

## TOWN COUNCIL

### ORDINANCE NO. 04-2023

#### AN ORDINANCE TO AMEND THE PLAINFIELD ZONING ORDINANCE OF THE TOWN OF PLAINFIELD, INDIANA, AND FIXING A TIME WHEN THE SAME SHALL TAKE EFFECT (Omnibus)

**WHEREAS**, I.C. 36-7-4, et seq., empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

**WHEREAS**, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance of the Town of Plainfield, Indiana, and has certified such petition TA-22-058 to the Town Council of the Town of Plainfield with a favorable recommendation:

#### **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

##### **Section 1. Amendment of Plainfield Zoning Ordinance**

That the Plainfield Zoning Ordinance, Ordinance No. 21-97, as amended, be further amended in the following manner: Amend Articles: 2.8 Town Center; 2.17 R-U: Urban Residential District; 2.18 MU: Mixed Use District; 3.2 P: Park District; 3.3; S: School District; 3.4 REL: Religious Use District; 3.6 G: Golf District; 3.8 MUN: Municipal Use District; 4.10 Off-Street Parking; 4.18 Architectural Standards for Fueling Stations and Truck Fueling Stations; 5.3 Development Plans Required for Architectural and Site Design Review in the R-6 District; 5.4 Development Incentives for All Commercial and Industrial Districts (Except TC: Town Center District; Article 5.5 Development Plans Required for Architectural and Site Design Review for All Development Located in All Commercial Districts (Except TC: Town Center or MU: Mixed Use District) and All Industrial Districts When Located Within 600 Feet of a Gateway Corridor or 600 Feet of a Residential District; 5.6 Development Plans Required for Architectural and Site Design Review and Development Incentives in the TC: Town Center District, the R-U: Urban Residential District and the MU: Mixed Use District; by deleting the ~~strikeout~~ text and inserting the double-underlined text as set forth in the attached **Exhibit A** attached hereto and incorporated herein.

##### **Section 2. Severability**

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without

the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

**Section 3. Effective Date**

This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 23rd day of January, 2023.

TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

DocuSigned by:  
*Robin G. Brandgard*  
0006BF6F0067437...  
Robin G. Brandgard, President

DocuSigned by:  
*Bill Kirchoff*  
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Bill Kirchoff, Vice President

DocuSigned by:  
*Kent McPhail*  
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*Dan Bridget*  
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Dan Bridget

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*Lance Angle*  
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ATTESTED BY:

DocuSigned by:  
*Mark J. Todisco*  
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Mark Todisco, Clerk-Treasurer  
Town of Plainfield, Indiana

EXHIBIT A

**ARTICLE 2.8. TC: TOWN CENTER DISTRICT**

**2.8B DEVELOPMENT STANDARDS.**

(5) *Parking.* See Article 4.10 - Off-Street Parking Regulations.; provided, however:

~~—— (a) *Nonresidential uses.*~~

~~—— 1. The total number of required off-street parking spaces for a single use site or integrated center in the TC District shall be reduced by 50%;~~

~~—— 2. A single use site or integrated center in the TC District may include:~~

~~—— a. On-street parking located immediately adjacent to the single use site or integrated center, if the design and location of such adjacent on-street parking is approved by the Town Engineer and Indiana Department of Transportation, as applicable; or~~

~~—— b. One row of parking spaces located along and accessed directly from an alley abutting a side lot line or a rear lot line, if the design and location of such adjacent alley accessed parking is approved by the Town Engineer.~~

~~—— 3. If on-street parking spaces or alley accessed parking spaces are approved and provided, the amount of off-street parking spaces required by this ordinance for the single use site or integrated center shall be deemed to be further reduced by the number of on-street parking spaces and alley accessed parking spaces provided immediately adjacent to the single use site or integrated center.~~

~~—— (b) *Dwelling uses.* All dwelling uses, whether Single Family Dwellings, Two-Family Dwellings, Multifamily Dwellings, or dwelling units in a mixed-use building, located in the TC: Town Center District shall provide parking spaces at a ratio of one parking space per dwelling unit. Such parking spaces shall comply with the requirements of Article IV, provided, however, such parking spaces may be accessed directly from an alley abutting a side lot line or a rear lot line, if the design and location of such adjacent alley accessed parking is approved by the Town Engineer.~~

**ARTICLE 2.17. R-U: URBAN RESIDENTIAL DISTRICT**

## 2.17B DEVELOPMENT STANDARDS.

(11) *Parking.* See Article 4.10 - Off-Street Parking Regulations.; provided, however:

- ~~—— (a) A project in the R-U District may include on-street parking located immediately adjacent to the project, if the design and location of such adjacent on-street parking is approved by the Town Engineer;~~
- ~~—— (b) A project in the R-U District may include one row of parking spaces located along and accessed directly from an alley abutting a side lot line or a rear lot line, if the design and location of such adjacent alley accessed parking is approved by the Town Engineer; and~~
- ~~—— (c) If on-street parking spaces or alley accessed parking spaces are approved and provided, the amount of off-street parking spaces required by this ordinance shall be deemed to be reduced by the number of on-street parking spaces and alley accessed parking spaces provided immediately adjacent lot.~~

## ARTICLE 2.18. MU: MIXED USE DISTRICT

### 2.18B DEVELOPMENT STANDARDS.

(9) See Article 4.10 - Off-Street Parking Regulations.; provided, however:

- ~~—— (a) *Nonresidential uses.*~~
  - ~~—— 1. The total number of required off-street parking spaces for a single use site or integrated center in the MU District shall be reduced by 50%;~~
  - ~~—— 2. A single use site or integrated center in the MU District may include:
    - ~~—— a. On-street parking located immediately adjacent to the single use site or integrated center, if the design and location of such adjacent on-street parking is approved by the Town Engineer; or~~
    - ~~—— b. One row of parking spaces located along and accessed directly from an alley abutting a side lot line or a rear lot line, if the design and location of such adjacent alley accessed parking is approved by the Town Engineer.~~~~
  - ~~—— 3. If on-street parking spaces or alley accessed parking spaces are approved and provided, the amount of off-street parking spaces required by this ordinance for the single use site or~~

~~integrated center shall be deemed to be further reduced by the number of on-street parking spaces and alley accessed parking spaces provided immediately adjacent to the single use site or integrated center.~~

~~(b) *Dwelling uses.* All dwelling uses, whether single family dwellings, two-family dwellings, multifamily dwellings, or dwelling units in a mixed-use building, located within the boundaries of the Conceptual Downtown Redevelopment Plan, shall provide parking spaces at a ratio of one parking space per dwelling unit. Such parking spaces shall comply with the requirements of Article IV, provided, however, such parking spaces may be accessed directly from an alley abutting a side lot line or a rear lot line, if the design and location of such adjacent alley accessed parking is approved by the Town Engineer.~~

~~(11) Non-Motorized Transportation and Access. See Article 4.1H. Greenway connection required. If the lot abuts any portion of a greenway, a direct linkage from the project to such greenway shall be provided.~~

## **ARTICLE 3.2. P: PARK DISTRICT**

### **3.2A PERMITTED USES.**

(3) Accessory uses. Subject to the provisions of Article 4.1: Accessory Uses, the following Accessory Uses are permitted:

- (a) Uses specified in an approved Master Plan
- (b) Uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.

~~(a) The provisions of Article 4.1 - Accessory Uses shall be applicable to development within the P: Park District to the extent that the items regulated in Article 4.1 - Accessory Uses are proposed for development in a park.~~

~~(b) In addition, accessory uses in the P: Park District may include:~~

~~1. Any recreational use, or use incidental to a recreational use, which is reasonably related to the primary park uses specified in an approved Park Master Plan; or~~

~~2. If no Park Master Plan exists, any recreational use, or use incidental to a recreational use, which is reasonably related to existing recreational facilities.~~

~~— (c) By way of example only, accessory uses may include: picnic shelters; concession stands; restrooms; bath house; maintenance buildings; mechanical buildings; equipment rental buildings; gate house/ticket booth; fencing; storage sheds; and the like.~~

(4) Temporary uses. Subject to the provisions of Article 4.2: Temporary Uses, Structures, and Buildings, the following Temporary Uses, Structures, and Buildings Uses are permitted:

- (a) Temporary uses specified in an approved Master Plan
- (b) Temporary uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.

~~(a) The provisions of Article 4.2 - Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the P: Park District to the extent that the items regulated in Article 4.2 - Temporary Uses, Structures and Buildings are proposed for development in a park.~~

~~— (b) All temporary uses, structures and buildings, in the P: Park District shall obtain an improvement location permit, if required by Article 4.2A.~~

~~— (c) In addition, temporary uses in the P: Park District may include:~~

~~— 1. Any concert, festival, tournament or other recreational activity related to a town-recognized special event identified in Article 7.2 of this ordinance; or~~

~~— 2. Other temporary uses as recommended by the Director of the Parks and Recreation Department and approved by the Director of the Department of Planning and Zoning as being compatible with the approved Park Master Plan or existing recreational facilities in a park.~~

~~— (d) Unless otherwise specified above, specified in an approved Park Master Plan, or specifically approved by the Director, no temporary use shall exceed ten days in duration.~~

### **3.2B DEVELOPMENT STANDARDS.**

(10) Signs. See Article 7.8. Signs in a Master Plan District. The regulations contained in Article 7.6D, for “Business and Other Uses Permitted in Residential Districts by Special Exception” shall apply to the

~~P: Park District, provided, however, notwithstanding anything in Article VII to the contrary:~~

~~—— (a) Scoreboards which:~~

~~—— 1. May include sponsor information on the face of the scoreboard oriented toward the playing field, not to exceed 25% of the area of the overall scoreboard surface;~~

~~—— 2. Are not illuminated, either internally or externally, except during game or tournament play, and~~

~~—— 3. Do not provide for commercial or business advertising on any other face of the scoreboard, shall be permitted subject to the Director's review and approval of an improvement location permit.~~

~~—— (b) Seasonal sponsor banner signs located on the interior of a perimeter fence of and oriented toward the interior of an enclosed recreational facility (i.e., a ball field, skating rink, skate board facility or similar recreational facility), and only incidentally visible from the exterior of the recreational facility, may be permitted subject to Director's review and approval of an improvement location permit; or~~

~~—— (c) Other permanent signs or temporary signs included in an overall sign program (which includes the general number, size, type and location of signs) and which is approved by the Plan Commission as part of an approved Park Master Plan.~~

(Ord. 21-97, passed - 1997; Ord. 6-2004, passed 4-12-2004)

## **ARTICLE 3.3. S: SCHOOL DISTRICTS**

### **3.3A PERMITTED USES.**

(3) *Accessory uses.* Subject to the provisions of Article 4.1: Accessory Uses, the following Accessory Uses are permitted:

(a) Uses specified in an approved Master Plan

(b) Uses determined by the Director to be reasonably related to uses specified within the approved Master Plan.

(4) *Temporary uses.* Subject to the provisions of Article 4.2: Temporary Uses, Structures, and Buildings, the following Temporary Uses, Structures, and Buildings Uses are permitted:

(a) Temporary uses specified in an approved Master Plan

(b) Temporary uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.

~~(a) The provisions of Article 4.2 - Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the S: School District to the extent that the items regulated in Article 4.2 - Temporary Uses, Structures and Buildings are proposed for development at a school site.~~

~~(b) All temporary uses, structures and buildings, in the S: School District shall obtain an improvement location permit, if required by Article 4.2A.~~

~~(c) In addition, temporary uses in the S: School District may include:~~

~~1. Any concert, festival, tournament or other recreational activity related to a town-recognized special event identified in Article 7.2 of this ordinance; or~~

~~2. Other temporary uses as approved by the Director of the Department of Planning and zoning as being compatible with the approved School Master Plan or existing recreational facilities at a school site.~~

~~(d) Unless otherwise specified above, specified in an approved School Master Plan, or specifically approved by the Director, no temporary use shall exceed ten days in duration.~~

### **3.3B DEVELOPMENT STANDARDS.**

(10) Signs. See Article 7.8. Signs in a Master Plan District. The regulations contained in Article 7.6D, for "Business and Other Uses Permitted in Residential Districts by Special Exception" shall apply to the S: School District, provided, however, notwithstanding anything in Article VII to the contrary:

~~(a) Scoreboards at approved athletic facilities which:~~

~~1. May include sponsor information on the face of the scoreboard oriented toward the playing field, not to exceed 25% of the area of the overall scoreboard surface;~~

~~2. Are not illuminated, either internally or externally, except during an event, and~~



- ~~———— 3. Do not provide for commercial or business advertising on any other face of the scoreboard, shall be permitted subject to Director's review and approval of an improvement location permit.~~
- ~~———— (b) Seasonal sponsor banner signs located on the interior of a perimeter fence and oriented toward the interior of an enclosed athletic facility (i.e., a ball field or similar athletic facility), and only incidentally visible from the exterior of the recreational facility; or~~
- ~~———— (c) Other permanent signs or temporary signs included in an overall sign program (which includes the general number, size, type and location of signs) and which is approved by the Plan Commission as part of an approved School Master Plan.~~

## **ARTICLE 3.4. REL: RELIGIOUS USE DISTRICT**

### **3.4A PERMITTED USES.**

- (3) Accessory uses. Subject to the provisions of Article 4.1: Accessory Uses, the following Accessory Uses are permitted:
  - (a) Uses specified in an approved Master Plan
  - (b) Uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.
- ~~(a) The provisions of Article 4.1 - Accessory Uses shall be applicable to development within the REL: Religious Use District to the extent that the items regulated in Article 4.1 - Accessory Uses are proposed for development at a religious use site.~~
- ~~———— (b) In addition, accessory uses in the REL: Religious Use District may include:
  - ~~———— 1. Those buildings, structures or facilities which are typically related to a religious use;~~
  - ~~———— 2. Such other primary or accessory religious uses included in a Religious Use Master Plan filed with and approved by the Plan Commission; or~~
  - ~~———— 3. If no Religious Use Master Plan exists, any religious use or use incidental to a religious use, which is reasonably related to existing religious use facilities.~~~~

~~— (c) By way of example only, accessory uses may also include: rectory; convent; child care ministry; and school classroom buildings and school related facilities (i.e., administrative offices, gymnasiums, athletic fields and stadiums, ball courts, game courts; fencing; storage sheds; and the like).~~

(4) Temporary uses. Subject to the provisions of Article 4.2: Temporary Uses, Structures, and Buildings, the following Temporary Uses, Structures, and Buildings Uses are permitted:

- (a) Temporary uses specified in an approved Master Plan
- (b) Temporary uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.

~~(a) The provisions of Article 4.2 - Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the REL: Religious Use District to the extent that the items regulated in Article 4.2 - Temporary Uses, Structures and Buildings are proposed for development at a religious use site.~~

~~— (b) All temporary uses, structures and buildings, in the REL: Religious Use District shall obtain an improvement location permit, if required by Article 4.2A.~~

~~— (c) In addition, temporary uses in the REL: Religious Use District may include:~~

~~— 1. Any concert, festival, tournament or other social activity related to a town-recognized special event identified in Article 7.2 of this ordinance; or~~

~~— 2. Other temporary uses as approved by the Director of the Department of Planning and Zoning as being compatible with the approved Religious Use Master Plan or existing facilities.~~

~~— (d) Unless specified in an approved Religious Use Master Plan, or specifically approved by the Director, no religious use may conduct more than four temporary uses in any calendar year, and no individual temporary use shall exceed ten days in duration.~~

### **3.4B DEVELOPMENT STANDARDS.**

(10) Signs. See Article 7.8. Signs in a Master Plan District. The regulations contained in Article 7.6, D., for “Business and Other Uses permitted in the Residential Districts” shall apply to the REL: Religious

Use District, provided, however, notwithstanding anything in Article VII to the contrary:

- ~~\_\_\_\_\_ (a) Scoreboards at approved athletic facilities which:
  - ~~\_\_\_\_\_ 1. May include sponsor information on the face of the scoreboard oriented toward the playing field, not to exceed 25% of the area of the overall scoreboard surface;~~
  - ~~\_\_\_\_\_ 2. Are not illuminated, either internally or externally, except during an event; and~~
  - ~~\_\_\_\_\_ 3. Do not provide for commercial or business advertising on any other face of the scoreboard, shall be permitted subject to the Director's review and approval of an improvement location permit.~~~~
- ~~\_\_\_\_\_ (b) Seasonal sponsor banner signs located on the interior of a perimeter fence and oriented toward the interior of an enclosed athletic facility (i.e., a ball field or similar athletic facility), and only incidentally visible from the exterior of the recreational facility; or~~
- ~~\_\_\_\_\_ (c) Other permanent signs or temporary signs included in an overall sign program (which includes the general number, size, type and location of signs) and which is approved by the Plan Commission as part of an approved Religious Use Master Plan.~~
- ~~\_\_\_\_\_ (d) Signs on light poles: signs shall be permitted on light poles which serve to illuminate an off-street parking area in the REL District as specified below:
  - ~~\_\_\_\_\_ 1. Type. Signs on light poles shall be limited to banner signs:
    - ~~\_\_\_\_\_ a. Which are mounted on light poles located on the lot; and~~
    - ~~\_\_\_\_\_ b. Which are mounted to the light poles with upper and lower horizontal supports.~~~~
  - ~~\_\_\_\_\_ 2. Maximum individual sign surface area. Individual light pole banner signs shall not exceed the maximum dimensions of three and one-half feet in width by eight feet in height;~~
  - ~~\_\_\_\_\_ 3. Configuration and placement on light poles. All individual light pole banner signs placed on a lot:
    - ~~\_\_\_\_\_ a. Shall be of the same dimensions; and~~~~~~

- ~~\_\_\_\_\_ b. Shall be placed at the same relative height and location on all light poles.~~
- ~~\_\_\_\_\_ 4. *Number.* Each light pole may contain two banner signs, provided, however, if the light poles are located at the perimeter edge of an off-street parking area, only one banner sign, which shall be oriented toward the interior of the off-street parking area, shall be permitted;~~
- ~~\_\_\_\_\_ 5. *Total sign surface area.* The total sign surface area of all light pole banner signs on a lot shall not exceed a ratio of one square foot for each off-street parking space within the off-street parking area which is generally illuminated by the lights on the light poles which support the light pole banner signs; and~~
- ~~\_\_\_\_\_ 6. *Placement on lot.* Light pole banner signs shall be evenly distributed within or along the edge of the off-street parking area used to determine the total sign surface area permitted as set forth in Article 3.4B(10)(d)5. above.~~

## **ARTICLE 3.6. G: GOLF**

### **3.6A PERMITTED USES.**

- (3) Accessory uses. Subject to the provisions of Article 4.1: Accessory Uses, the following Accessory Uses are permitted:
  - (a) Uses specified in an approved Master Plan
  - (b) Uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.
    - ~~(a) The provisions of Article 4.1 - Accessory Uses shall be applicable to the development within the G: Golf District to the extent that the items regulated in Article 4.1 - Accessory Uses are proposed for development on a golf course.~~
    - ~~\_\_\_\_\_ (b) In addition, accessory uses in the G: Golf District may include:
      - ~~\_\_\_\_\_ 1. Any recreational use, or use incidental to a golf course, which is reasonably related to the golf course use specified in an approved Golf Course Master Plan; or~~
      - ~~\_\_\_\_\_ 2. If no Golf Course Master Plan exists, any recreational use, or use incidental to a recreational use, which is reasonable related to existing recreational facilities.~~~~

~~— (c) By way of example only, accessory uses may include: picnic shelters, concessions stands, restrooms, swimming pool, bath house, maintenance buildings, mechanical buildings, driving range, golf practice area and putting greens.~~

(4) Temporary uses. Subject to the provisions of Article 4.2: Temporary Uses, Structures, and Buildings, the following Temporary Uses, Structures, and Buildings Uses are permitted:

- (a) Temporary uses specified in an approved Master Plan
- (b) Temporary uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.

~~(a) The provisions of Article 4.2 - Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the G: Golf District to the extent that the items regulated in Article 4.2 - Temporary Uses, Structures and Buildings are proposed for the development at a golf course site.~~

~~— (b) All temporary uses, structures and buildings, in the G: Golf District shall obtain an improvement location permit, if required by Article 4.2A.~~

~~(Ord. 13-2007, passed 6-11-2007; Ord 36-2022, passed 10-10-2022)~~

### **3.6B DEVELOPMENT STANDARDS.**

(10) Signs. See Article 7.8. Signs in a Master Plan District.

~~(a) The regulations contained in Article 7.6D, for “Business and Other Uses Permitted in Residential Districts by Special Exception” shall apply to the G: Golf District, provided, however, notwithstanding anything in the Article VII to the contrary; and~~

~~— (b) Other permanent signs or temporary signs included in an overall sign program (which includes the general number, size, type and location of signs) and which is approved by the Plan Commission as part of an approved Golf Course Master Plan.~~

## **ARTICLE 3.8. MUN: MUNICIPAL USE DISTRICT**

### **3.8A PERMITTED USES.**

(3) Accessory uses. Subject to the provisions of Article 4.1: Accessory Uses, the following Accessory Uses are permitted:

- (a) Uses specified in an approved Master Plan
- (b) Uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.

~~(a) The provisions of Article 4.1 – Accessory Uses shall be applicable to development within the MUN: Municipal Use District to the extent that the items regulated in Article 4.1 – Accessory Uses are proposed for development at a municipal use site.~~

~~— (b) In addition, accessory uses in the MUN: Municipal Use District may include:~~

~~— 1. Those buildings, structures or facilities which are typically related to a municipal use;~~

~~— 2. Such other primary or accessory municipal uses included in a Municipal Use Master Plan filed with and approved by the Plan Commission; or~~

~~— 3. If no Municipal Use Master Plan exists, any municipal use or use incidental to a municipal use, which is reasonably related to existing municipal use facilities.~~

(4) Temporary uses. Subject to the provisions of Article 4.2: Temporary Uses, Structures, and Buildings, the following Temporary Uses, Structures, and Buildings Uses are permitted:

- (a) Temporary uses specified in an approved Master Plan
- (b) Temporary uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.

~~(a) The provisions of Article 4.2 – Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the MUN: Municipal Use District to the extent that the items regulated in Article 4.2 – Temporary Uses, Structures and Buildings are proposed for development at a municipal use site.~~

~~— (b) All temporary uses, structures and buildings, in the MUN: Municipal Use District shall obtain an improvement location permit, if required by Article 4.2A.~~

~~— (c) In addition, temporary uses in the MUN: Municipal Use District may include:~~

~~— 1. Any concert, festival, tournament or other social activity related to a town-recognized special event identified in Article 7.2 of this ordinance; or~~

~~— 2. Other temporary uses as approved by the Director of the Department of Planning and Zoning as being compatible with the approved Municipal Use Master Plan or existing facilities.~~

~~— (d) Unless specified in an approved Municipal Use Master Plan, or specifically approved by the Director, no municipal use may conduct more than four temporary uses in any calendar year, and no individual temporary use shall exceed ten days in duration.~~

### **3.8B DEVELOPMENT STANDARDS.**

~~(10) *Signs.* See Article 7.8. Signs in a Master Plan District. The regulations contained in Article 7.6D, for “Business and Other Uses Permitted in Residential Districts by Special Exception” shall apply to the MUN: Municipal Use District, unless, however, other permanent signs or temporary signs included in an overall sign program (which includes the general number, size, type and location of signs) which is approved by the Plan Commission as part of an approved Municipal Use Master Plan.~~

## **ARTICLE 4.10. OFF-STREET PARKING REGULATION**



Article 4.10A.4

~~4. Non-Motorized Transportation and Access. See Article 4.1H. Pedestrian Access. Parking lots shall be designed to allow pedestrians to safely move from their vehicles to the building or neighboring lots by providing the following pedestrian facilities:~~

- ~~a. All parking lots shall include pathways within or adjoining the parking area that channel pedestrians from the vehicle to the building and to any existing or proposed off-site sidewalks, trails, pathways, or sidepaths as defined in the current Sidewalk and Trail Master Plan~~
- ~~b. No parking space shall be more than 100' from a pedestrian pathway which shall be delineated by a paving material that differs from that of vehicular areas and be planted to provide shade (see right for examples of how this could be designed)~~
- ~~c. Pedestrian pathways are to be identified by pedestrian crossing treatments wherever said pathway crosses an Interior Access Drive or Interior Access Driveway.~~



## ARTICLE 4.18 ARCHITECTURAL STANDARDS FOR FUELING STATIONS AND TRUCK FUELING STATIONS

### 4.18A DEVELOPMENT REQUIREMENTS.

~~(4) Screening of mechanical equipment. See Article 4.1G: Mechanical Equipment Screening~~

~~(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.)~~

~~1. Acceptable roof equipment screening must be accomplished by either:~~

~~a. 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~~

~~b. 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.~~

~~2. 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. See Article 4.1J: Refuse/Reuse Container Enclosures*~~

- ~~1. The materials of the three 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 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.~~

~~(6) *Non-motorized transportation and access. See Article 4.1H. 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;~~

~~—— 2. Raised curbing;~~

~~—— 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 feet in width and must be hard surfaced.~~

## **ARTICLE 5.3. DEVELOPMENT PLANS REQUIRED FOR ARCHITECTURAL AND SITE DESIGN REVIEW IN THE R-6 DISTRICT**

### **5.3A PROJECTS WITH A GROSS DENSITY OF UP TO 8.0 DWELLING UNITS PER ACRE.**

~~3. *Mechanical equipment.* See Article 4.1G Mechanical Equipment Screening. 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.~~

2. a. Non-Motorized Transportation Access. See Article 4.1H. ~~The project shall include a walkway or pedestrian/bikeway system complying with the following requirements as part of the site design:~~

~~\_\_\_\_\_ i. Shall functionally connect front doors or primary building entries with planned or existing public sidewalks on each public street frontage of the multi-family dwelling project;~~

~~\_\_\_\_\_ ii. Shall provide a direct linkage to any planned or existing town greenway which abuts or is adjacent to the multi-family dwelling project.~~

~~\_\_\_\_\_ iii. Shall provide a direct and functional connection from the front doors or primary building entries to any on-site, off-street parking area;~~

~~\_\_\_\_\_ iv. Shall provide for identifiable pedestrian crossing treatments along functional pedestrian routes wherever a private walkway or pedestrian/bikeway system crosses an interior access drive or interior access driveway; and~~

~~\_\_\_\_\_ v. Shall functionally connect to the various required open space elements within the multi-family dwelling project.~~

~~\_\_\_\_\_ b. The owner of the real estate shall be responsible for the perpetual maintenance of any private walkways or pedestrian/bikeway systems.~~

### **5.3B PROJECTS WITH A GROSS DENSITY OF BETWEEN 8.0 DWELLING UNITS PER ACRE AND 12.0 DWELLING UNITS PER ACRE.**

(3) *Development requirements.*

4. Mechanical equipment. See Article 4.1G: Mechanical Equipment Screening. ~~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; and~~

~~\_\_\_\_\_ 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.~~

(b) *Site design features required.*

2. *Site design features.*

c. Centralized Trash Collection. See Article 4.1J Refuse/Reuse Container Enclosures. Accommodations for trash collection through the use of centralized trash collection areas which:

~~\_\_\_\_\_ i. Are screened on at least three sides by a solid-walled enclosure which is faced with exterior materials of brick, stone or other masonry material(s) compatible with the architecture of the buildings containing dwelling units (wood may be used in limited circumstances, subject to applicable fire codes, when necessary to be consistent and compatible with the architecture of buildings containing dwelling units);~~



**Solid Walled Enclosure for Trash Compactor with Foundation Landscaping**

~~\_\_\_\_\_ ii. Provide a gate across the access to the trash collection area enclosure covered with wood or similar appearing material and painted a color that is compatible with the colors of the buildings containing dwelling units;~~



**Gated Access to Trash Enclosure**

- \_\_\_\_\_ iii. Provide foundation landscaping around the trash collection area enclosure; and
- \_\_\_\_\_ iv. Have a vehicular pull-off area for residents to park while depositing items into the trash collection area.



~~Vehicular Pull-Off at Trash Enclosure~~

- ~~\_\_\_\_\_d. Provision of a trash compactor within a trash collection area;~~

**ARTICLE 5.4. DEVELOPMENT INCENTIVES FOR ALL COMMERCIAL AND INDUSTRIAL DISTRICTS (EXCEPT TC: TOWN CENTER DISTRICT)**

**5.4B WAIVER OF DEVELOPMENT REQUIREMENTS IN COMMERCIAL OR INDUSTRIAL DISTRICTS.**

- (1) ~~Common off-street parking areas.~~ Reserved

~~(a) Purpose. To encourage desirable, efficient and well-planned and landscaped off-street parking areas, two or more uses may create a common parking area. Such common parking areas shall be eligible for up to a 10% reduction in the overall number of required parking spaces.~~

~~\_\_\_\_\_ (b) Plan documentation and supporting information. All requests for development plan approval for common off-street parking areas pursuant to this Article shall include the following:~~

~~\_\_\_\_\_ 1. Sketch Plan One. Sketch Plan One shall depict the development in full compliance with all use and development standards of the applicable zoning district and all other applicable health, flood control and subdivision laws, ordinances and regulations of the town;~~

~~\_\_\_\_\_ 2. Sketch Plan Two. Sketch Plan Two shall depict the development pursuant to this Article; and~~

~~\_\_\_\_\_ 3. Supporting information. A site plan and overall plan as specified in Article 5.7 below.~~

~~\_\_\_\_\_ (c) Findings. The Director may approve such parking reduction upon a finding that: the proposed common parking area employs improved design elements in access control, traffic circulation or landscaping than otherwise required by the provisions of this ordinance.~~

- (2) ~~Alternate parking plan approval~~ Reserved

~~(a) Purpose. To encourage desirable, efficient and well planned and landscaped off-street parking areas, the Director may approve an alternative parking plan which deviates from the requirements of this ordinance.~~

~~(b) Plan documentation and supporting information. All requests for development plan approval for alternate parking plan approval pursuant to this Article shall include the following:~~

~~1. Sketch Plan One. Sketch Plan One shall depict the development in full compliance with all use and development standards of the applicable zoning district and all other applicable health, flood control and subdivision laws, ordinances and regulations of the town;~~

~~2. Sketch Plan Two. Sketch Plan Two shall depict the development pursuant to this Article; and~~

~~3. Site plan. A site plan as specified in Article 5.7 below.~~

~~(c) Findings. The Director may approve such alternative parking plan upon finding that such parking layout:~~

~~1. Is appropriate to the site and its surroundings;~~

~~2. Makes provision for small car parking areas, angled parking, one-way traffic patterns, handicapped parking or other feature appropriate for the use and setting; and~~

~~3. Is consistent with the intent and purpose of this ordinance.~~

**RTICLE 5.5. DEVELOPMENT PLANS REQUIRED FOR ARCHITECTURAL AND SITE DESIGN REVIEW FOR ALL DEVELOPMENT LOCATED IN ALL COMMERCIAL DISTRICTS (EXCEPT TC: TOWN CENTER OR MU: MIXED USE DISTRICT) AND ALL INDUSTRIAL DISTRICTS WHEN LOCATED WITHIN 600 FEET OF A GATEWAY CORRIDOR OR WITHIN 600 FEET OF A RESIDENTIAL DISTRICT**

(3) *Development plans review authority.*

(b) *Limitation on Director’s authority.*

**Table 5.5-A: Gateway Corridor Development Plans**

<b>Development Activity</b>		<b>Approval Authority</b>
h.	All signs, including: <del>freestanding ground identification signs (ground, pole or pylon signs);</del> building identification signs (wall, awning, canopy or marquee signs); incidental signs (ground, projecting or wall signs); suspended signs; or outdoor display area signs.	Director

<b>Table 5.5-B: Commercial/Industrial Development Plans Within 600 Feet of a Residential Use Which Is Not Legal Nonconforming</b>		
<b>Development Activity</b>		<b>Approval Authority</b>
h.	All signs, including: <del>freestanding ground identification signs (ground, pole or pylon signs);</del> building identification signs (wall, awning, canopy or marquee signs); incidental signs (ground, projecting or wall signs); suspended signs; or outdoor display area signs	Director

**5.5C DEVELOPMENT REQUIREMENTS.**

(4) *Building orientation and site design.*

(d) *Mechanical equipment. See Article 4.1G: Mechanical Equipment Screening.* 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:

\_\_\_\_\_ 1. *All commercial districts.*

\_\_\_\_\_ 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.~~

~~\_\_\_\_\_ 2. *All industrial districts.*~~

~~\_\_\_\_\_ a. *Roof mounted.* All roof mounted mechanical equipment shall be screened based upon a line of site view of the building from a point four feet above grade located at:~~

~~\_\_\_\_\_ i. The centerline of the street immediately in front of the building; or~~

~~\_\_\_\_\_ ii. Any side lot line or rear lot line of a bufferyard.~~

~~\_\_\_\_\_ b. *Ground mounted.* All ground mounted mechanical equipment shall be screened from any front lot line or any bufferyard 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.~~

~~(e) *Trash enclosures. See Article 4.1J: Refuse/Reuse Container Enclosures.*~~

~~\_\_\_\_\_ 1. The materials of the three solid-walled sides of the enclosure shall 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 shall be provided with foundation landscaping of not less than hedge plants spaced four feet on-center.~~

~~\_\_\_\_\_ 3. 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) *Trash compactors.*~~

~~\_\_\_\_\_ 1. *Abutting a primary building.* Trash compactors which abut a primary building:~~

- ~~\_\_\_\_\_ a. Shall be oriented toward a side lot line or a rear lot line;~~
  - ~~\_\_\_\_\_ b. Shall not be located between the front lot line and the front line of any portion of the building served; and~~
  - ~~\_\_\_\_\_ c. Shall not be located in a required side yard or rear yard or required side bufferyard or rear bufferyard.~~
- ~~\_\_\_\_\_ 2. *Freestanding.* Trash compactors located as a freestanding unit shall be screened consistent with the requirements set forth above for a trash enclosure, provided, however, a man-door shall be permitted in the otherwise solid walls.~~

~~(g) *Pedestrian connectivity.* See Article 4.1H: Non-Motorized Transportation Access. -- *new construction.* All new construction of a commercial or industrial project shall, in all cases where a sidewalk, pathway or town greenway either exists or is required to be developed as part of the project, include a walkway or pedestrian/bikeway system in compliance with the following requirements:~~

- ~~\_\_\_\_\_ 1. *Sidewalk connection.* A private walkway or pedestrian/bikeway system shall functionally connect front doors, storefronts or primary building entries with planned or existing public sidewalks, pathways or town greenway on each public street frontage of the project;~~
- ~~\_\_\_\_\_ 2. *Greenway connection.* A private walkway or pedestrian/bikeway system shall provide a direct linkage to any planned or existing town greenway which abuts or is adjacent to the project; and~~
- ~~\_\_\_\_\_ 3. *Delineation.* A private walkway or pedestrian/bikeway system shall provide for identifiable pedestrian crossing treatments along functional pedestrian routes wherever a private walkway or pedestrian/bikeway system crosses an interior access drive or interior access driveway.~~

~~(7) *Signs.* See Article 7: Sign Regulations~~

~~(a) *All signs.* All signs shall be designed to create a unified and consistent sign package for the development. Elements of a unified and consistent sign package include:~~

- ~~\_\_\_\_\_ 1. Type of sign: a sign package shall specify the type of freestanding identification sign proposed (e.g., ground sign, pylon sign, pole sign), and the type of building identification sign~~

~~proposed (e.g., individual letters, raceway mount, box, painted and the like);~~

~~2. Materials (e.g., limestone base with bronze letters, routed aluminum cabinet with plexiglass face and the like);~~

~~3. Size and proportion of signs (e.g., maximum height, maximum width, maximum sign surface area and the like);~~

~~4. Style and color (e.g., style and color pallet for letter colors, background colors and text font); and~~

~~5. Illumination (e.g., internally illuminated, or external illumination with similar type outdoor light fixture).~~

~~(b) *Freestanding identification signs.* In order to create a unified and consistent treatment, new freestanding identification signs shall be erected in accordance with the regulations of Article 7.4A, 7.4B and 7.4C.~~

~~(c) *Wall signs.* In order to create a unified and consistent treatment, new wall signs shall be erected in accordance with the following regulations.~~

~~1. *New construction/major building additions.* Wall signs for new construction projects and major building addition projects shall be consistent with the type of wall sign selected from the alternatives hierarchy listed below and approved by the Plan Commission.~~

~~2. *Alternatives hierarchy.* The order of ranking of the various types of wall signs, from the highest to the lowest, shall be Article 5.5C(7)(c)2.a., 5.5C(7)(c)2.b., 5.5C(7)(c)2.c. and 5.5C(7)(c)2.d. outlined below:~~

~~a. An individual letter sign (including, but not limited to: internally illuminated channel letters, logos or script; illuminated or non-illuminated pin-mounted letters, logos or script; or plaque with raised or routed letters, logos or script);~~

~~b. A raceway mounted sign (including, but not limited to: channel letters, logos or script);~~

~~c. A box sign; and~~

~~d. A painted board sign or a sign painted directly on a wall of a building.~~

~~3. Existing integrated centers. Any new wall sign on an existing integrated center shall be of an equivalent type or higher rated type than the predominant type of wall signs existing throughout the integrated center.~~

~~4. Existing single use sites. Any new wall sign on an existing single use site shall be the greater of either an equivalent type or higher rated type wall sign than:~~

~~a. The previously existing wall sign; or~~

~~b. The predominant type of wall signs existing on the subject lot and any immediately adjacent single use sites located within the same block face.~~

~~(d) Illuminated wall signs and bufferyards. Illuminated wall signs, whether internally or externally illuminated, shall not be permitted on a building facade oriented to a side bufferyard or rear bufferyard.~~

**ARTICLE 5.6. DEVELOPMENT PLANS REQUIRED FOR ARCHITECTURAL AND SITE DESIGN REVIEW AND DEVELOPMENT INCENTIVES IN THE TC: TOWN CENTER DISTRICT, THE R-U: URBAN RESIDENTIAL DISTRICT AND THE MU: MIXED USE DISTRICT**

**5.6 DEVELOPMENT PLANS REQUIRED FOR ARCHITECTURAL AND SITE DESIGN REVIEW AND DEVELOPMENT INCENTIVES IN THE TC: TOWN CENTER DISTRICT, THE R-U: URBAN RESIDENTIAL DISTRICT AND THE MU: MIXED USE DISTRICT.**

**5.6A APPLICABILITY AND REVIEW AUTHORITY.**

<b>Table 5.6-A: TC: Town Center District Development Plans</b>		
<b>Development Activity</b>		<b>Approval Authority</b>
i.	All signs, including: <del>freestanding identification</del> <u>ground</u> signs ( <del>ground, pole or pylon signs</del> ); building identification signs (wall, projecting, awning, canopy or marquee signs); incidental signs (ground or wall signs); suspended signs; or outdoor display area signs	Director
<b>Table 5.6-B: R-U: Urban Residential District and MU: Mixed Use District Development Plans</b>		

<b>Development Activity</b>		<b>Approval Authority</b>
j.	All signs, including: <del>freestanding identification</del> <u>ground</u> signs ( <del>ground, pole or pylon signs</del> ); building <del>identification</del> signs (wall, projecting, awning, canopy or marquee signs); incidental signs (ground or wall signs); suspended signs; or outdoor display area signs	Director

## 5.6B DEVELOPMENT REQUIREMENTS IN THE TC: TOWN CENTER DISTRICT.

### (4) *Site layout.*

(a) *Entrances.* Major building entrances shall be oriented toward

(e) *Trash enclosures.* See Article 4.1J: Refuse/Reuse Container Enclosures. ~~All trash enclosures shall utilize three solid-walled sides. The materials of the three 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) *Pedestrian and vehicular circulation.* ~~Site design shall minimize conflicts between pedestrian and vehicular traffic; See Article 4.1H. Non-Motorized Transportation and Access~~

(j) *Drive-through facilities.* See Article 4.1D: Drive Through Facilities and the following. Drive-through facilities shall be located at the rear of the building or at the rear of the lot; and

### (5) *Architectural design.*

(c)

5. *Mechanical equipment.* See Article 4.1G: Mechanical Equipment Screening.

a. ~~*Roof mounted.* All roof mounted mechanical equipment shall be screened based upon an elevation view of the building on all sides; and~~

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.

(6) *Signs. See Article 4.7: Sign Regulations*

- ~~— (a) *Freestanding identification signs, where permitted by Article 7.5A.* 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 storefront or on the ground floor facade should form a clearly articulated band and be integrated into the overall building facade 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 5.6E(1)(a)4. and Article 5.6E(2)(b) below;~~
- ~~— (e) *Window signs.* Window signs shall not exceed 15% of available window space;~~
- ~~— (f) *Marquee signs.* Marquee signs shall be limited to theater uses; and~~
- ~~— (g) *Awnings and canopies.*
  - ~~— 1. Any awning or canopy that includes graphics, lettering, logos or text in excess of ten 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 5.6B(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.*~~ Reserved. ~~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;~~

**5.6C 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 MULTI-FAMILY DWELLING PROJECTS IN THE R-U URBAN RESIDENTIAL DISTRICT NOT WITHIN THE “TOWN CENTER NEIGHBORHOOD”.**

(2)

(c)

4. ~~*Mechanical equipment.*~~ See Article 4.1G: Mechanical Equipment Screening. ~~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; and

\_\_\_\_\_ d. ~~*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.