

PICKET PLACE

*Picket Place I*

\*Revised 3/10/98

*To Council  
Ord 11-98 4/98*

Picket Place is located along the south side of Dublin-Granville Road between Johnstown Road (U.S. Route 62) and Harlem Road. The site is ± 16.971 acres.

I. Permitted Uses

Cluster detached dwellings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, R-2, R-3 and R-4 Single Family Residential Districts, Section 1131.02, the accessory uses contained in Section 1131.03 and the conditional uses contained in Section 1131.04, provided that the conditional uses comply with Chapter 1115. The existing house located on the site will be used as a temporary sales office location. The sales office location within this structure will cease to exist after 18 months into the development of the site.

II. Unit Types

Cluster dwelling units shall comply with the design guidelines of the development standards in this text.

III. Development Standards

Unless otherwise specified in the submitted drawings or in this written text the development standards of Title Five of the Codified Ordinances of the Village of New Albany shall apply to this subarea.

Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

Density, Height, Lot and/or Setback Commitments

1. The maximum number of single family dwellings shall be forty-six.
2. There shall be no minimum lot area for each lot.
3. The minimum lot width at the building line shall be fifty feet.
4. The minimum front yard setback shall be ten feet for detached cluster dwellings.  
 The minimum rear yard setback shall be five feet for detached cluster dwellings.  
 The minimum side yard setback shall be five feet for detached dwellings.  
 The minimum rear yard setback shall be ten feet for detached dwellings along the western and eastern property boundaries.

5. There shall be no minimum front yard, side yard or rear yard setback for accessory structures within the one hundred foot space corridor.
6. Stoops, steps and covered porches shall be permitted to encroach a maximum of five feet within the front yard setback.
7. The building setback from Dublin-Granville Road shall be one hundred feet from the right-of-way.
8. There shall be a fifty foot building and pavement setback from the centerline of Rose Run creek.
9. Where a side yard or rear yard is adjacent to a public street, the side or rear yard must adhere to any and all platted building lines.
10. All lots shall have frontage and access on a public right-of-way or private driveway easement.
11. Those lots with shared drives shall have a travel easement of fourteen feet.
12. Accessory buildings shall be permitted within the one hundred foot open space corridor (i.e. gazebos, follies, pavilions, shelters).
13. Maximum building height: Forty-five feet as measured from finished grade at the front door to the ridge on the roof.

#### Access, Loading, Parking and/or other Traffic related Commitments

1. All homes shall have a minimum of two parking spaces.
2. Road widths and right-of-ways:
  - a) 22 foot wide internal road - 40 foot R.O.W.
3. Driveway Aprons: All driveway aprons (curb-cuts) shall be constructed to accommodate a maximum 12' driveway at the right-of-way line.

#### Architectural Standards

The residential dwellings in this development shall consist of single story or multi-story homes attached with a common wall, partially attached via a garage or overhang or fully detached. No single family residence shall be allowed to stack on top of another.

1. Exterior Materials:

- a) Wall finish materials: Brick, wood siding, and approved composition material are acceptable exterior wall finish materials. Exterior wall finish material must be used to complete massing elements. The application of brick veneer to a single building facade is prohibited.
- b) Brick: House brick to be of a "handmade appearance". Traditional brick detailing is required, such as, but not limited to, traditional bonds, watertable caps, sills, jack arches, segmental arches and soldier courses.
- c) Siding: Siding shall be cedar shiplap wood siding or an approved composition material with a natural appearance. Houses with wood or compositional siding shall have brick chimneys, and brick plinths to the height of the watertable.
- d) Roof: Pitched roofs shall be required to have a minimum 8:12 rise over run. Roof pitches with a rise over run of less than 8:12 are permitted on minor roofs (i.e. entry porches, dormers, etc.). Flat roofs shall be permitted, but must integrate strong cornice lines. Roofs may be of natural slate, wood shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.
- e) Windows: Wood constructed windows shall be required, using traditional themes on all elevations. Simulated or true divided lites in double hung windows with vertically oriented light patterns shall be used.
- f) Shutters: Where used, shutters shall be sized to cover the adjacent window when closed and appear operable. Shutters shall be mounted on appropriate shutter hardware (hinges and shutter dogs).
- g) Gutters and downspouts: Traditional half round gutters and/or ogee gutters with downspouts shall be used.
- h) Exterior paint colors: Wood siding to be an "off white" color, trim and windows to be white. Accent colors for shutters and doors to be selected from pre-approved color guide historic colors. (Refer to Appendix for manufacturers and color palettes).

2. Lighting:

- a) Each house shall have a minimum of one approved yard light near the sidewalk at the front entry and one wall mounted porch light at the front door. Lamp locations shall be consistent from house to house.
- b) Skylights: Skylights in the roof shall be permitted, provided they are not visible from off-site. Cupolas, dormers, lanterns, belvederes or window bays are permitted, provided they are consistent with the architectural theme.

3. Vehicular and Pedestrian Standards:

a) Garages:

1. Individual bay doors are required, double wide garage doors are prohibited. The width of garage doors shall not exceed nine feet. The scale of the garage shall be minimized by low, one-story roof lines and low fascia lines. Windows are encouraged in the walls of garages. Sufficient storage area shall be planned for tools, auto accessories and trash storage in the total garage space. All front loaded garages shall be placed a minimum of ten feet behind the front face of the primary dwelling.
2. Garage doors (Pedestrian): All such doors shall be solid paneled.
3. Garage doors (Vehicular): All such doors shall be solid paneled. No glazing shall be permitted in garage doors unless they are consistent with the architectural theme.

- b) Driveways and Entry Courts: The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Appropriate materials are brick, dark color concrete pavers, asphalt with controlled edges, and rolled-in stone topping. Concrete driveways are prohibited.
- c) Walkways and Sidewalks: A minimum three foot wide private sidewalk constructed of brick shall be required for every residence. Railroad tie edging of walks or driveways is prohibited.

4. Attached Structures:

- a) **Screen Porches:** Screen porches are encouraged on the rear or sides of homes but are not permitted on the front. Detailing shall be traditional wood with a break in screening at rail height. Columns or full height vertical wood members shall be at least 6" x 6". All screen porch trim shall be painted. Roof lines of screen porches shall conform to the architectural style of the home and blend into the massing of the home.
- b) **Service Courts:** Service courts shall be located to minimize the effects to adjoining properties where possible. They may be located in side or rear yards, but not in the front yard.

5. Swimming Pools/Spas:

- a) All swimming pools/spas shall be located in the rear yard, within the building line of the site, completely enclosed by fencing and screened from adjoining properties.
- b) All swimming pools/spas shall be in-ground construction. The swimming pool/spa equipment shall be within the enclosure and completely screened from adjoining properties.
- c) Spas may be constructed as part of the house and shall be flush with the top of the paving. Spas shall be completely screened from adjoining properties by fencing or landscaping.

6. Storage Buildings:

- a) **Ancillary Structures:** Ancillary structures shall be no more than one-story and shall be constructed of the same wall and roof materials as the home. The colors, walls, roof and trim shall match those used on the home.
- b) **Equipment Storage:** Storage of all maintenance equipment shall be within garages or an approved ancillary structure. Such items shall not be visible from streets, common open spaces or adjacent lots or developments.
- c) **Vehicle Storage:** All campers, off-road vehicles, pick-up trucks or boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside.

7. Mailboxes/Addresses: Each residence shall be required to install a standard New Albany mailbox painted green with standardized numerals. Locations of private individual mailboxes shall be as approved by the ARC, and normally shall be adjacent to the curb for easy access by mail carriers.
8. Standard House Numbering: Each residence shall be required to install standard New Albany house numbers in a common location to the right of the front door.
9. Architectural Review: The New Albany Company has established an Architectural Review Committee (ARC) to seek conformance of the Design Guidelines for the New Albany Country Club Communities. All requirements of the Design Guidelines shall apply to this parcel. This development shall be reviewed by the ARC to insure that the theme of American Georgian Architecture has been properly acknowledged in the planning and design process. No work shall commence on any structure without majority approval of the ARC. The ARC shall, from time to time during the construction of the project, review all aspects of the work to determine conformance with the approved plans.

#### Buffering, Landscaping, Open Space and/or Screening Commitments

1. Street Trees: Street trees shall be required on both sides of internal streets. Trees are to be a minimum of three inch caliper and shall be spaced at a minimum distance of thirty feet on center. This requirement may be waived in areas where existing vegetation occurs.
2. Fences:
  - a) Temporary Fences: Fences used as temporary barriers during construction around vegetation and buffer area must be sturdy, at least 3 feet tall, and easy to maintain. Fences are prohibited in utility easements and road rights-of-way. All temporary fences must be removed prior to the issuance of a certificate of occupancy. For further information regarding the buffer area and construction fencing, please reference the note titled "Buffer Area" on the final plat.
  - b) Permanent Walls and Fences: Walls and fences used in connection with single family houses may be utilized to define spaces such as private gardens, patios, pools, etc., rather than delineating lot lines. Privacy fences and walls, in all cases, shall be limited to small enclosures around the house, unless the developer provides for such as part of the overall subdivision plan.

Fences and walls shall be architectural extensions of the house or other buildings, and shall be constructed using like materials and colors as the house or that complement the building architecture.

#### Dumpsters, Lighting, Outdoor Display Areas and/or other Environmental Commitments

1. Landscape Lighting:
  - a) Lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods.
  - b) Village of New Albany gooseneck street lights shall be utilized. (Holophane-Holbrook HLDK-175 MH 120 or its equivalent). Finish of the fixtures shall be in New Albany Green.
  - c) Security Lighting: Pole mounted yard lights and large flood lights mounted to the house are prohibited.
2. Garbage Cans: All garbage cans and other waste containers shall be kept in the garage or an approved ancillary structure.

#### Graphics and Signage Commitments

The development shall utilize standard Village of New Albany street and regulatory signage.

#### Miscellaneous Commitments

1. Pre-fabricated storage buildings are prohibited.
2. Antennas and Satellite Dishes: Exterior antennas and satellite dishes larger than 20" in diameter are prohibited. Smaller antennas and satellite dishes shall be permitted, provided they are screened from adjoining properties.
3. Advertising: Advertising of specific products, trade names, brands, etc., on a lot is prohibited. Political posters, "for sale" signs, temporary advertising, and "yard sale" signs, are also prohibited. Garage and/or yard sales are not permitted on any lot or within the buildings thereon.
4. Sport and Recreational Equipment: Swing sets and other children's play facilities constructed of wood shall be permitted, provided they are screened from adjoining properties.

## **PICKETT PLACE PHASE 2**

### **1. INTRODUCTION**

Pickett Place is located along the south side of Dublin-Granville Road between Johnstown Road (U.S. Route 62) and Harlem Road to the west of the original Pickett Place development. The entire site is 19.627 acres. The Phase 2 request includes a 2.65 acre tract to west of the original Pickett Place subdivision and lots 7, 8, 9, 10, 11, 12 and 13 are to be reconfigured to accommodate six (6) additional lots and a cul-de-sac to serve the new house sites.

#### **A. Permitted Uses**

Cluster detached dwellings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, R-2, R-3 and R-4 Single Family Residential Districts, Section 1131.02, the accessory uses contained in Section 1131.03 and the conditional uses contained in Section 1131.04, provided that the conditional uses comply with Chapter 1115. A home located within the original PUD has been designated as a temporary sales office location and it will serve Phase 2 as the temporary sales function shall cease at the time 95% of the total subdivision is completed.

### **2. Unit Types**

Cluster dwelling units shall comply with the design guidelines of the development standards in this text

#### **A. Development Standards**

Unless otherwise specified in the submitted drawings or in this written text the development standards of Title Five of the Codified Ordinances of the Village of New Albany shall apply to this subarea. Basic development standards are compiled regarding proposed density, site issues, traffic, circulation, landscape and architectural standards. These component standards ensure consistency and quality throughout the parcel's development.

#### **B. Community Authority**

Prior to final development plan, all houses in development shall be part of the New Albany Community Authority.

2. Density, Height, Lot and/or Setback Commitments

- a. The maximum number of single family dwellings in Phase 2 shall be thirteen.
- b. There shall be no minimum lot area for each lot.
- c. The minimum lot width at the building line shall be fifty feet.
- d. The minimum front yard setback shall be ten feet for detached cluster dwellings. The minimum rear yard setback shall be five feet for detached cluster dwellings. The minimum side yard setback shall be five feet for detached dwellings.
- e. There shall be no minimum front yard, side yard or rear yard setback for accessory structures within the one hundred foot space corridor.
- f. Stoops, steps and covered porches shall be permitted to encroach a maximum of five feet within the front yard setback and easement provided in the event the village enters the easement to remove, repair or maintain its improvements in the easement are and any stoop steps or porch is damaged or disturbed the lot owner shall hold the village harmless therefrom.
- g. The building setback from Dublin-Granville Road shall be one hundred feet from the right-of-way.
- h. Where a side yard or rear yard is adjacent to, a public street, the side or rear yard must adhere to any and all platted building lines.
- i. All lots shall have frontage and access on a public right-of-way or private driveway easement.
- j. Those lots with shared drives shall have a travel easement of fourteen feet.
- k. Accessory buildings shall be permitted within the one hundred foot open space corridor (i.e. gazebos, follies, pavilions, shelters).
- l. Maximum building height: Forty-five feet as measured from finished grade at the front door to the ridge on the roof.

3. Access, Loading, Parking and/or other Traffic related Commitments

- a. All homes shall have a minimum of two parking spaces.
- b. Road width and right-of-ways:

1. 22 foot wide internal road - 40 foot R.O. W.
  2. There shall be a fifty foot right-of-way dedicated along Dublin-Granville road.
- c. Driveway Aprons: All driveway aprons (curb-cuts) shall be constructed to accommodate a maximum 12' driveway at the right-of-way line.

4. Architectural Standards

The residential dwellings in this development shall consist of single story or multi-story homes attached with a common wall, partially attached via a garage or overhang or fully detached. No single family residence shall be allowed to stack on top of another.

1. Special Standards for Lots 7, 9, 47:

1. The houses shall be Aside-loaded@ with regard to the frontage on Dublin-Granville Road. This requirement mandates that no rear facade, porch, deck, patio, pool, or spa/hot tub may be located on the side of the structure toward Dublin-Granville Road.
2. No garage entry door may be located to face Dublin-Granville Road

2. Exterior Materials:(applicable to all structures on development)

1. Wall finish materials: Brick, wood siding, and approved composition material are acceptable exterior wall finish materials. Exterior wall finish material must be used to complete massing elements. The application of brick veneer to a single building facade is prohibited.
2. Brick: House brick to be of a "handmade appearance@. Traditional brick detailing is required, such as, but not limited to, traditional bonds, watertable caps, sills, jack arches, segmental arches and soldier courses.
3. Siding: Siding shall be cedar shiplap wood siding or an approved composition material with a natural appearance. Houses with wood or compositional siding shall have brick chimneys, and brick plinths to the height of the watertable.

4. Roof: Pitched roofs shall be required to have a minimum 8:12 rise over run. Roof pitches with a rise over run of less than 8:12 are permitted on minor roofs (i.e. entry porches, dormers, etc.). Flat roofs shall be permitted, but must integrate strong cornice lines. Roofs may be of natural slate, wood shake or wood shingle, metal standing seam, or an architectural grade fiberglass asphalt shingle.
5. Windows: Wood constructed windows shall be required, using traditional themes on all elevations. Simulated or true divided lites in double hung windows with vertically oriented light patterns shall be used.
6. Shutters: Where used, shutters shall be sized to cover the adjacent window when closed and appear operable. Shutters shall be mounted on appropriate shutter hardware (hinges and shutter dogs).
7. Gutters and downspouts; Traditional half round gutters and/or ogee gutters with downspouts shall be used.
8. Exterior paint colors: Wood siding to be an "off white" color, trim and windows to be white. Accent colors for shutters and doors to be selected from pre-approved color guide historic colors. (Refer to Appendix for manufacturers and color palettes).

c. Lighting:

1. Each house shall have a minimum of one approved yard light near the sidewalk at the front entry and one wall mounted porch light at the front door. Lamp locations shall be consistent from house to house.
2. Skylights: Skylights in the roof shall be permitted, provided they are not visible from off-site. Cupolas, dormers, lanterns, belvederes or window bays are permitted, provided they are consistent with the architectural theme.

5. Vehicular and Pedestrian Standards:

1. Garages:

1. Individual bay doors are required, double wide garage doors are prohibited. The width of garage doors shall not exceed nine feet. The scale of the garage shall be minimized by low, one- story roof lines and low fascia lines. Windows are encouraged in the walls of garages. Sufficient storage area shall be planned for tools, auto accessories and trash storage in the total garage space. All front loaded garages shall be placed a minimum of ten feet behind the front face of the primary dwelling.
  2. Garage doors (pedestrian): All such doors shall be solid paneled.
  3. Garage doors (Vehicular): All such doors shall be solid paneled. No glazing shall be permitted in garage doors unless they are consistent with the architectural theme.
- b. Driveways and Entry Courts: The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Appropriate materials are brick, dark color concrete pavers, asphalt with controlled edges, and rolled-in stone topping. Concrete driveways are prohibited.
- c. Walkways and Sidewalks: A minimum three foot wide private sidewalk constructed of brick shall be provided for each residence and shall be located on one side of the street as shown on the site plan. Railroad tie edging of walks or driveways is prohibited.
4. An eight foot leisure trail shall be constructed along Dublin-Granville Road.
6. Attached Structures:
7. Screen Porches: Screen porches are encouraged on the rear or sides of homes but are not permitted on the front. Detailing shall be traditional wood with a break in screening at rail height. Columns or full height vertical wood members shall be at least 6" x 6" All screen porch trim shall be painted. Roof lines of screen porches shall conform to the architectural style of the home and blend into the massing of the home.
- b. Service Courts: Service courts shall be located to minimize the effects to adjoining properties where possible. They may be located in side or rear yards, but not in the front yard.

7. **Swimming Pools/Spas:**

- a. All swimming pools/spas shall be located in the rear yard, within the building line of the site, completely enclosed by fencing and screened from adjoining properties.
- b. All swimming pools/spas shall be in-ground construction. The swimming pool/spa equipment shall be within the enclosure and completely screened from adjoining properties.
- c. Spas may be constructed as part of the house and shall be flush with the top of the paving. Spas shall be completely screened from adjoining properties by fencing or landscaping.

8. **Storage Buildings:**

- a. Ancillary Structures: Ancillary structures shall be no more than one story and shall be constructed of the same wall and roof materials as the home. The colors, walls, roof and trim shall match those used on the home.
- b. Equipment Storage: Storage of all maintenance equipment shall be within garages or an approved ancillary structure. Such items shall not be visible from streets, common open spaces, adjacent lots or developments
- c. Vehicle Storage: All campers, off-road vehicles, pick-up trucks or boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside.

9. **Mailboxes/Addresses**

Each residence shall be required to install a standard, New Albany mailbox painted green with standardized numerals. Locations of private individual mailboxes shall be as approved by the ARC, and normally shall be adjacent to the curb for easy access by mail carriers.

10. **Standard House Numbering**

Each residence shall be required to install standard New Albany house numbers in a common location to the right of the front door.

11. Architectural Review

The New Albany Company has established an Architectural Review Committee (ARC) to seek conformance of the Design Guidelines for the New Albany Country Club Communities, All requirements of the Design Guidelines shall apply to this parcel. This development shall be reviewed by the ARC to insure that the theme of American Georgian Architecture has been properly acknowledged in the planning and design process. No work shall commence on any structure without majority approval of the ARC. The ARC shall, from time to time during the construction of the project, review all aspects of the work to determine conformance with the approved plans.

12. Buffering, Landscaping, Open Space and/or Screening Commitments

- a. Parkland: Parkland shall be arranged in a manner deemed suitable by Council.
- b. Street Trees:
  1. Street trees shall be required on both sides of internal streets. Trees are to be a minimum of three inch caliper and shall be spaced at a minimum distance of thirty feet on center.
  2. Street trees shall be required in reserve AG@ along Dublin-Granville road. Trees shall be spaced at a minimum distance of thirty feet on center.
- c. Fences:
  1. Temporary Fences: Fences used as temporary barriers during construction around vegetation must be sturdy, at least 3 feet tall, and easy to maintain. Fences are prohibited in utility easements and road rights-of-way. All temporary fences must be removed prior to the issuance of a certificate of occupancy. For further information please reference the note titled "Buffer Area" on the final plat.
  2. Permanent Walls and Fences: Walls and fences used in connection with

single family houses may be utilized to define spaces such as private gardens, patios, pools, etc., rather than delineating lot lines. Privacy fences and walls, in all cases, shall be limited to small enclosures around the house, unless the developer provides for such as part of the overall subdivision plan. Fences and walls shall be architectural extensions of the house or other buildings, and shall be constructed using like materials and colors as the house or that complement the building architecture.

4. Landscaping/Screening:

There shall be landscaping done to the satisfaction of staff as necessary to provide adequate screening from existing residences.

13. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments

a. Landscape Lighting:

1. Lighting shall be used to provide for safety and ingress and egress only. Fixture lamps shall be incandescent and shall be shielded by planting or other methods.
2. Village of New Albany gooseneck street lights shall be utilized. (Holophane-Holbrook HLDK-175 :MH 120 or its equivalent). Finish of the fixtures shall be in New Albany Green.
3. Security Lighting: Pole mounted yard lights and large flood lights mounted to the house are prohibited.

b. Garbage Cans: All garbage cans and other waste containers shall be kept in the garage or an approved ancillary structure.

14. Graphics and Signage Commitments

The development shall utilize standard Village of New Albany street and regulatory signage.

15. Miscellaneous Commitments

16. Pre-fabricated storage buildings are prohibited.

b. Antennas and Satellite Dishes: Exterior antennas and satellite dishes larger than

20" in diameter are prohibited. Smaller antennas and satellite dishes shall be permitted, provided they are screened from adjoining properties.

- c. Advertising: Advertising of specific products, trade names, brands, etc., on a lot is prohibited. Political posters, for sale signs, temporary advertising, and yard sale signs, are also prohibited. Garage and/or yard sales are not permitted on any lot or within the buildings thereon.
- d. Sport and Recreational Equipment: Swing sets and other children=s play facilities constructed of wood shall be permitted, provided they are screened from adjoining properties.

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