

PROPOSED ARTICLE 16 OF THE TOWN OF DILLSBORO ZONING ORDINANCE

Downtown Dillsboro Overlay District

SECTION 1600 – Purpose of the Downtown Design Overlay (DD-OL) District

The Downtown Design Overlay District is established to preserve the historical and architectural character of the downtown area, ensure compatible new construction, and foster economic vitality through thoughtful and consistent design standards.

SECTION 1605 - Applicability

These standards apply to all properties within the designated Downtown Design Overlay District and shall be shown on the Official Zoning Map.

1. A lot covered by an Overlay District shall be subject to both the underlying Zoning District and the Overlay District standards found in this Chapter.
2. If a use is prohibited in either an applicable Overlay District or the underlying zoning district, then the use is prohibited, even though one (1) of the districts allows the use.
3. In the event of a conflict with the underlying zoning district, the overlying standards shall apply.

SECTION 1610 - Design Standards

The following standards shall apply to renovations, additions, and new construction within this district. Later alterations may be replaced with a design that meets the standards of the district.

(A) Scale & Proportion

1. Total Building Height:
 - a. Commercial / Non-Residential: 24–42 feet (2–3 stories)
 - b. Residential: 18–35 feet (1.5–2.5 stories)
2. Ground Floor Height:
 - a. Commercial / Non-Residential: 12–16 feet
 - b. Residential: 9–12 feet
3. Upper Floor Height: 10–12 feet
4. Width-to-Height Ratio:
 - a. Commercial / Non-Residential: 1:2 or 1:3 (narrower storefronts preferred)
 - b. Residential: 1:1.5 or 1:2
5. Mechanical Equipment: Mechanical equipment should not be visible from public rights of way. If no location is entirely screened, a location of less visibility should be chosen.
6. Accessory Structures: Cannot exceed 40% of the footprint of the main building.
7. Additions to Historic Structures: Additions are limited to non-character defining elevations and must be subordinate to the existing building.

(B) Facades

1. Proportions and Elements: Original proportions, dimensions, and elements must be maintained when restoring, renovating, or reconstructing facades. Elements which have deteriorated beyond repair may be replaced with a design compliant with the standards of this ordinance.
2. Trim and Ornamentation: At least three of the following traditional design features must be incorporated to ensure compatibility:
 - a. Contrasting Base or Water Table: A different material or texture on the lower portion of the facade.
 - b. Trim Depth: Minimum 1-inch relief on all windows, door, and roofline trim.
 - c. Decorative Vent or Gable Detail: Such as a gable vent, brackets, or exposed rafter tails.
 - d. Mixed Siding Treatments: A combination of materials (e.g., brick base with wood siding above).
 - e. Roof Detail: Overhang brackets, dormers, or cupolas.
 - f. Masonry or Siding Variation: Historic-style brickwork patterns, shake siding, or board-and-batten.

(C) Window & Door Materials & Detailing

1. Existing Window & Door Openings:
 - a. No Enlargement or Reduction: The size of the original window and door openings must be preserved.
 - b. Alteration Prohibited: Enlarging or reducing window or door openings is prohibited.
 - c. New Openings: Any new windows or doors proposed in an existing structure must match the size and placement of the original openings.
2. Storefront & Entry Design. The following standards shall apply to storefronts and entry design based on the use of the structure.
 - a. Commercial
 - i. Recessed Entry Depth: 3–5 feet from sidewalk
 - ii. Door Height: 8–10 feet high, typically with a width-to-height ratio of 1:1.5. Traditional wood or metal with appropriate detailing (e.g., transoms, sidelight windows).
 - iii. Storefront Transparency: At least 60% glass on the ground floor
 - iv. Doors & Windows: Must include multi-pane or transom elements
 - b. Residential:
 - i. Entry Porches: Minimum 6 feet deep
 - ii. Door Height: 7–8 feet with a width-to-height ratio of 1:2. Must feature traditional panel doors, with an optional transom or sidelights for added character.
 - c. Outbuildings / Accessory Structures:
 - i. If the outbuilding includes large doors (e.g., for a garage or barn), at least one minimum 24 inches by 36 inches should be incorporated into the door or wall.

3. Ground Floor Transparency:
 - a. Commercial / Non-residential Structures: At least 60% of the ground-floor facade must be composed of transparent window areas.
 - b. Residential: At least 15% of the total wall area on the front elevation must be made up of window openings.
 - c. Outbuildings, Garages, and Sheds: At least 10% of the total wall area on the side facing the street or visible from public areas must be made up of window openings.
4. Window Alignment: Windows and doors must be aligned vertically across all floors and horizontally spaced consistently with neighboring buildings.
 - a. Commercial: Windows should line up vertically with the storefront elements (such as transoms) and ensure that horizontal spacing of windows is consistent across the facade to maintain a cohesive streetscape.
 - b. Residential: Windows on the second floor should align vertically with the windows of the first floor, respecting the original rhythm of openings. Ensure uniform horizontal spacing between windows on adjacent stories.
5. Minimum Window Opening Sizes (All Structures):
 - a. Residential Windows: 1:1.5 or 1:2 ratio, windows should be proportionally tall but slightly wider than commercial windows. Window height must be at least 36 inches, and width at least 24 inches, to ensure natural light and ventilation.
 - i. Windows that are smaller than these sizes may be allowed for specific uses (e.g., attic spaces, utility rooms) but must still comply with the minimum total window area.
 - b. Commercial Windows: 1:2 or 1:3 ratio (windows should be at least twice as tall as wide) Each ground-floor window must have a minimum height of 5 feet to align with the typical height of historic storefronts.
 - c. Upper Floor Windows (All Structures): No window should be smaller than 30 inches in height and 18 inches in width and at least one window shall be provided per room for natural ventilation and light
 - d. Outbuildings & Accessory Structure Windows: Windows should have traditional proportions (tall and narrow), with height generally greater than width and should incorporate at least one window on every visible wall, especially when facing public areas or side streets. Small storage spaces may have smaller windows, but they must still meet the minimum total window area requirement.
6. Window Trim Requirements:
 - a. All windows and doors shall have a minimum 4-inch trim depth around windows and doors.
 - b. Materials: Windows must feature traditional detailing such as wooden or metal sills, and shaped lintels
7. Outbuilding / Accessory Structure Decorative Elements. At least one of the following decorative elements must be incorporated into the design for all outbuildings / accessory structures:
 - a. multi-pane windows,
 - b. barn-style doors,

c. transoms, etc.

(D) Roofs

1. Retention of Original Features: Original roof slopes, forms, shapes, and materials should be retained or replicated.
2. Pitched Roofs: Pitched roofs should have slopes between 6:12 to 12:12 slope for gable/hip roofs.
3. Flat Roofs: Flat roofs are only permissible for commercial use and must include a parapet (minimum 18 inches high) or cornice (minimum 6-inch projection).
4. Overhangs: Minimum 6-inch eave overhang required.
5. Mechanical Equipment: Place mechanical and service equipment (e.g., solar devices, condensers) in inconspicuous locations to avoid damaging or obscuring original features.
6. Decorative Elements. At least one of the following decorative elements must be incorporated into the design for all renovations, additions, and new construction:
 1. Brackets or corbels
 2. Gable vents or dormers
 3. Exposed rafter tails

(E) Paint

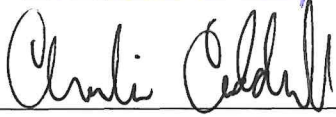
- Maintenance: Maintain original painted surfaces and use compatible paint colors representative of the building's period of construction.

(F) Demolition Guidelines

1. Justification: Demolition should be considered only in extreme cases where buildings are beyond feasible economic repair, pose a threat to public health and safety, or do not contribute to the neighborhood context.
2. Preservation: Contributing resources should be protected and preserved whenever possible.

**DILLSBORO, INDIANA
TOWN COUNCIL**

Date: March 10, 2025



CHARLIE CALDWELL

Aye
 Nay
 Abstain



TIM BENNING

Aye
 Nay
 Abstain




DUSTIN KITCHELL

Aye
 Nay
 Abstain



BECKY FRYMAN

Aye
 Nay
 Abstain



JERRI JACKSON

Aye
 Nay
 Abstain

ATTEST:



RITA STEVENS
Clerk-Treasurer