

Oxmoor Farm Design Guidelines

Activity Center Guidelines

Assisted Living or Multifamily Development on Parcel 5 as revised per 22- DDP-0081

Setbacks

- A parking lot setback of at least 30 feet shall be maintained from the right-of-way of Christian Way.

Streets/Access

- Access shall be limited to no more than 1 access point from Christian Way. Shared access with the existing assisted living development is encouraged.

Fencing/Walls

- Fencing of any kind in the front yard or side yards shall not be permitted.
- Fencing in the rear yard, if needed, may be masonry and/or black metal pickets.
- All screening walls, retaining walls, and exposed foundations shall match the building facade construction materials.
- The ARC shall approve any exterior wall exceeding eight feet in height.

Signage

- Entrance signs shall occur only within fifty feet of an entrance and no closer than 10 feet to the front property line.
- Only one monument style freestanding sign shall be permitted with a maximum height of four feet and a maximum 40 square feet per side and shall be externally lit, if at all.

Landscaping

- A ~~30'~~ **15'** rear yard landscape buffer shall be provided on all lots adjacent to the City of Hurstbourne.

Focal Point

- A focal point element shall be provided at the intersection of Lyndon Lane/ Christian Way to encourage a pedestrian-friendly streetscape.
- An amenity area shall be created on-site to provide outdoor gathering space.

Building Design

- ~~Maximum height shall be 35 feet measured from finish grade to top of roof/parapet.~~
- ~~A maximum of two and one half floors are allowed.~~
- **Building height shall comply with the applicable form district standards of the Land Development Code.**
- All exterior building materials shall be reviewed and approved by the ARC.
- The plane of the facade shall be broken at least every 75 feet by a recess or projection.
- Sloped roofs are encouraged for all buildings. A parapet wall shall screen all roof surfaces on all building sides when a sloped roof is not used.

- Any roof equipment shall be screened from the road frontage and adjoining properties. All screening shall be the same color as the facade.
- Any roof water collection system shall tie directly into the underground storm water system or surface water management system. No roof water may run across pavement from the building.

Detached Single-family Homes

Setbacks

- Homes shall be setback from the street 40'.

Streets/Access

- Single family residential lots shall be served by a local street.
- Homes shall be setback from the street 40'.
- Street tree spacing shall be increased to 40' on center.

