4.18 Architectural Standards For Fueling Stations and Truck Fueling Stations

Intent: To promote innovation and creativity in the design of the built environment, increase the quality standards for commercial and industrial development while mitigating any possible negative impacts upon residential development.

A. Development Requirements

1. Corporate Identity. The intent and purpose of the architectural standards supersede corporate identity designs. When a corporate identity design does not meet the intent and purpose of the architectural standards, the corporate identity design must be limited and/or modified as prescribed by the Plan Commission.
2. Exterior Design Standards. Building exteriors must be subject to the following standards:
   a. Classes of materials. For the purposes of this subsection, materials must be divided into class I, class II, class III, and class IV categories as follows:
      1) Class I--(Materials with a physical texture or materials with a visual texture that changes due to environment.)
         a) Conventional brick, nominal four-inch width
         b) Natural or cultured stone
         c) Copper
      2) Class II—(Materials of a more ornamental nature and/or higher aesthetic qualities)
         a) Ornamental or architectural metal
         b) Fiber–cement exterior siding
         c) Thin brick veneer
         d) Ceramic
         e) Glass
      3) Class III—(Materials with a medium aesthetic quality)
         a) Exterior Insulation and Finish System (EIFS)
         b) Specialty concrete block such as textured, burnished, or rock faced block
         c) Architecturally precast textured concrete or brick panels
         d) Opaque panels
         e) Masonry stucco
      4) Class IV—(Materials with a low aesthetic quality. Must not exceed ten percent (10%) of the façade.)
         a) Smooth concrete block
         b) Smooth scored concrete block
         c) Smooth concrete tip-up panels
         d) Glass block
         e) Wood
      5) Other materials not listed above will require further review, justification, and approval by the *Plan Commission* through the waiver process.
   b. Incorporation of Material Classes
      1) Utilizing the formula below, the following façade point requirements must apply per façade on specified land uses.

	FAÇADE POINTS PER FACADE		
	Front	Side	Rear
Commercial	3.25	3.0	2.5
Industrial (Gateway)	3.0	2.5	2.5
Industrial (non-Gateway)	2.5	2.0	2.0

Formula for Material Classes

Class I	Class II	Class III	Class IV	Sum of Classes	Façade Points
% x 8	% x 6	% x 2	%x1		Sum/200

%- Percent of Applicable Façade utilizing that Material Class

2) The use of class II, III, or IV materials must be distributed throughout the facade of a *building* unless the *Design Review Committee* and the *Plan Commission* agrees that materials consolidated on more visible locations provides the most positive architectural appeal to the general public.
3) *Buildings* may be constructed primarily of one specific class I material provided the design is obviously superior to the general intent of this article, provides variation in detailing, footprint of the structure, or derivations in long wall sections to provide visual interest.
4) The Material Classes must be supplemented with the use of multiple colors, textures (e.g. rough, smooth, striated, etc.), and/or architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each applicable façade.
5) Garage doors, windows and doors, window and door trim, flashing accent items and the like must not constitute required materials that make up the exterior of the *building*.

3. Façade Modulation and Articulation
   a. *Building* articulation must be used (in areas open to public view) to enhance the visual interest of *buildings*. *Building* articulation must be designed to be appropriate to the way in which the *building* is viewed: at a walking pace, a driving view, or a set view in the distance. Each of these views must be considered and addressed in the *building's* design. The following guidelines must be considered.
      1) Façade length of less than fifty (50) feet: Articulation used to break large wall expanses into smaller, more human-scaled pieces every twenty (20) feet.
      2) Façade length of fifty (50) feet or greater: *Buildings* viewed from such distances and speeds should have *building* elements at a horizontal spacing of twenty (20) to forty (40) feet.
      3) Viewing at Distance: *Buildings* must exhibit a visually coherent plan to integrate multiple viewing distances. *Buildings* must include a hierarchy of more closely spaced articulation at the lower floors/elevations with floors above the second story using a less closely spaced articulation scheme.
   b. Multi-story buildings or buildings exceeding fifty (50) feet in length must always consider façade modulation and articulation as viewed from all three viewing scenarios
   c. Windows and doors provide visual enhancement to articulation, however they will not be considered as modulation or articulation except in conjunction with other elements as noted below
   d. Acceptable Modulation or Articulation
      1) Façade modulation: Stepping portions of the façade to create shadow lines and changes in volumetric spaces;
      2) Use of engaged columns or other expressions of the structural system;
      3) Horizontal and vertical divisions by use of textures or materials, usually combined with façade modulation;
      4) Dividing facades into storefronts with visually separate display windows;
      5) Providing projections such as balconies, cornices, covered entrances, porte-cocheres, trellis, pergolas, arcades and colonnades (providing such trellis' and awnings extend outward from the underlying wall surface at least thirty-six (36) inches;
      6) Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables, or other similar devices;

7) Alternative methods, such as angled or curved façade elements, off-set planes, wing walls and terracing, will be considered, provided that the intent of this section is met.

4. Screening of Mechanical Equipment
   a. Roof Mounted Mechanicals. If roof mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) are necessary, they must be located and screened so as not to be visible from adjacent public and private streets as well as from adjacent properties (unless grade differences make screening impractical, as determined by the *Plan Commission*.)

      Acceptable roof equipment screening must be accomplished by either:

      1) Raising the parapet or other architectural feature that is an integral part(s) of the building on all sides of the building to be as high as the highest mechanical unit or a vent on the roof, or:
      2) A secondary roof screening system designed to be as high as the highest mechanical unit or vent on the roof. The structural design of the proposed roof screening system must be stamped and signed by a licensed engineer.

      Any side of the screening that is visible from adjacent public and private streets as well as from adjacent properties must be finished with materials and colors compatible with the outward facing portion of the parapet. All screening must have continual maintenance. Metal cabinets used to protect and enclose mechanical equipment must not substitute as screening.

   b. Ground Mounted Mechanicals. Ground mounted mechanical units must be screened on all sides by one of more of the following elements:

      1) The *building* or primary structure; and/or
      2) Wing or screen walls constructed of a material identical to or complimentary to the primary structure; and/or
      3) Landscaping of an evergreen or densely twigged *hedge* variety of a height at time of planting which is not less than the height of the equipment to be screened.
      4) All screening must have continual maintenance.

   c. Trash Enclosures:

      1) The materials of the three (3) solid-walled sides of the enclosure must be consistent and compatible with the materials of the *Primary Building*.
      2) When a solid-walled side of a trash enclosure abuts or adjoins a *Yard* or *Bufferyard*, such side must be provided with foundation landscaping of not less than hedge plants spaced four (4) feet on-center.
      3) Gates must be located on the non-solid-walled side of the trash enclosure and must be covered with a wood, simulated wood or a similar material painted a compatible color with the *Primary Building*.
      4) Trash dumpsters, bins and trash compactors must remain inside trash enclosures at all times except when being emptied or exchanged.

5. *Outdoor Storage* and *Display*

   No *Outside Storage* and/or *Display* must be permitted between an established *Building Line* and the *Right-of-Way* of a *Gateway Corridor* or other *Street* where a Residential *District* exists on the opposite side of said *Street*.

   No *outdoor storage* of semi-trailers, portable storage units or materials deemed not available for immediate sale must be permitted in areas not approved in *the Development Plan* or *Improvement Location Permit*.

   Temporary display of items available for immediate sale (e.g. mulch, salt) may be allowed in display areas between the established *Building Line* and the *Right-of-Way* of a *Gateway Corridor* or other *Street* where a Residential *District* exists on the opposite side of said *Street* if such temporary displays are:

a. In an area noted in an approved *Development Plan* or *Improvement Location Permit* as "Temporary Display Area"; and

b. Moved indoors at or prior to the daily close of business unless previously noted otherwise during the approval of the *Development Plan* or *Improvement Location Permit*; and

c. Does not block ingress or egress to the primary or other structures or pose a hazard to the health, safety, or welfare of those on premise.

d. In an area clearly demarked, through the use of architectural features such as building modulation, landscaping, different type or style of paving/ground cover, or other means deemed sufficient by the *Plan Commission*.

e. Vending machines for storage of items such as portable propane tanks must abut the primary building in such a manner that a five (5) foot pedestrian path is maintained around such items.

6. Non-Motorized Transportation and Access.

This article must not supersede more stringent federal, state, or local regulations regarding accessibility for those with various physical or cognitive needs or differing abilities.

a. Non-motorized transportation pathways must be provided from *rights-of-way*, public and private transit stops and stations, and any pedestrian *plazas* and public spaces to the primary business areas.

b. Multiple-tenant complexes must provide non-motorized transportation walkways connecting all major business entrances to the site and provide pedestrian circulation to all *lots* and *out lots*.

c. Non-motorized transportation pathways must be protected from abutting parking and vehicular circulation areas using one or more of the following means:

1) Varied color or texture of paving, and/or;
2) Raised curbing, and/or
3) Landscaping, and/or
4) Other means deemed sufficient by the *Plan Commission*

d. Design. Non-motorized transportation pathways must be a minimum of five (5) feet in width and must be hard surfaced

e. *Bicycle Parking Area*.

1) Commercial Uses
One *bicycle parking area* space must be provided for every 10,000 feet of building area or portion thereof with a minimum of two spaces to be provided. This must be provided near the entrance, except in the case of a multiple-tenant building, where they can be grouped in areas near main entrances

f. Interconnectivity. Non-motorized transportation pathways must be constructed with the purpose of connecting to any current public trail, proposed public trail, or future public trails noted in the Town of Plainfield *Comprehensive Plan*, *Thoroughfare Plan*, *Park Master Plan*, Neighborhood Plan, or other germane planning documents.

7. Lighting.

Site lighting must comply with the following *Development Requirement*s and the requirements of Article 4.7:

a. Pole Lights – All pole light fixtures used to illuminate *Off-Street Parking Areas*, *Off-Street Loading Areas*, delivery areas or service areas must be a "shoebox" style light (which may be square, rectangular or round in shape).

b. Wall Mounted Light Fixtures – All wall pack light fixtures on a *Building* façade visible from a *Gateway Corridor* or a Residential *District* must be a "shoebox" style light (except for low level architectural lighting for *Buildings*, *Structures*, *Signs*, sidewalks or landscape features and approved as part of a *Development Plan*).

c. All Light Fixtures – All exterior lighting, including pole lights and wall pack lights, must be of Metal Halide or LED (light emitting diode) (except for low level architectural lighting for *Buildings*, *Structures*, *Signs*, sidewalks or landscape features, which may be incandescent or other type of lighting deemed appropriate and approved as part of a *Development Plan*).

d. Pole and Wall Pack Light Fixtures – All pole light fixtures and wall pack light fixtures with a wattage of 400 watts or above, must be equipped with a flat lens that does not protrude below the bottom edge of the "shoebox".

e. Pole and Wall Pack Light Fixtures – All pole light fixtures and wall pack light fixtures must be mounted parallel with the horizon and must utilize a rigid mounting arm with no built-in up-tilt and no adjustment feature.

f. Vehicular Canopy Light Fixtures – All vehicular canopy light fixtures, including but not limited to fueling station and truck fueling station canopies and bank drive through canopies, regardless of wattage, must be equipped with a flat lens that does not protrude below the bottom edge of the light fixture.

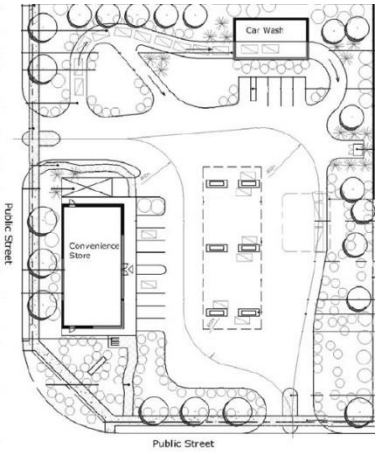
8. Public Art.

Amenities and works of art enhance quality of life as well as visual interest. Public amenities and art encourage pedestrian activity and contribute to the visual experience.

Public art (which may include artists' work integrated into the design of the building, landscaping, sculpture, painting, murals, glass, mixed media, or work by artisans) that is accessible or viewable to the general public is encouraged to be included in all projects.

The plan to incorporate public art must be approved by the *Plan Commission*.

9. Additional Architectural and Development Standards for Fueling Stations and Truck Fueling Stations.

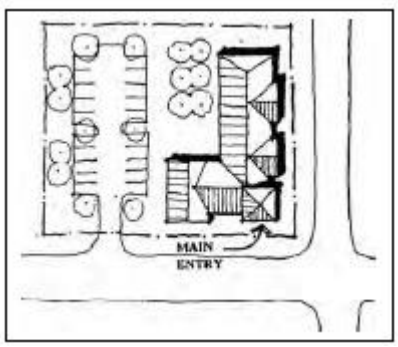


a. No fuel dispensing pumps must be located between the *building* and the *public rights-of-way*. In the case of *corner lots*, no fuel dispensing pumps must be located between the forward edges of the *building and* the *public rights-of-way*

b. The perimeter and foundation landscaping requirements must be doubled.

c. The *canopy* over the fuel dispensing pumps must be connected to the *primary building* and must employ either a hip or gable roof. No signage must be placed on the canopy.

d. Unless required by federal, state, or local regulations, no additional signage other than wall, freestanding, or incidental directional signage must be allowed. This prohibition must include, but not be limited to, signage on the *canopy*, pumps, and/or building that does not meet the aforementioned criteria.



e. Any façade facing a *public street* must have a public entrance which must remain unlocked during business hours.

f. ATMs and other vending machines must be located within the primary building.

g. The building must be appropriately sized and scaled for the site and the overall context. "Kiosk"-type fuel sales are not permitted. A kiosk in this context is defined as an ancillary building from which an attendant sells sundries and monitors the pump; customers are not

generally allowed into the *building*.

h. *Canopy* support columns must be entirely encased with materials identical to the *primary building*.

i. Fueling Stations must not be located within five hundred (500) lineal feet of any residentially zoned property. Truck fueling stations must not be located within one thousand five hundred (1,500) lineal feet of any residentially zoned property

j. There must be no *outdoor storage* or *display* of either materials or products unless approved in the manner of Section A.5, above.

k. The *canopy* ceiling should be textured and/or have a flat finish. Glossy or highly reflective materials are not permitted.

l. All fuel tanks must be placed underground.

m. *Canopies* must not exceed a height of 20 feet above grade and must be subordinate to the *primary building* in height, mass and scale.

n. A Fueling Station or Truck Fueling Station must be limited to a maximum of twelve (12) fuel dispensing pumps.

B. Waivers and Findings.

In order to encourage **r**edevelopment and renovation of existing legal non-conforming fueling stations and truck fueling stations, innovative *Building* and site designs capable of enhancing the quality of the built environment along a *Gateway Corridor* or adjoining a residential *District*, the *Plan Commission* or the *Director* (in matters delegated to the *Director*) may grant a waiver of the: Landscaping; Lighting; *Sign*; *Building* Orientation and Site Design; or, *Building* Materials Along A *Gateway Corridor*, *Development Requirements* specified in this Article 5.5 for Architectural and Site Design Review upon finding that the proposed development:

1. Represents an innovative use of *Building* materials, lighting, *Signs*, site design features or landscaping which will enhance the use or value of area properties;

2. Is consistent with and compatible with other development located along the *Gateway Corridor* or within six hundred (600) feet of a residential *District*; and,

3. Is consistent with the intent and purpose of this Ordinance.