

5.6 Development Plans Required for Architectural and Site Design Review & Development Incentives in the TC: Town Center District, the R-U: Urban Residential District and the MU: Mixed Use District.

Intent – In order to: assure the continued development and redevelopment of the downtown area of the Town of Plainfield as the "center place" of the community which provides a high character "sense of place" in the style of a traditional downtown; provide and enhance the quality and character of the downtown area; and, provide for interconnectivity of downtown neighborhoods with the commercial downtown area, all development located in the TC: Town Center *District*, the R-U: Urban Residential *District* and the MU: Mixed Use *District* shall be subject to the approval of a *Development Plan* by the *Plan Commission*.

A. Applicability and Review Authority.

1. TC: Town Center District – Development located within the TC: Town Center *District* shall be subject to the filing of a Development Plan for Architectural and Site Design Review as set forth in Table 5.6-A: Town Center Development Plans.
2. R-U & MU Districts – Development located within the R-U: Urban Residential *District* and the MU: Mixed Use *District* when located within the "Town Center Neighborhood" as designated in The Town of Plainfield, IN, Town Center Plan shall be subject to the filing of a Development Plan for Architectural and Site Design Review as set forth in Table 5.6-B: R-U: Urban Residential District & MU: Mixed Use District Development Plans.
3. Residential Uses in TC District – Notwithstanding anything above to the contrary, any *Single Family Dwelling*, *Two Family Dwelling* or *Multifamily Dwelling* located in the TC: Town Center *District* shall be subject only to the *Development Requirements* contained in Section 5.6, C., below, for *Single Family Dwelling*, *Two Family Dwelling* or *Multifamily Dwelling* development located within the R-U: Urban Residential *District* and the MU: Mixed Use *District*.
4. Non-Residential Uses in RU or MU Districts – Notwithstanding anything above to the contrary, any non-residential use located within the R-U: Urban Residential *District* or the MU: Mixed Use *District* when located within the "Town Center Neighborhood" as designated in The Town of Plainfield, IN, Town Center Plan shall be subject to the *Development Requirements* for development within the TC: Town Center *District* set forth in:
 - a. Section 5.6, B., 5. – Architectural Design;
 - b. Section 5.6, B., 7. – Lighting;
 - c. Section 5.6, B., 8. – Accessory Structures and Facilities;
 - d. Section 5.6, B., 9. – Additions to an Existing Building;
 - e. Section 5.6, B., 10. – Exterior Building Façade Renovations With No Building Additions or Minor Building Additions; and,
 - f. Section 5.6, B., 11. – Exterior Building Façade Renovation With Major Building Additions, below.
5. Multifamily Dwelling Projects in the RU: Urban Residential District – All *Multifamily Dwelling* projects on all *Lots* in the RU: Urban Residential *District*, when located elsewhere in the Town of Plainfield and not located within the "Town Center Neighborhood" as designated in The Town of Plainfield, IN, Town Center Plan shall be subject only to the *Development Requirements* contained in Article 5.6, C., 2, below, for *Multifamily Dwellings*.
6. Development Plan Review Authority.
 - a. All development shall be subject to the filing, review and appeal procedures set forth in Article 5.8 – Procedures for Submission and Review of Development Plans.

Article 5.6
Architectural Review: Town Center Districts

- b. Limitation on *Director's Authority* – Notwithstanding anything in Table 5.6-A or Table 5.6-B to the contrary, any development which requires a *Waiver* of any *Development Requirement* of this Article shall be required to file a *Development Plan* for review and determination by the *Plan Commission*.

TABLE 5.6-A: TC: TOWN CENTER DISTRICT DEVELOPMENT PLANS

	Development Activity	Approval Authority
a.	New Construction *	Plan Commission
b.	New Construction of a <i>Primary Use Building</i> on Lot with Existing Development *	Plan Commission
c.	Major <i>Building Additions</i> (greater than 10,000 sq. ft. or in excess of 20% of <i>Gross Floor Area</i> of existing <i>Building(s)</i>) *	Plan Commission
d.	New Outdoor Display Area, Outdoor Operations (i.e.: outdoor seating/dining areas; processing; servicing; etc.), <i>Outside Storage Area</i> , <i>Off-Street Parking Area</i> or <i>Off-Street Loading Area</i>	Director
e.	Minor <i>Building Additions</i> (less than 10,000 sq. ft. and less than 20% of <i>Gross Floor Area</i> of existing <i>Building(s)</i>)	Director
f.	Exterior <i>Building Renovations</i> (i.e., change in exterior building materials, substantial change in exterior color, increase or decrease in façade fenestration in excess of 10%)	Director
g.	<i>Accessory Buildings / Structures</i> (New or Additions) – including by way of example: Trash Enclosures; Storage Sheds; Drive-Through Facilities; ATM's, etc.	Director
h.	Expanded or Relocated Outdoor Display Area, Outdoor Operations (i.e.: outdoor seating/dining areas; processing; servicing; etc.), <i>Outside Storage Area</i> , <i>Off-Street Parking Areas</i> , or <i>Off-Street Loading Area</i> (unless subject to Article 5.4, B., 4.)	Director
i.	All <i>Signs</i> , including: <i>Freestanding Identification Signs</i> (<i>Ground, Pole</i> or <i>Pylon Signs</i>); <i>Building Identification Signs</i> (<i>Wall, Projecting, Awning, Canopy</i> or <i>Marquee Signs</i>); <i>Incidental Signs</i> (<i>Ground</i> or <i>Wall Signs</i>); <i>Suspended Signs</i> ; or <i>Outdoor Display Area Signs</i> .	Director
j.	Landscaping	Director
k.	Lighting	Director
l.	Fences	Director
* - Includes complete review of site, landscape, lighting, sign and building elevation plans.		
Plan Commission = Determination by <i>Plan Commission</i> as set forth in Article 5.8, A., 1.		
Director = Administrative Determination by <i>Director</i> as set forth in Article 5.8, A., 2., or Article 5.8, E., 3. and subject to compliance with the <i>Development Requirements</i> of this Article 5.6.		

TABLE 5.6-B: R-U: URBAN RESIDENTIAL DISTRICT & MU: MIXED USE DISTRICT DEVELOPMENT PLANS		
Development Activity		Approval Authority
a.	New Construction (excluding individual <i>Single Family Dwellings</i> and <i>Two Family Dwellings</i>) *	Plan Commission
b.	New Construction of a <i>Primary Use Building</i> on <i>Lot</i> with Existing Development (excluding individual <i>Single Family Dwellings</i> and <i>Two Family Dwellings</i>) *	Plan Commission
c.	Major <i>Building Additions</i> (greater than 10,000 sq. ft. or in excess of 20% of <i>Gross Floor Area</i> of existing <i>Building(s)</i>) (excluding individual <i>Single Family Dwellings</i> and <i>Two Family Dwellings</i>) *	Plan Commission
d.	New Outdoor Display Area, Outdoor Operations (i.e.: outdoor seating/dining areas; processing; servicing; etc.), <i>Outside Storage Area</i> , <i>Off-Street Parking Area</i> or <i>Off-Street Loading Area</i>	Director
e.	Individual <i>Single Family Dwellings</i> and <i>Two Family Dwellings</i>	Director
f.	Minor <i>Building Additions</i> (less than 10,000 sq. ft. and less than 20% of <i>Gross Floor Area</i> of existing <i>Building(s)</i>)	Director
g.	Exterior <i>Building Renovations</i> (i.e., change in exterior building materials, substantial change in exterior color, increase or decrease in façade fenestration in excess of 10%)	Director
h.	<i>Accessory Buildings / Structures</i> (New or Additions) – including by way of example: Trash Enclosures; Storage Sheds; Drive-Through Facilities; ATM's; Detached Garages; etc.	Director
i.	Expanded or Relocated Outdoor Display Area, Outdoor Operations (i.e.: outdoor seating/dining areas; processing; servicing; etc.), <i>Outside Storage Area</i> , <i>Off-Street Parking Areas</i> , or <i>Off-Street Loading Area</i> (unless subject to Article 5.4, B., 4.)	Director
j.	All <i>Signs</i> , including: <i>Freestanding Identification Signs</i> (<i>Ground, Pole or Pylon Signs</i>); <i>Building Identification Signs</i> (<i>Wall, Projecting, Awning, Canopy or Marquee Signs</i>); <i>Incidental Signs</i> (<i>Ground or Wall Signs</i>); <i>Suspended Signs</i> ; or <i>Outdoor Display Area Signs</i> .	Director
k.	Landscaping	Director
l.	Lighting	Director
m.	Fences	Director
* - Includes complete review of site, landscape, lighting, sign and building elevation plans.		
Plan Commission = Determination by <i>Plan Commission</i> as set forth in Article 5.8, A., 1. Director = Administrative Determination by <i>Director</i> as set forth in Article 5.8, A., 2., or Article 5.8, E., 3. and subject to compliance with the Development Requirements of this Article 5.6.		

B. Development Requirements in the TC: Town Center District.

The *Development Requirements* specified below shall be satisfied prior to the approval of a *Development Plan* for Architectural and Site Design Review for any development located in the TC: Town Center *District*.

1. Each site shall demonstrate compliance with all applicable *Development Standards* of the TC: Town Center *District* and all applicable provisions of the Subdivision Control Ordinance for which a waiver is not provided for in this Article.
2. Submission of a Site Plan, Landscape Plan, Lighting Plan, *Sign Plan* and *Building Elevations*, as set forth in Article 5.7.
3. Town Center Context.

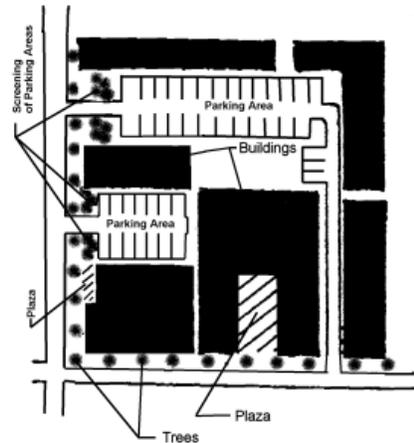
Development shall incorporate references to the "Old National Road" design theme into the overall development through *Building* design and detailing, and sign design (including graphics).

Article 5.6
Architectural Review: Town Center Districts

4. Site Layout.
 - a. Major *Building* entrances shall be oriented toward the *Front Lot Line*.
 - b. *Building* Placement in the TC – Town Center *District*:

Building placement for all new construction on any *Lot* shall be in compliance with the following provisions:

 - (1) For sites containing one *Building* – in elevation view from the *Front Lot Line*, at least seventy-five percent (75%) of the length of the façade of the *Building* facing a *Street* shall be located between the *Front Lot Line* and the lesser of a five (5) foot *Setback* or the established *Setback* in the same *Block Face*;
 - (2) For sites containing multiple *Buildings* – in elevation view from the *Front Lot Line*, at least seventy-five percent (75%) of the visible façades of the *Buildings* facing a *Street* shall be located between the *Front Lot Line* and the lesser of a five (5) foot *Setback* or the established *Setback* in the same *Block Face*; and,
 - (3) On *Corner Lots*, a finished façade of the *Building* shall be oriented toward each *Front Lot Line*.
 - c. *Plazas* – *Plazas* shall be provided along all non-*Building* portions of a *Front Yard* in the TC – Town Center *District* in compliance with the following requirements:
 - (1) *Plazas* shall be located adjacent to a *Building*;
 - (2) *Plazas* shall be surfaced with concrete, brick or other form of hardsurface pavers appropriate for the proposed development, except for those areas used for trees, foundation landscaping or planters;
 - (3) *Plazas* shall maintain surface areas at a slope of less than 3%, surface areas may be stepped, where appropriate, as necessary to accommodate natural topography; and,
 - (4) that portion of the *Plaza* perimeter located adjacent to a *Front Lot Line* shall include shade or ornamental trees planted with a maximum spacing of twenty-five (25) feet on-center or as specified in a Downtown Streetscape Master Plan adopted by the Plan Commission. If *Plaza* trees have already been installed on an abutting *Lot*, the on-center spacing shall be measured from the existing *Plaza* trees. Overall *Plazas* tree location within each TC *District* shall begin in any block with a measurement from the edge of the nearest vision clearance area.
 - d. Landscaping –
 - (1) *Front Yards*– All non-*Building* or non-*Plaza* portions of *Front Yards* and non-*Building* or non-*Plaza* portions of *Front Bufferyards* shall be landscaped as follows:
 - (a) Depth of Landscaping – a planting bed with a minimum depth of five (5) feet measured from the *Front Lot Line* shall be provided along all non-*Building* portion of the *Front Lot Lines*.
 - (b) Screen Wall Required – any non-*Building* portion of a *Front Yard* or non-*Building* portion of a *Front Bufferyard* shall be screened by a low masonry wall or combination of masonry piers and wrought iron fencing located adjacent to the *Front Lot Line*.



Plaza Location and Street Frontage
Landscaping

- (c) Trees Required – On the *Lot* side of the screen wall, a shade tree or ornamental tree planted every twenty-five (25) feet on-center.
 - (d) Size of Plant Materials:
 - (i) All shade trees shall be a minimum size of 2 ½ inch caliper at time of planting.
 - (ii) All ornamental trees shall be a minimum of 1 ½ inch caliper at time of planting.
 - (2) *Side Lot Lines & Rear Lot Lines* – All non-*Building* portions of *Side Yards*, *Rear Yards*, side *Bufferyards*, or rear *Bufferyards* shall be landscaped as follows:
 - (a) Plantings – all planting beds shall include a continuous hedge row with hedge plants planted three (3) feet on-center and a shade tree or ornamental tree planted every twenty-five (25) feet on-center.
 - (b) Size of Plant Materials:
 - (i) All hedge plants shall be a minimum size of twenty-four (24) inches at time of planting.
 - (ii) All shade trees shall be a minimum size of 2 ½ inch caliper at time of planting.
 - (iii) All ornamental trees shall be a minimum of 1 ½ inch caliper at time of planting.
 - e. Trash Enclosures – All trash enclosures shall utilize three (3) solid-walled sides. The materials of the three (3) solid-walled sides of the enclosure shall be consistent and compatible with the materials of the *Primary Building*. Gates shall be located on the non-solid-walled side of the trash enclosure and shall be covered with a wood, simulated wood or a similar material painted a compatible color with the *Primary Building*.
 - f. Minimum *Lot Coverage* – The minimum *Lot Coverage* shall not be less than fifty (50) percent.
 - g. Pedestrian and Vehicular Circulation – Site design shall minimize conflicts between pedestrian and vehicular traffic.
 - h. Site Access – *Driveways* shall not provide direct Access to Main Street (US 40). Access to Main Street (US 40) shall occur via side *Streets* or *Public Alleys*.
 - i. *Off-Street Parking* – *Off-Street Parking Areas* shall be located to the side or rear of a *Building*, provided however, in no case shall an *Off-Street Parking Area* be located within five (5) feet of a *Front Lot Line*.
 - j. Drive-Through Facilities – Drive-through facilities shall be located at the rear of the *Building* or at the rear of the *Lot*.
 - k. *Off-Street Loading* – *Off-Street Loading* facilities shall be located at the rear of the *Building* or at the rear of the *Lot*.
5. Architectural Design.
- a. Materials.
 - (1) Brick shall be utilized as the primary exterior *Building* material on each façade oriented toward a *Public Street*.
 - (2) Each façade oriented toward a *Side Lot Line* or *Rear Lot Line* and which intersects a front façade shall incorporate a minimum twenty-four (24) inch brick return. The remaining portion of such façade shall be recessed from the brick return by a minimum of three (3) inches.

Article 5.6
Architectural Review: Town Center Districts

b. Minimum Front Façade Height:

In the TC: Town Center *District*, in the elevation view from the *Front Lot Line*, the minimum front façade height shall be not less than twenty-seven (27) feet with a minimum of two (2) stories capable of being occupied.

c. Articulation.

In order to assure that new development in the Town Center maintains a scale and relationship to the street and sidewalk which can promote pedestrian activity in the downtown area, all *Buildings* shall comply with the following design features:

- (1) Human Scale – Architectural elements such as colonnades, *Canopies*, *Awnings*, display windows, lighting and variation in *Building* materials may be used to create a human scale to *Buildings*.
- (2) Detailing – Architectural detailing (i.e., variation in Building materials, surface recesses, protrusions, cornices, etc.) shall be used to distinguish the ground floor from upper levels of a building. Such architectural detailing used to distinguish the ground floor from upper levels shall be no lower than eighteen (18) feet above *Grade*.
- (3) Vertical Rhythm – The vertical rhythm of architectural detailing on a *Building* shall be consistent or compatible with the pattern established on adjacent *Buildings* located within the same *Block Face*.
- (4) Building Entrances – All Buildings which front on Main Street (US 40) shall orient a main entrance to Main Street (US 40).
- (5) Mechanical Equipment:
 - (a) Roof Mounted – All roof mounted mechanical equipment shall be screened based upon an elevation view of the *Building* on all sides.
 - (b) Ground Mounted – All ground mounted mechanical equipment shall be screened on all sides by: the *Building*; screen walls or fences of a material and color which is compatible with the *Primary Building*; or, evergreen or densely twigged hedge plants (with or without mounding) of a height at time of planting which is not less than the height of the mechanical equipment to be screened.

d. Fenestration.

- (1) Ground Floor – Window openings on the ground floor of a *Building* shall occupy a minimum of sixty (60) percent of the ground floor façade area (i.e., that portion of the façade located below eighteen (18) feet above *Grade*).
- (2) Upper Floors – Window openings on the upper floors of buildings shall occupy no more than forty (40) percent of the entire upper floor façade area (i.e., that portion of the façade located above eighteen (18) feet above *Grade*), provided however, the *Plan Commission* may approve a greater percentage of window openings in the façade area of floors four (4) or five (5) which are either: authorized through an approved *Maximum Building Height Development Incentive*; or which have an elevation off-set of not less than five (5) feet per story from the main façade.
- (3) Any non-residential *Building* taller than twenty (20) feet shall have windows (or faux windows) on the upper façade (i.e., that portion of the façade located below eighteen (18) feet above *Grade*).
- (4) Window size and shape shall be compatible with those of adjacent buildings and shall have a generally vertical orientation.
- (5) Windows, doors, eaves and parapets on a *Building* shall be proportional and shall relate to one another.

6. Signs.
 - a. *Freestanding Identification Signs*, where permitted by Article 7.5 A. – Freestanding Identification Signs in the TC – Town Center District and the MU – Mixed Use District, shall be constructed of materials which are in harmony with and architecturally compatible with the *Primary Building* or *Integrated Center* served by the *Freestanding Identification Sign*.
 - b. *Building Identification Signs – Building Identification Signs* installed above a storefronts or on the ground floor façade should from a clearly articulated band and be integrated into the overall *Building* façade design.
 - c. *Building Identification Signs – Building Identification Signs* shall be designed so as to not interfere with architectural details, or interrupt the rhythm of columns or fenestration.
 - d. *Building Identification Signs – Building Identification Signs* shall be eligible for an increase in Sign Surface Area in compliance with the provisions of Article 5.6, E., 1., a., (4) and Article 5.6, E., 2., b., below.
 - e. *Window Signs – Window signs* shall not exceed fifteen (15) percent of available window space.
 - f. *Marquee Signs – Marquee Signs* shall be limited to theater uses.
 - g. Awnings and Canopies:
 - (1) Any *Awning* or *Canopy* that includes graphics, lettering, logos or text in excess of ten (10) inches in any overall dimension shall be classified as *Building Identification Signs* and such *Awning* or *Canopy* shall comply with the provision of this Article 5.6, B., 6., c., above.
 - (2) *Awnings* or *Canopies* on a *Building* and within a *Block Face* shall produce a consistent pattern through size, location, shape and color.
7. Lighting – The design of outdoor light fixtures and the supports for such outdoor light fixtures shall be architecturally compatible with the *Building*.
8. *Accessory Structures* and Facilities.
 - a. Drive Through Facilities – Drive through facilities shall be located at the rear of the properties so as to take advantage of *Public Alleys*, *Interior Access Drives* and *Interior Access Driveways* for, with a circulation and queuing of vehicles.
 - b. *Accessory Structures* – Brick, with color and architectural detailing consistent with the *Primary Building*, shall be used on all *Accessory Structures* or drive through facilities.
 - c. Planting Bed – A three (3) foot planting bed located between any sidewalk or *Off-Street Parking Area* and any *Accessory Structures* or drive through facility.
9. Additions to an Existing *Building*.

All additions to an existing *Buildings* shall utilize *Building* materials with a style, color, texture and architectural detailing which is compatible and harmonious with the materials used on the existing *Building*.
10. Exterior *Building* Façade Renovations With No *Building* Additions or Minor *Building* Additions.

Exterior *Building* façade renovations which involve no *Building* additions or only minor *Building* additions shall demonstrate reasonable efforts to incrementally bring the exterior façade of the entire *Building* into compliance with the provisions of sub-Sections 5.6, B, 3. through 8 specified above. Full compliance with the provisions of sub-Sections 5.6, B, 3. through 8 specified above shall not be a requirement for approval of a *Development Plan*.

Article 5.6
Architectural Review: Town Center Districts

11. Exterior *Building* Façade Renovation With Major *Building* Additions.

Exterior *Building* façade renovations performed in connection with a major *Building* addition as described herein shall comply with the provisions sub-Sections 5.6, B, 3. through 8 specified above.

12. Each *Dwelling Unit* shall provide a minimum of two (2) of the following three (3) items:

- a. amenities such as fireplaces, private patios or private balconies;
- b. minimum floor area of 1,100 per *Dwelling Unit*; or,
- c. laundry facility hook-ups in each *Dwelling Unit*.

C. Development Requirements in the R-U: Urban Residential District and the MU: Mixed Use District when located within the "Town Center Neighborhood" as designated in The Town of Plainfield, IN, Town Center Plan, and Multifamily Dwelling Projects in the R-U: Urban Residential District Not Within the "Town Center Neighborhood".

The *Development Requirements* specified below shall be satisfied, based upon the use of the proposed *Building* or *Structure*, prior to the approval of a *Development Plan* for Architectural and Site Design Review for any development located in the R-U: Urban Residential *District* and MU: Mixed Use *District* when located within the "Town Center Neighborhood" as designated in The Town of Plainfield, IN, Town Center Plan, and for *Multifamily Dwelling* projects in the RU: Urban Residential *District* when located elsewhere in the Town of Plainfield and not in the "Town Center Neighborhood":

1. *Single Family Dwellings* and *Two Family Dwellings*:

- a. Each site shall demonstrate compliance with all applicable *Development Standards* of the R-U: Urban Residential *District* or MU: Mixed Use *District* and all applicable provisions of the Subdivision Control Ordinance for which a *Waiver* is not provided for in this Article 5.6.
- b. Submission of a Site Plan and *Building* Elevations, as set forth in Article 5.7.
- c. All new construction and major *Building* additions shall reflect the prevailing visual character of adjacent properties within the same *Block Face*.
- d. Entrances and windows shall be the dominant element of the front façade of each *Dwelling* (rather than *Garages*). Where a front loaded attached or detached *garage* is provided, the front façade of the *Garage* shall be off-set and stepped back from the *Front Building Line* of the living area by a minimum of five (5) feet.
- e. Roof forms on all parts of a *Dwelling*, including any attached or detached *Garage*, shall be consistent in form and pitch.
- f. Each front, side and rear façade of a *Dwelling* shall utilize a coherent architectural composition with graceful transitions.

2. *Multifamily*:

All *Multifamily* in the R-U: Urban Residential *District* and *Multifamily* in the MU: Mixed Use *District* (when not located in the within the "Town Center Neighborhood" as designated in The Town of Plainfield, IN, Town Center Plan) shall be subject to the *Development Requirements* set forth below:

- a. Each site shall demonstrate compliance with all applicable *Development Standards* of the R-U: Urban Residential *District* or MU: Mixed Use *District* and all applicable provisions of the Subdivision Control Ordinance for which a *Waiver* is not provided for in this Article 5.6.
- b. Submission of a Site Plan, Landscape Plan, Lighting Plan, *Sign* Plan and *Building* Elevations, as set forth in Article 5.7.
- c. All *Buildings* shall comply with the following Architectural Features:

- (1) All *Buildings*, including community *Building* / club house, storage *Buildings*, maintenance *Buildings*, *Garages*, carports and *Buildings* containing *Dwelling Units* shall utilize a minimum of four (4) of the following five (5) Architectural Features:
- (a) Building materials shall comply with the following:
- (i) All brick or stone veneer supplemented with significant use of architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.); or,
 - (ii) Multiple *Building* materials with the primary *Building* material being brick, fieldstone, limestone, marble, granite and comprising a minimum of:
 - 85% of the area of each elevation for a one-story elevation;
 - 100% of the area of the first floor of each elevation for a two-story elevation; or,
 - 100% of the area of the first floor of each elevation and 60% of the total area of each elevation for more than two-story elevations.(Note: Elevation wall area is exclusive of window or door areas)
 - (iii) In the case of multiple *Building* materials, secondary *Building* should comprise a minimum of 10% of the elevation area. Recommended secondary materials include: textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., etc.

(b) Multiple surface textures (e.g., rough, striated, imprinted, etc.);

(c) Façade or elevation modulations (e.g., building off-sets of at least two (2) feet in depth for every forty (40) feet of building wall length);

(d) Architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.); or,

(e) Multiple colors (i.e., the use of a maximum of three (3) discernable colors, with primary color constituting a minimum of 60% of the applicable elevation and the secondary color constituting a minimum of 10% of the applicable elevation) on each exterior wall surface.

(2) Each *Dwelling Unit* shall provide a minimum of two (2) of the following three (3) items:

(a) amenities such as fireplaces, private patios or private balconies;

(b) minimum floor area of 1,100 per *Dwelling Unit*; or,

(c) laundry facility hook-ups in each *Dwelling Unit*.

(3) Additional Architectural Features for Multifamily Townhouses.



Example of Multiple Building Materials, Multiple Textures, Façade Modulation, Architectural Elements and Multiple Colors



Multifamily Townhouse with Covered Front Porch

Article 5.6
Architectural Review: Town Center Districts

Multifamily townhouse developments shall utilize the following architectural features:

- (a) The roof of each *Dwelling Unit* shall be distinct from the roof of adjacent *Dwelling Units* either through: separation of roof pitches; varying the direction of roof pitches; inclusion of dormers; or, other variation in roof design; or,



Multifamily Townhouses with Roof Line Changes

Each *Dwelling Unit* is designed with a covered front porch occupying a minimum of fifty (50) percent of the overall width of the *Dwelling Unit*.

- (b) All *Garages*, carports or other *Off-Street Parking Areas* reserved for the owners or occupants of the townhouse *Dwelling Units*, whether attached or detached, shall be provided with rear access from an adjoining *Public* or *Private Alley*.



Alley Access to Townhouse Garages

- (4) Mechanical Equipment – In order to minimize the negative visual impact associated with the location of mechanical equipment (e.g., HVAC systems and related components; pedestals for electrical, telephone or cable service; above-ground water and gas utility meters; and the like) in required *Yards*, on *Buildings* or adjacent to *Buildings*, mechanical equipment shall be screened as follows:
 - (a) Roof Mounted – All roof mounted mechanical equipment shall be screened based upon an elevation view of the *Building* on all sides.
 - (b) Ground Mounted – All ground mounted mechanical equipment shall be screened on all sides by: the *Building*; screen walls or fences of a material and color which is compatible with the *Primary Building*; or, evergreen or densely twigged hedge plants (with or without mounding) of a height at time of planting which is not less than the height of the mechanical equipment being screened.

- d. All first floor *Dwelling Units* shall have direct pedestrian ingress and egress from adjoining *Streets* or common areas.
 - e. *Off-Street Parking Areas* shall be screened and landscaped in compliance with Article 4.7, D.
 - f. Each *Dwelling Unit* shall be provided with both common open space and private open space.
 - g. All outdoor light fixtures shall utilize a common theme or style for wall mounted lights and pole mounted lights. Pole mounted lights shall not exceed an overall height of fifteen (15) feet above *Grade*.
3. All Non-Residential Uses and Mixed-Use or *Multifamily Use* in the MU *District* within the Town Center Neighborhood:

Any non-residential use located within the R-U: Urban Residential *District* or any non-residential use, mixed-use or multifamily use in the MU: Mixed Use *District* when located within the "Town Center Neighborhood" as designated in The Town of

Plainfield, IN, Town Center Plan shall be subject to the *Development Requirements* for development within the TC: Town Center *District* set forth in:

- a. Article 5.6, B., 4. – Site Layout; except as set forth below:
Building Placement for in the R-U: Urban Residential *District* and the MU: Mixed Use *District*.
 - (1) For sites containing one *Building* – in elevation view from the *Front Lot Line*, at least fifty percent (50%) of the length of the façade of the *Building* facing a *Street* shall be located between the *Front Lot Line* and the lesser of a twenty (20) foot *Setback* or the established *Setback* in the same *Block Face*; and,
 - (2) For sites containing multiple *Buildings* – in elevation view from the *Front Lot Line*, at least fifty percent (50%) of the visible façades of the *Buildings* facing a *Street* shall be located between the *Front Lot Line* and the lesser of a twenty (20) foot *Setback* or the established *Setback* in the same *Block Face*;
- b. Article 5.6, B., 5. – Architectural Design; except as set forth below:
In the MU: Mixed Use *District*, in the elevation view from the *Front Lot Line*, the minimum front façade height shall be not less than twenty-two (22) feet.
- c. Article 5.6, B., 7. – Lighting;
- d. Article 5.6, B., 8. – *Accessory Structures* and Facilities;
- e. Article 5.6, B., 9. – Additions to an Existing *Building*;
- f. Article 5.6, B., 10. – Exterior *Building* Façade Renovations With No *Building* Additions or Minor *Building* Additions; and,
- g. Article 5.6, B., 11. – Exterior *Building* Façade Renovation With Major *Building* Additions, above.

D. Findings.

The *Plan Commission* shall grant *Development Plan* Approval for Architectural Review in the TC: Town Center *District*, R-U: Urban Residential *District* or the MU: Mixed Use *District*, upon finding that the proposed development:

1. Represents a use of *Building* materials, site design features, architectural design, *Signs*, lighting or other features which will enhance the use or value of area properties;
2. Is consistent with and compatible with development located in the vicinity; and,
3. Is consistent with the intent and purpose of this Ordinance.

E. Waivers.

1. Authorized *Waivers* of *Development Requirements* – In order to encourage innovative *Building* and site designs capable of enhancing the quality of the built environment within the historic downtown portion of the Town of Plainfield, the *Plan Commission* may grant a *Waiver* of the following *Development Requirements* to the extent specified:
 - a. *Development Requirements* in the TC: Town Center *District* which may be *Waived*:
 - (1) Town Center Context – all provisions of Article 5.6;
 - (2) Site Layout – all provisions of Article 5.6;
 - (3) Architectural Design – all provisions of Article 5.6;
 - (4) *Signs*:
 - (a) All provisions of Article 5.6 and the provisions of Article 7.5, B., regarding the total *Sign Surface Area* of *Building Identification Signs* to allow a maximum *Sign Surface Area* of up to forty (40) percent of the applicable façade; or,

Article 5.6
Architectural Review: Town Center Districts

- (b) The provisions of Article 7.8, D., 2., so as to not include graphics, letters, logos or text which is ten (10) inches or less in overall height in the calculation of *Sign Surface* on an *Awning* or *Canopy*.
- (5) Lighting – all provisions of Article 5.6;
- (6) *Accessory Structures* and *Facilities* – all provisions of Article 5.6;
- (7) Additions to an Existing *Building* - all provisions of Article 5.6;
- (8) Exterior *Building* Façade Renovations With No *Building* Additions or Minor *Building* Additions – all provisions of Article 5.6; or,
- (9) Exterior *Building* Façade Renovation With Major *Building* Additions – all provisions of Article 5.6.
- b. *Development Requirements* in the R-U: Urban Residential *District* and MU: Mixed Use *District* which may be *Waived*:
 - (1) *Single Family Dwellings* and *Two Family Dwellings* – all provisions of Article 5.6;
 - (2) Multifamily – all provisions of Article 5.6; or,
 - (3) Non-Residential Uses – all applicable provisions of Article 5.6.
- 2. Findings Required to Grant a Waiver of *Development Requirements* – A *Waiver of Development Requirements*, to the extent specified in this Article 5.6 for Architectural and Site Design Review, shall only be granted upon finding that the proposed development:
 - a. Represents an innovative use of *Building* materials, site design features, architectural design, landscaping, *Signs*, lighting or other features which will enhance the use or value of area properties;
 - b. (Regarding *Building Identification Signs*) – The *Building* demonstrates exceptional compliance with the "Old National Road" theme and exceptional compliance with the site layout, architectural design, sign and lighting *Development Requirements* of Article 5.6, B., of this Ordinance;
 - c. Is consistent with and compatible with other development located within and near the TC: Town Center *District*; and
 - d. Is consistent with the intent and purpose of this Ordinance.

F. *Development Incentives in the TC: Town Center District.*

Projects in the TC: Town Center *District* shall be eligible to receive *Development Plan* Approval from the *Plan Commission* to develop pursuant to this Article 5.6, F., and may be granted a waiver of the *Development Requirements* specified in this Ordinance to the extent permitted below:

1. Development Incentives.

In order to provide for the development of higher density projects, consistent with the Town of Plainfield Comprehensive Plan, that contribute to the vitality of the downtown area as the symbolic center of the Town of Plainfield, the following waivers may be considered:

- a. *Maximum Building Height* – the *Maximum Building Height* in the TC: Town Center *District* may be waived by the *Plan Commission* so as to increase the *Maximum Building Height* of a *Primary Structure* from fifty (50) feet, not to exceed four (4) stories, to a *Maximum Building Height* of seventy-five (75) feet, including any parapet, not to exceed five (5) stories; or,
- b. *Dwelling Units* on the Ground Floor – The requirement that *Dwelling Units* shall not be allowed on the ground floor in the TC: Town Center *District* may be waived by the *Plan Commission*.

2. Plan Documentation and Supporting Information.

All requests for *Development Plan* Approval submitted under this Article 5.6, F, shall include the following:

- a. *Sketch Plan One.*
Sketch Plan One shall depict the development in full compliance with all use and *Development Standards* of the TC: Town Center *District* and all other applicable health, flood control and *Subdivision* laws, ordinances and regulations of the Town.
- b. *Sketch Plan Two.*
Sketch Plan Two shall depict the development pursuant to this Article.
- c. *Elevation Drawings.*
Elevation drawings and/or renderings depicting the various building elevations in compliance with existing regulations and as proposed.

3. Findings.

The *Plan Commission* may approve an increase in *Maximum Building Height* or the location of *Dwelling Units* on the ground floor upon a finding that:

- a. The *Maximum Building Height* provides an elevation off-set, or increased set back for all enclosures or walls (exclusive of architectural embellishment features approved by the Plan Commission), in an amount of not less than one (1) foot horizontal for each two (2) foot in vertical height for that portion of the *Building(s)* over four (4) stories or fifty (50) feet in height;
- b.. For each five thousand (5,000) additional square feet of usable floor area created by additional stories over four (4) stories or an increased *Maximum Building Height*, including any parapet, the proposed development provides a minimum of one (1) of the amenities selected from either of the Dwelling Unit Amenities or Project Amenities lists (see below) so as to enhance the proposed development and surrounding properties;
- c. For every five (5) ground floor Dwelling Units, or portion thereof, the proposed development provides a minimum of one (1) of the amenities selected from either of the Dwelling Unit Amenities or Project Amenities lists (see below) so as to enhance the proposed development and surrounding properties;
- d. The proposed development will provide a higher density project that will contribute to the vitality of the downtown area as the symbolic center of the Town of Plainfield while enhancing surrounding properties;
- e. The proposed development is appropriate to its site and its surroundings; and,
- f. The proposed development is consistent with the intent and purpose of this Ordinance.

Dwelling Unit Amenities (in addition to those amenities already provided to comply with Article 5.6, B., 12, above):

<ul style="list-style-type: none"> • Fireplaces • Private Patios • Private Balconies • Washer / Dryer 	<ul style="list-style-type: none"> • Other In-Unit Amenity Approved by the <i>Plan Commission</i>
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**Article 5.6
Architectural Review: Town Center Districts**

Project Amenities:

<ul style="list-style-type: none"> • Pool • Hot Tub • Sun Deck • Garden • Game Court • Outdoor Fire Pit / Fireplace • Terrace • Lounge • Seating / Dining Area • Grilling Area • Dog Park • Dog Wash • Bicycle Storage Area • Bicycle Work/Repair Area 	<ul style="list-style-type: none"> • Central Laundry Facility • Recreation / Workout Area • Ground floor, outdoor public use open space or gathering area • Public Art • Electric Vehicle Charging Stations • Other Project Amenity deemed appropriate for the proposed use or mix of uses and Approved by the <i>Plan Commission</i>
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G. Waiver of Development Requirements in the MU: Mixed-Use District.

Projects in the MU: Mixed-Use *District* shall be eligible to receive *Development Plan* Approval from the *Plan Commission* to develop pursuant to this Article 5.6, G., and may be granted a waiver of the *Development Requirements* specified in this Ordinance to the extent permitted below:

1. *Development Incentives.*

In order to provide for the development of higher density projects, consistent with the Town of Plainfield Comprehensive Plan, that contribute to the vitality of the downtown area as the symbolic center of the Town of Plainfield, the following waivers may be considered:

- a. *Maximum Building Height* – The *Maximum Building Height* in the MU: Mixed Use *District* may be waived by the *Plan Commission* so as to increase the *Maximum Building Height* of a *Primary Structure* from forty (40) feet not to exceed three (3) stories, to up to sixty-five (65) feet, including any parapet, not to exceed five (5) stories; or,
- b. *Dwelling Units* on the Ground Floor – The limitation of *Dwelling Units* in mixed-use *Buildings* to upper levels or first floor with a business in the MU: Mixed Use *District* may be waived.

2. *Plan Documentation* and Supporting Information.

All requests for *Development Plan* Approval submitted under this Article 5.6, G, shall include the following:

- a. *Sketch Plan One.*
Sketch Plan One shall depict the development in full compliance with all applicable use and *Development Standards* and all other applicable health, flood control and Subdivision laws, ordinances and regulations of the Town.
- b. *Sketch Plan Two.*
Sketch Plan Two shall depict the development pursuant to this Article.
- c. *Elevation Drawings.*
Elevation drawings and/or renderings depicting the various building elevations in compliance with existing regulations and as proposed.

3. Findings.

The *Plan Commission* may approve such increase in *Maximum Building Height* upon a finding that:

- a. The *Maximum Building Height* provides an elevation off-set, or increased set back for all enclosures or walls (exclusive of architectural embellishment features approved by the Plan Commission), in an amount of not less than one (1) foot horizontal for each two (2) foot in vertical height for that portion of the *Buildings(s)* over three (3) stories or forty (40) feet in height;
- b. For each five thousand (5,000) additional square feet of usable floor area created by additional stories over three (3) stories or an increased *Maximum Building Height*, including any parapet, the proposed development provides a minimum of one (1) of the amenities selected from either of the Dwelling Unit Amenities or Project Amenities lists (see below) so as to enhance the proposed development and surrounding properties;
- c. For every five (5) ground floor *Dwelling Units*, or portion thereof, the proposed development provides a minimum of one (1) of the amenities selected from the Dwelling Unit Amenities or Project Amenities lists (see below) so as to enhance the proposed development and surrounding properties;
- d. The proposed development will provide a higher density project that will contribute to the vitality of the downtown area as the symbolic center of the Town of Plainfield while enhancing surrounding properties;
- e. The proposed development is appropriate to its site and its surroundings; and,
- f. The proposed development is consistent with the intent and purpose of this Ordinance.

Dwelling Unit Amenities (in addition to those amenities already provided to comply with Article 5.6, C., 2., c., (2), above):

<ul style="list-style-type: none"> • Fireplaces • Private Patios • Private Balconies • Washer / Dryer 	<ul style="list-style-type: none"> • Other In-Unit Amenity Approved by the <i>Plan Commission</i>
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Project Amenities:

<ul style="list-style-type: none"> • Pool • Hot Tub • Sun Deck • Garden • Game Court • Outdoor Fire Pit / Fireplace • Terrace • Lounge • Seating / Dining Area • Grilling Area • Dog Park • Dog Wash • Bicycle Storage Area • Bicycle Work/Repair Area 	<ul style="list-style-type: none"> • Central Laundry Facility • Recreation / Workout Area • Ground floor, outdoor public use open space or gathering area • Public Art • Electric Vehicle Charging Stations • Other Project Amenity deemed appropriate for the proposed use or mix of uses and Approved by the <i>Plan Commission</i>
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