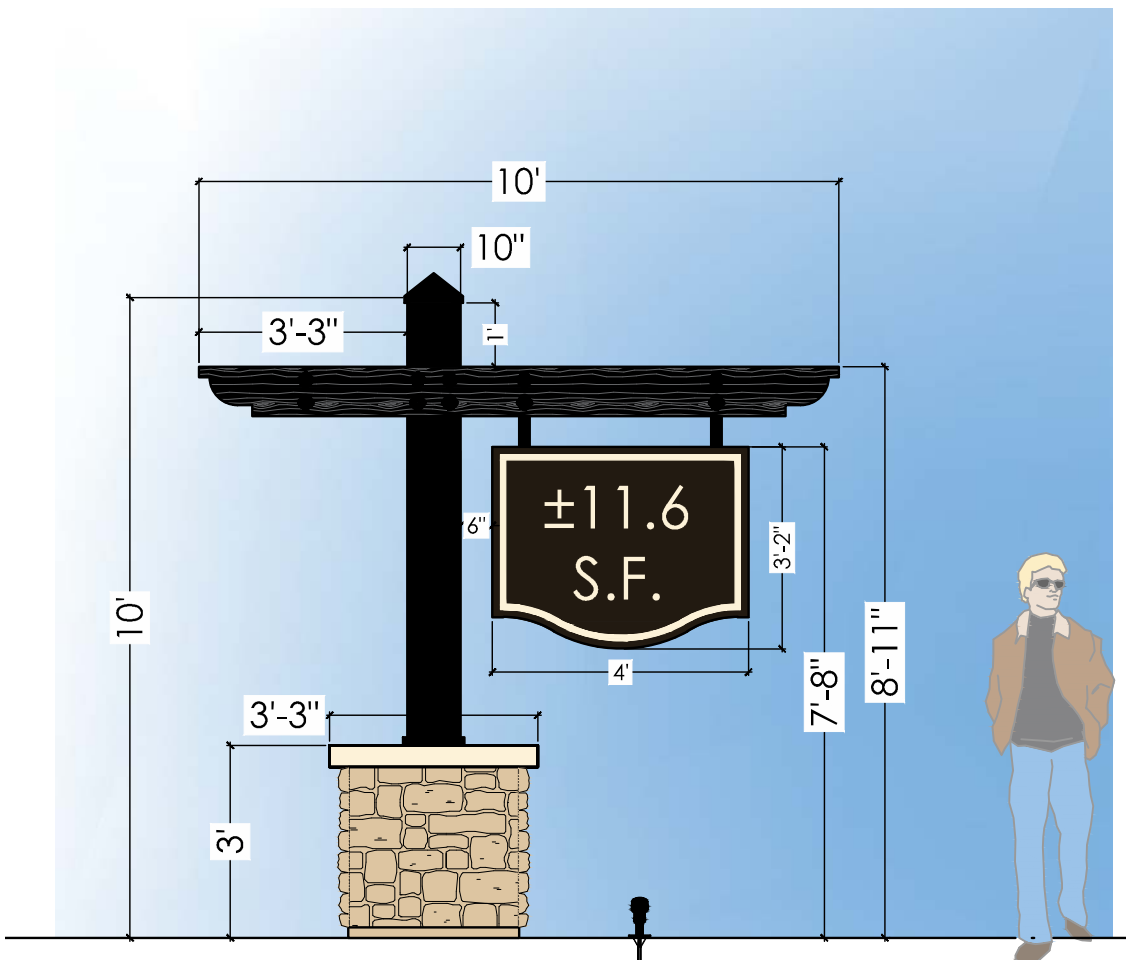
- WHITE
- BLACK
- OR BROWN



TYPICAL CLAY BRICK MONUMENT SIGN

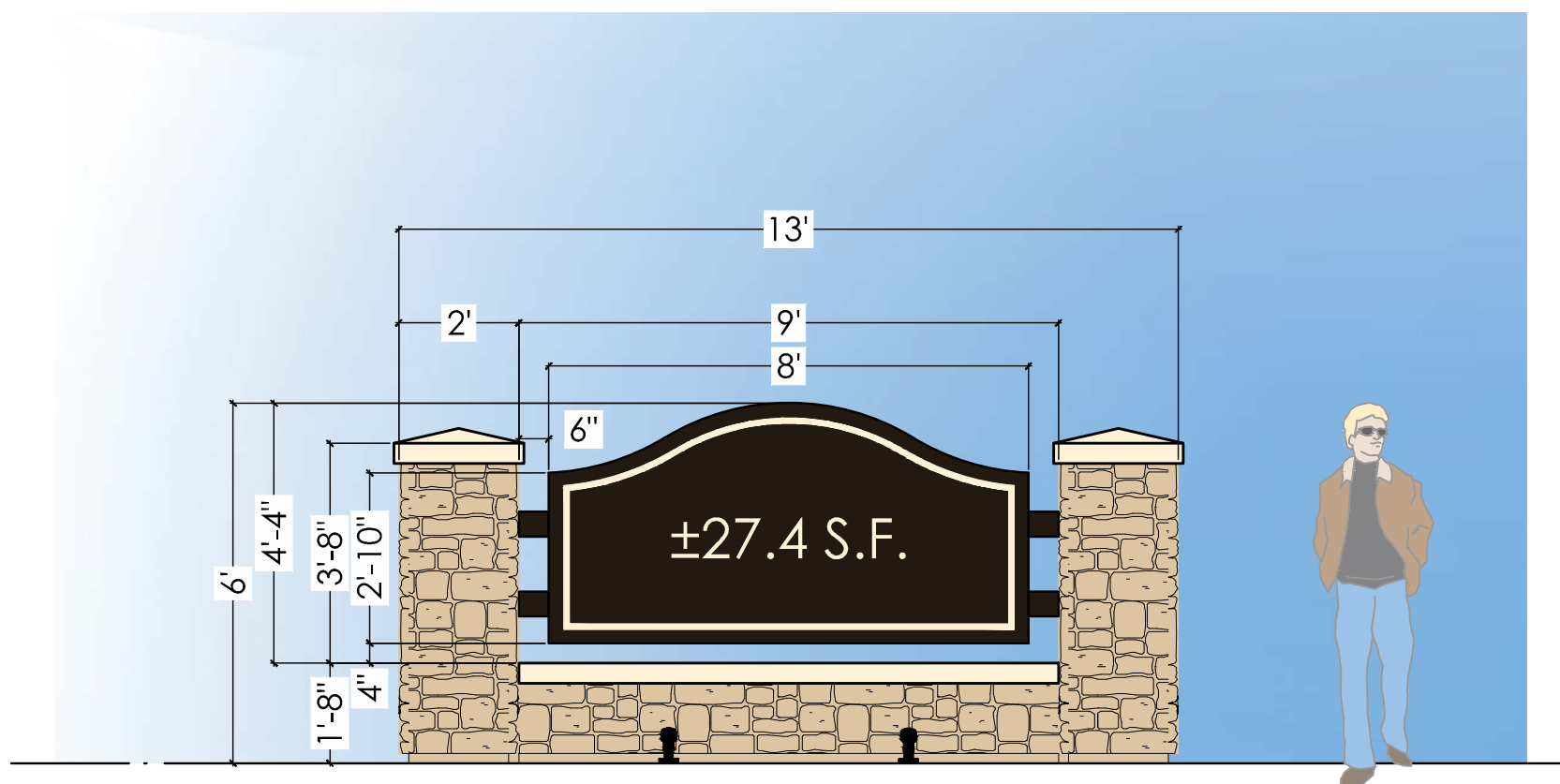


TYPICAL CLAY BRICK PIER

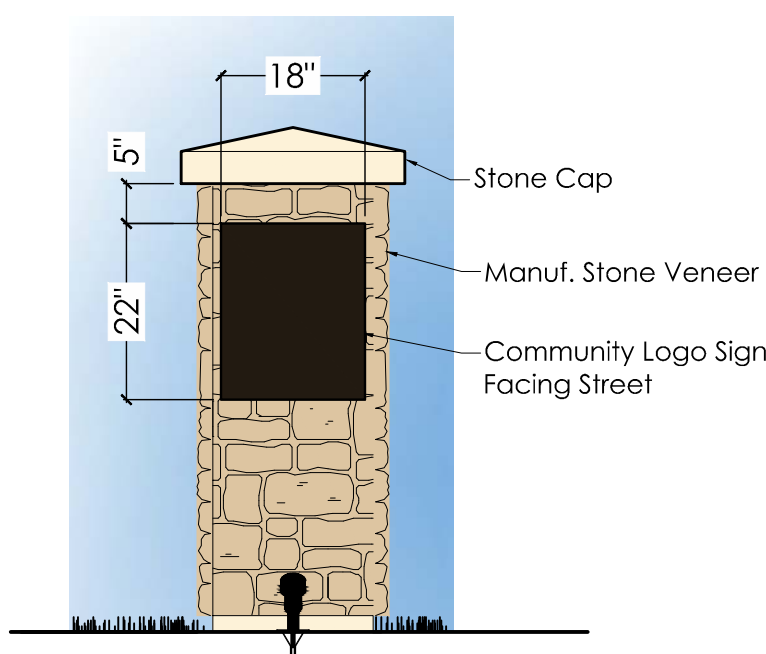


TYPICAL MANUF. STONE YARD ARM SIGN

ARM AND POST COLOR OPTIONS: BLACK OR BROWN



TYPICAL MANUF. STONE MONUMENT SIGN



TYPICAL MANUF. STONE BRICK PIER

NOTE: Entry features shall be provided at each entry into the development. The development may use a "Family" of complementary entry features as shown on this sheet that may include monument signs, hanging signs, and piers (with or without signage). All entry features shall include: entry signs, fencing, landscaping, and lighting (See PUD District Ordinance for additional details).

DATE:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	
REVISED:	

APPLICANT:



PREPARED BY:



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

CONCEPTUAL ENTRY FEATURES
AND SIGNAGE

DATE
October 27, 2025

SCALE
NTS

JOB NO.
20221063

EXHIBIT
F

Exhibit G
Conceptual Open Space
and
Pedestrian Connectivity Plan

DATE:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	

APPLICANT:



PREPARED BY:


Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

CONCEPTUAL OPEN SPACE
AND PEDESTRIAN
CONNECTIVITY PLAN

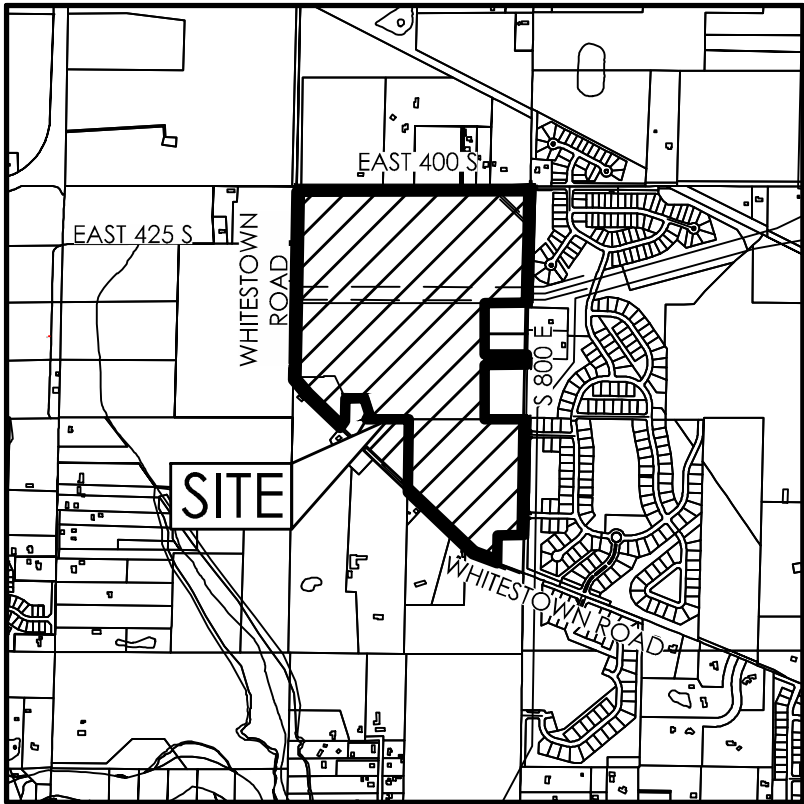
DATE	October 27, 2025	JOB NO.	20221063
SCALE	1"= 200'	EXHIBIT	G



OPEN SPACE BREAKDOWN

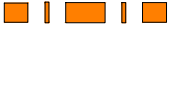
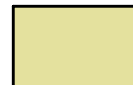
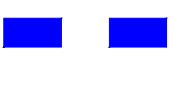
Site Acreage		180.8	ac ±
Open Space Required (Per Code)*	20%	36.2	ac ±
26 Acres- Dedicated Parcel provided			
10.2 Acres- Other Open Space; Buffers, Areas around ponds, etc			
Total Open Space Provided*	44%	80.0	ac ±
-Required Open Space (See Above)	20%	36.2	ac ±
-Additional Open Space		43.8	ac ±
-Amenity Areas			
-Clubhouse with Pool, Lounge, Pickleball, Community Gardens			
-Central Rec Area Centers, Pickleball, Community Gardens			
-Storm Ponds			
-Additional Greenspace in Common Areas			

* Open Space Acreage will be verified with each Plat
* Fully enclosed/conditioned buildings and parking areas are permitted in open space but are not counted toward open space requirement.



LOCATION MAP
NO SCALE

KEY

- | | | | |
|---|---|--|--|
|  | OPEN SPACE
(MAINTAINED BY HOA) |  | EXISTING BIG 4- RAIL TRAIL |
|  | DEDICATED PARCEL
(± 26 ACRES) |  | PROPOSED 5' SIDEWALK
(±6.1 MILES) |
|  | CONCEPTUAL PRAIRIE AREA
(PART OF OPEN SPACE) |  | PROPOSED 10' PATH
(±6,750 L.F.) |
|  | PARKETTES |  | POSSIBLE FUTURE TRAIL
(±1,800 L.F.) |
|  | BIKE RACKS |  | AMENITY CENTER |

NOTE:

Layout as shown is conceptual. Plan may be modified through Primary Plat and Engineering.

A minimum of (3) parkettes and (3) Amenity Centers shall be provided as generally shown. These shall include elements and features as outlined in the PUD District Ordinance, provided at the time of Development Plan + Primary Plat for each phase.

Right of way dedication along perimeter roads shall be per Boone County or City of Zionsville Thoroughfare Plan, whichever is greater.

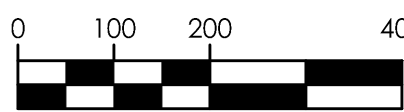
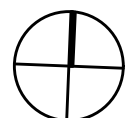
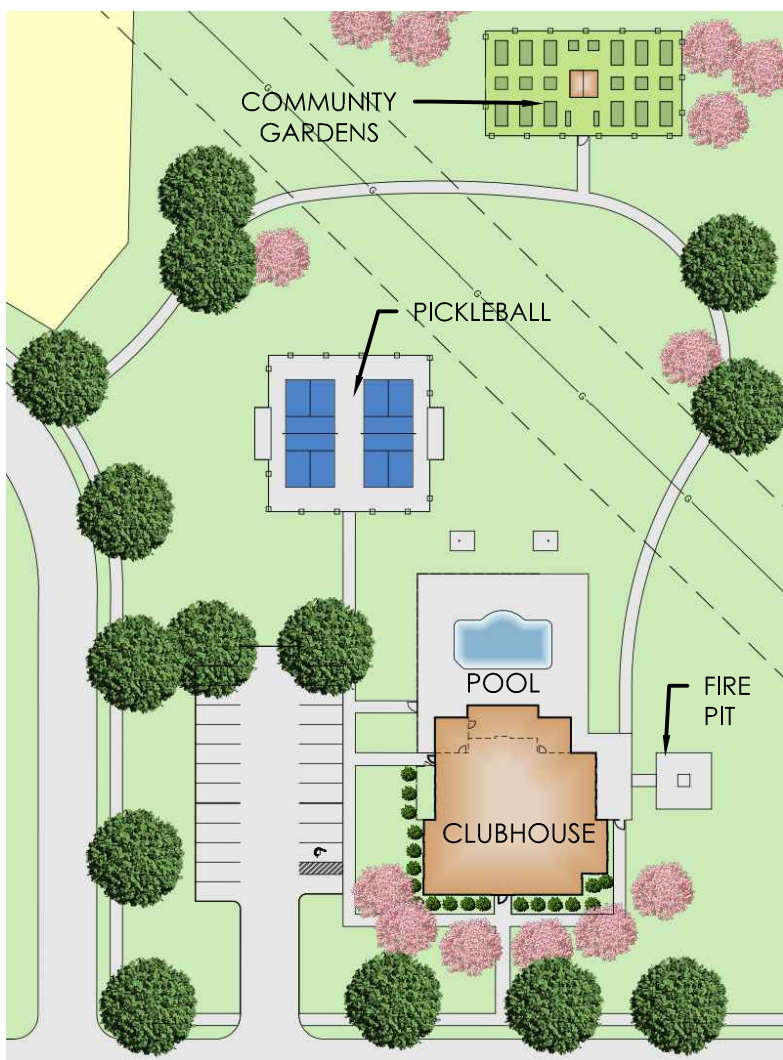


Exhibit H

Conceptual Amenities Plan

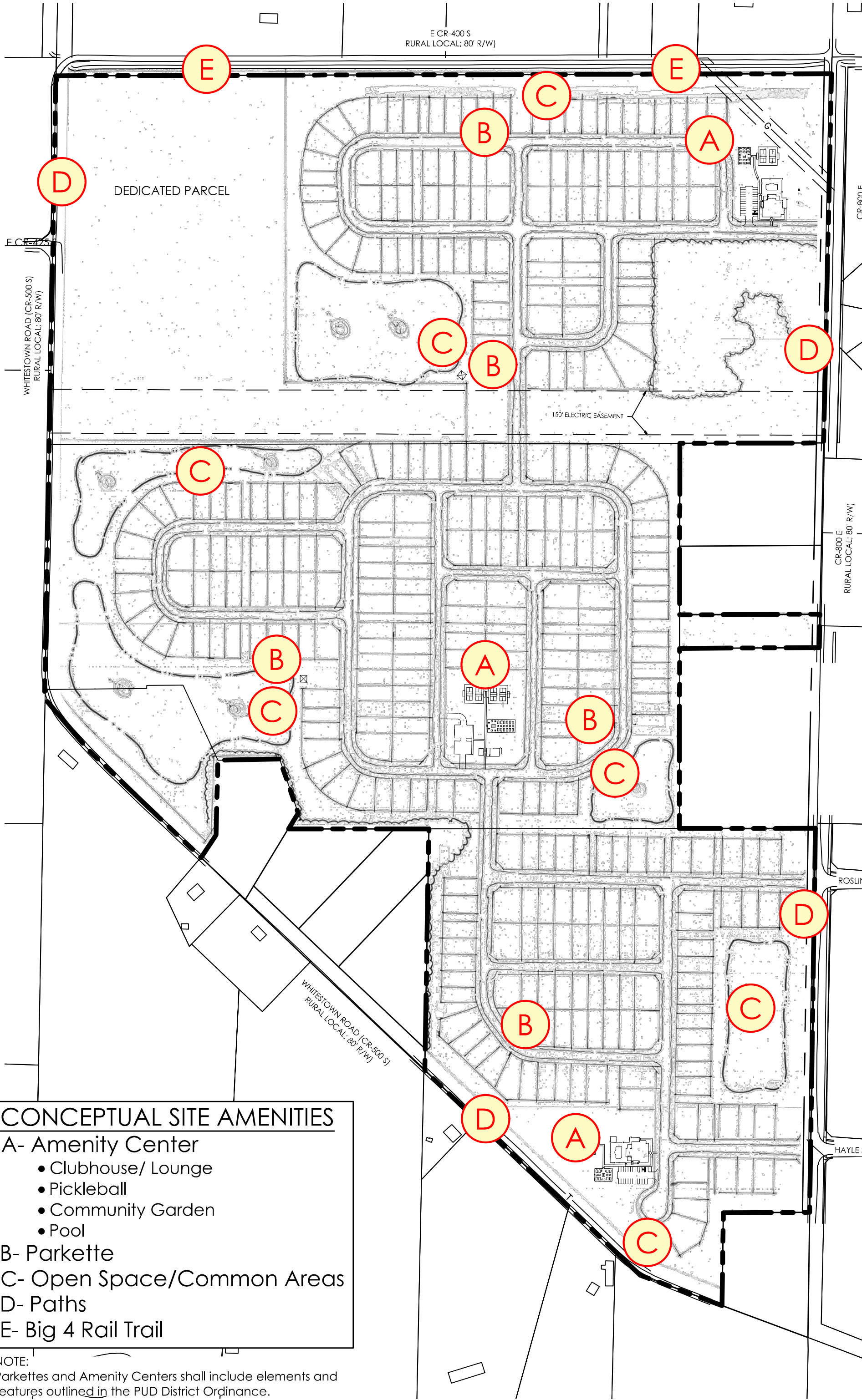


CONCEPTUAL AMENITIES ENLARGEMENT

CLUBHOUSE

- Fitness
 - Community Room
 - Kitchen
 - Restrooms
 - Front Porches
- Rear Screened Porch
 - Rear Covered Patio with Outdoor Fireplace
 - Pool
 - Community Garden
- Pickle Ball Court
 - Bike Racks
 - Parking Lot

NOTE:
Clubhouse area as shown is typical. Arrangement of clubhouse parking and amenities may change based on sight layout. Landscaping as shown is conceptual and will be further defined with landscape plan at time of primary and final plats



- CONCEPTUAL SITE AMENITIES
- A- Amenity Center
 - Clubhouse/ Lounge
 - Pickleball
 - Community Garden
 - Pool
 - B- Parkette
 - C- Open Space/Common Areas
 - D- Paths
 - E- Big 4 Rail Trail

NOTE:
Parkettes and Amenity Centers shall include elements and features outlined in the PUD District Ordinance.



DATE:	April 28, 2025
REVISED:	July 10, 2025
REVISED:	
REVISED:	
REVISED:	



THE COURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

CONCEPTUAL AMENITIES PLAN

DATE:	October 27, 2025
SCALE:	NTS

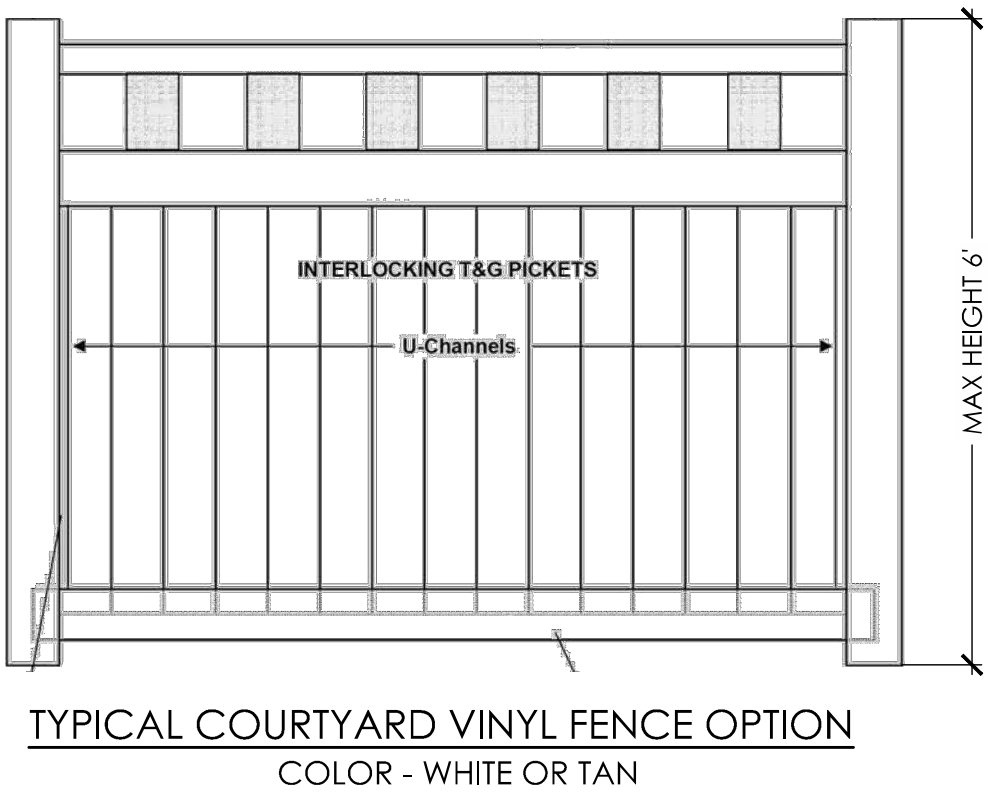
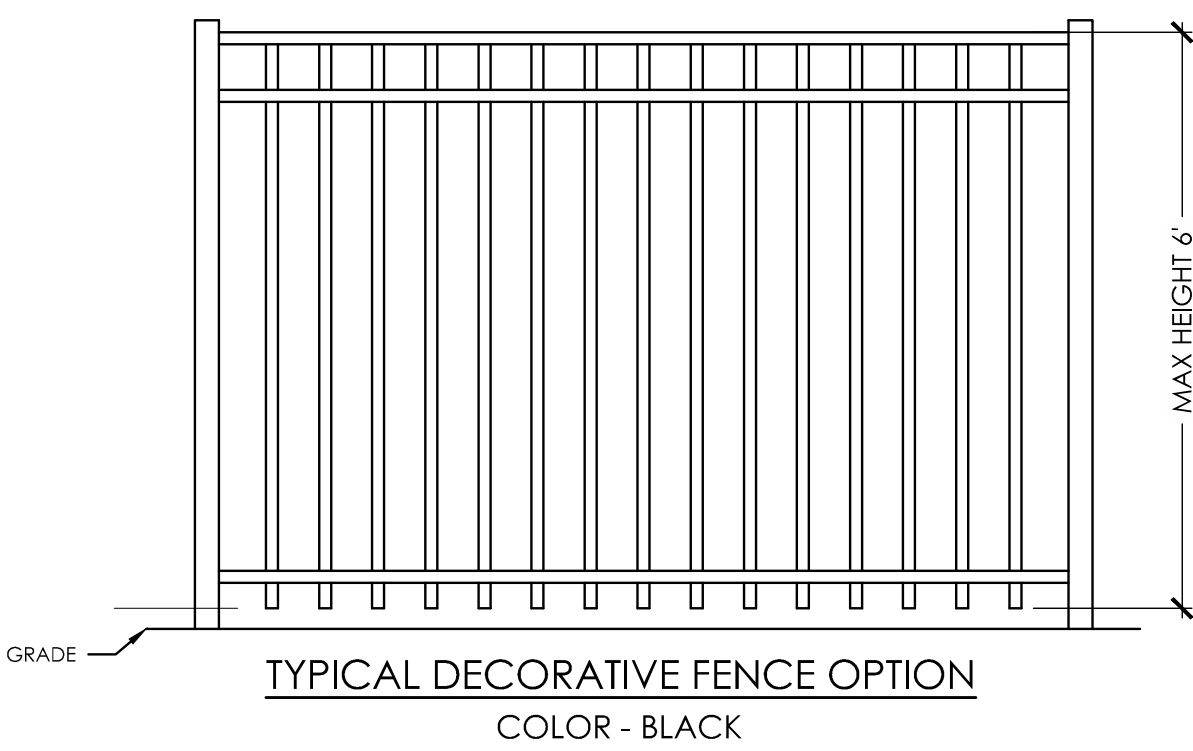
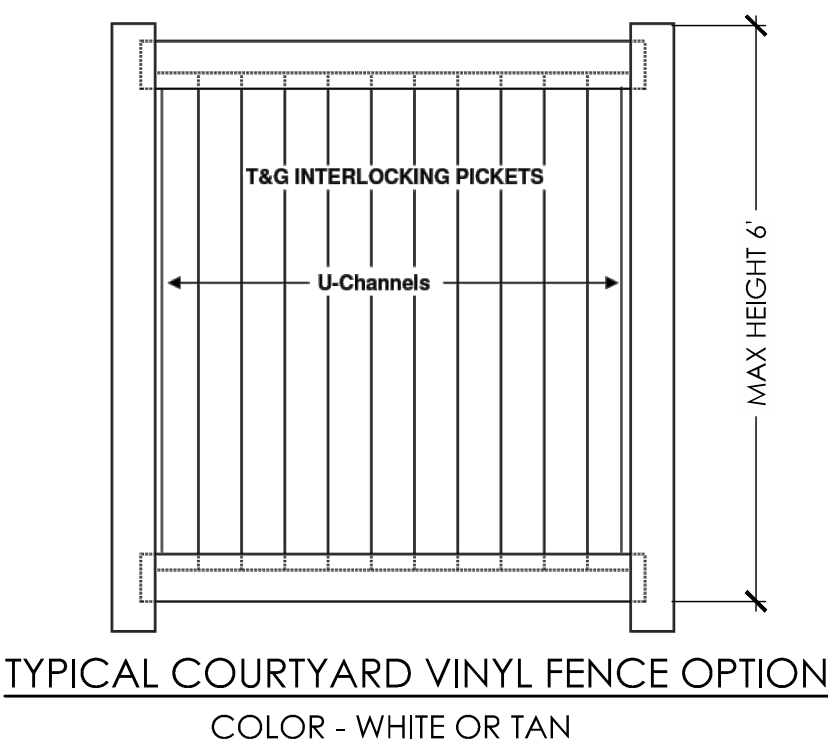
JOB NO.	20221063
SHEET	H

Exhibit I

Typical Courtyard Details



TYPICAL COURTYARD EASEMENT



TYPICAL COURTYARD

REVISED: April 28, 2025
REVISED: July 10, 2025
REVISED:
REVISED:
REVISED:



THECOURTYARDS AT
HERITAGE TRAIL
PUD DISTRICT
ZIONSVILLE, INDIANA

TYPICAL COURTYARD AND
FENCING DETAILS

DATE October 27, 2025	JOB NO. 20221063
SCALE NTS	EXHIBIT I