5.6 Development Plans Required for Architectural and Site Design Review 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*.


   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.

   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

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

* - Includes complete review of site, landscape, lighting, sign and building elevation plans.

Plan Commission = Determination by Plan Commission as set forth in Article 5.8, A., 1.
Director = Administrative Determination by Director 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.
### TABLE 5.6-B: R-U: URBAN RESIDENTIAL DISTRICT & MU: MIXED USE DISTRICT DEVELOPMENT PLANS

<table>
<thead>
<tr>
<th>Development Activity</th>
<th>Approval Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. New Construction (excluding individual Single Family Dwellings and Two Family Dwellings) *</td>
<td>Plan Commission</td>
</tr>
<tr>
<td>b. New Construction of a Primary Use Building on Lot with Existing Development (excluding individual Single Family Dwellings and Two Family Dwellings) *</td>
<td>Plan Commission</td>
</tr>
<tr>
<td>c. Major Building Additions (greater than 10,000 sq. ft. or in excess of 20% of Gross Floor Area of existing Building(s)) (excluding individual Single Family Dwellings and Two Family Dwellings) *</td>
<td>Plan Commission</td>
</tr>
<tr>
<td>d. New Outdoor Display Area, Outdoor Operations (i.e.: outdoor seating/dining areas; processing; servicing; etc.), Outside Storage Area, Off-Street Parking Area or Off-Street Loading Area</td>
<td>Director</td>
</tr>
<tr>
<td>e. Individual Single Family Dwellings and Two Family Dwellings</td>
<td>Director</td>
</tr>
<tr>
<td>f. Minor Building Additions (less than 10,000 sq. ft. and less than 20% of Gross Floor Area of existing Building(s))</td>
<td>Director</td>
</tr>
<tr>
<td>g. Exterior Building Renovations (i.e., change in exterior building materials, substantial change in exterior color, increase or decrease in façade fenestration in excess of 10%)</td>
<td>Director</td>
</tr>
<tr>
<td>h. Accessory Buildings / Structures (New or Additions) – including by way of example: Trash Enclosures; Storage Sheds; Drive-Through Facilities; ATM's; Detached Garages; etc.</td>
<td>Director</td>
</tr>
<tr>
<td>i. Expanded or Relocated Outdoor Display Area, Outdoor Operations (i.e.: outdoor seating/dining areas; processing; servicing; etc.), Outside Storage Area, Off-Street Parking Areas, or Off-Street Loading Area (unless subject to Article 5.4, B., 4.)</td>
<td>Director</td>
</tr>
<tr>
<td>j. All Signs, including: Freestanding Identification Signs (Ground, Pole or Pylon Signs); Building Identification Signs (Wall, Projecting, Awning, Canopy or Marquee Signs); Incidental Signs (Ground or Wall Signs); Suspended Signs; or Outdoor Display Area Signs.</td>
<td>Director</td>
</tr>
<tr>
<td>k. Landscaping</td>
<td>Director</td>
</tr>
<tr>
<td>l. Lighting</td>
<td>Director</td>
</tr>
<tr>
<td>m. Fences</td>
<td>Director</td>
</tr>
</tbody>
</table>

* - Includes complete review of site, landscape, lighting, sign and building elevation plans.

Plan Commission = Determination by Plan Commission as set forth in Article 5.8, A., 1.
Director = Administrative Determination by Director 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).

4. Site Layout.

   a. Major Building entrances shall be oriented toward the Front Lot Line.

   b. Building Placement in the TC – Town Center District along Main Street (US 40) from East Street to Mill Street:

      Building placement for all new construction on any Lot which abuts Main Street (US 40) between East Street and Mill Street 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 located along Main Street (US 40), the primary façade of the Building shall be oriented toward Main Street (US 40).

c. Building Placement for Any Other Location in the TC: Town Center District and Building Placement 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;

d. 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 separated from the Front Lot Line by a five (5) foot deep planting bed;

(2) Plazas shall be located adjacent to a Building;

(3) 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;

(4) 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,

(5) 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. 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.

**e. Landscaping** –

1. **Front Yards** – All non-Building portions of Front Yards and non-Building portions of Front Buffeyards (except along Main Street (US 40)) 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. 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.
   
   c. 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.

2. **Front Yards along Main Street (US 40)** – All non-Building portions of Front Yards and non-Building portions of Front Buffeyards along Main Street (US 40) 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

Amended: Ord. No. 3-2000 & 32-2005 Town of Plainfield
and wrought iron fencing located adjacent to the Front Lot Line.

(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.

(3) 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.

f. 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.

g. Minimum Lot Coverage – The minimum Lot Coverage shall not be less than fifty (50) percent.
h. Pedestrian and Vehicular Circulation – Site design shall minimize conflicts between pedestrian and vehicular traffic.

i. 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.

j. 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.

k. Drive-Through Facilities – Drive-through facilities shall be located at the rear of the Building or at the rear of the Lot.

l. 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.


(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.

b. Minimum Front Façade Height:

(1) In the TC: Town Center District:

(a) Lot Abutting Main Street (US 40) between East Street and Mill Street - 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.

(b) All other locations – in the elevation view from the Front Lot Line, the minimum front façade height shall be not less than twenty-two (22) feet.
(2) 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. 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 twiggged 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*).

(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 comply with the following:

(1) the *Sign Structure* 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*;

(2) *Freestanding Identification Signs* shall not be internally illuminated;

(3) if illuminated, *Freestanding Identification Signs* shall be illuminated by way of:

    (a) *Sign Structure* mounted gooseneck type fixtures;

    (b) wall-wash lights mounted behind opaque individual letters or elements; or,
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(c) ground mounted up-lights located beneath the Building 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. Illumination – Building Identification Signs shall comply with the following regulations:

(1) Building Identification Signs shall not be internally illuminated.

(2) External illumination shall be by way of:

(a) wall or Sign Structure mounted gooseneck type fixtures;

(b) wall-wash lights mounted behind opaque individual letters or elements; or,

(c) up-lights mounted in a open area beneath the Building Identification Sign.

f. Window Signs – Window signs shall not exceed fifteen (15) percent of available window space.

g. Marquee Signs – Marquee Signs shall be limited to theater uses.

h. 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 Awnings or Canopies shall comply with the provision of this Article 5.6, B., 6., c., above.
(2) Any Awning or Canopy shall utilize canvas or canvas-like material. Vinyl coated fabric, fixed metal, transparent or opaque vinyl or wood shall not be utilized for any Awning or Canopy.

(3) 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.

   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.

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.
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:

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.

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

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,

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.
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(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. Non-Residential Uses:

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, 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,
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(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.