

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

3.2B 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

3.3B 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

3.4B 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

3.6B 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

3.8B 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

~~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:

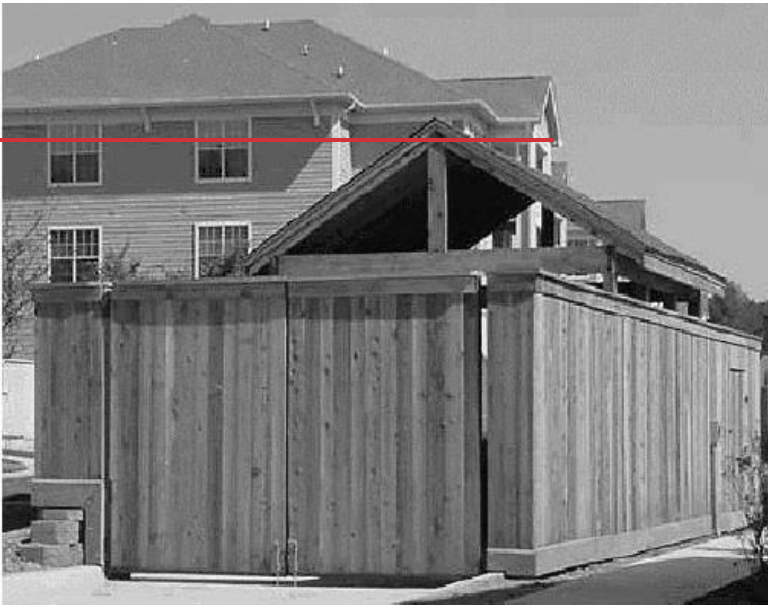
- ~~_____ i. Are screened on at least three sides by a solid-walled enclosure which is faced with exterior materials of brick, stone or other masonry material(s) compatible with the architecture of the buildings containing dwelling units (wood may be used in limited circumstances, subject to applicable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



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~~**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;~~



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

Table 5.5-B: Commercial/Industrial Development Plans Within 600 Feet of a Residential Use Which Is Not Legal Nonconforming		
	Development Activity	Approval Authority
h.	All signs, including: freestanding-ground identification signs (ground, pole or pylon signs); 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.

Table 5.6-A: TC: Town Center District Development Plans		
Development Activity		Approval Authority
i.	All signs, including: freestanding identification <u>ground</u> 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	Director
Table 5.6-B: R-U: Urban Residential District and MU: Mixed Use District Development Plans		
Development Activity		Approval Authority
j.	All signs, including: freestanding identification <u>ground</u> 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	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.~~

ARTICLE 4.1. ACCESSORY USES

4.1A PERMITTED ACCESSORY USES.

- ~~— (1) Accessory uses shall be permitted in all zoning districts, provided, however, that the primary use which is supported by the accessory use is a permitted use within the district to which a lot is zoned.~~
- ~~— (2) Accessory uses shall not be permitted on a lot prior to the erection of the primary building.~~
- ~~— (3) By way of example only, some typical accessory uses are: garages; carports; porches; decks; awnings; canopies; mini-barns; storage sheds; patios; outdoor fireplaces; bathhouses; cabanas; children's playhouses; swings; game courts, including tennis or basketball courts; parking areas; signs; swimming pools; hot tubs; radio sending and receiving antennas; satellite dish antennas; and storage buildings.~~

~~(Ord. 21-97, passed --1997; Ord. 3-2000, passed --2000; Ord. 6-2001, passed 6-25-2001; Ord. 11-2004, passed 6-14-2004; Ord. 51-2005, passed 10-10-2005; Ord. 27-2007, passed --2007; Ord. 24-2009, passed 1-26-2009; Ord. 06-2011, passed 6-13-2011; Ord. 12-2011, passed --2011; Ord. 07-2012, passed --2012; Ord. 03-2021, passed 2-8-2021)~~

4.1B DEVELOPMENT STANDARDS FOR ACCESSORY USES.

- ~~— (1) Accessory uses shall comply with all development standards of the applicable zoning district unless an exception is specifically provided for in this Article 4.1.~~
- ~~— (2) Accessory uses shall not encroach upon any platted easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted.~~
- ~~— (3) Accessory use buildings or structures shall not have a lesser minimum front setback than the primary use building or structure unless it is a permitted accessory use such as a freestanding sign or parking area or a guard or pump house as needed in industrial districts.~~

~~—(4) Accessory uses and structures shall comply with all development standards required for accessory buildings unless otherwise specified. If no accessory building development standard is specified, the standard shall be that which is closest to the most comparable zoning district in terms of development standards and density based upon the determination of the Director of Planning and Zoning.~~

~~(Ord. 21-97, passed 1997; Ord. 3-2000, passed 2000; Ord. 6-2001, passed 6-25-2001; Ord. 11-2004, passed 6-14-2004; Ord. 51-2005, passed 10-10-2005; Ord. 27-2007, passed 2007; Ord. 24-2009, passed 1-26-2009; Ord. 06-2011, passed 6-13-2011; Ord. 12-2011, passed 2011; Ord. 07-2012, passed 2012; Ord. 03-2021, passed 2-8-2021)~~

~~**4.1C ADDITIONAL DEVELOPMENT STANDARDS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES IN ANY “R” DISTRICT.**~~

~~—Accessory uses, buildings or structures permitted in any RR, R-1, R-2, R-3, R-4, R-5, R-6 and R-U District shall also comply with the following additional development standards.~~

~~—(1) Accessory uses, buildings or structures for single-family dwellings and two-family dwellings. Accessory uses, buildings or structures for single-family dwellings and two-family dwellings shall comply with the following:~~

~~—(a) Area. The total square foot area of all detached accessory buildings on a lot and all attached accessory use portions of a primary building containing a dwelling unit, shall not exceed the total finished floor area of the primary building; and~~

~~—(b) Number of detached accessory buildings. The total number of detached accessory buildings on a lot shall not exceed two accessory buildings except on any lot one and one-half acres or larger where the limit would be three structures over 200 square feet.~~

~~—(2) Accessory uses, buildings or structures for multi-family dwellings. Accessory uses, buildings or structures for multi-family dwellings shall comply with the following:~~

~~—(a) Area. The total combined square foot area of all detached accessory buildings on a lot and all attached accessory use portions of a primary building containing a dwelling unit, shall not exceed 50% of the total finished floor area of all primary buildings; and~~

~~—(b) Number of detached accessory buildings. The total number of detached accessory buildings on a lot shall not exceed two accessory buildings except on any lot one and one-half acres or larger where the limit would be three structures over 200 square feet.~~

- ~~—(3) *Swimming pools or hot tubs.*
 - ~~—(a) A swimming pool or hot tub shall not be located between any front lot line and the established front building line;~~
 - ~~—(b) All swimming pools or hot tubs must comply with the Indiana Residential Code and the Indiana Electrical Code, current adopted editions;~~
 - ~~—(c) Abandoned or unused swimming pools or hot tubs, situated on a premises which are not occupied for periods of 30 days or more, shall be drained or equipped with a cover adequate to prevent persons, children or animals from danger or harm.~~~~
- ~~—(4) *Porches, patio covers, and pergolas.* Roofed structures which are attached to or adjoin a primary building shall be permitted in a required rear yard provided that:
 - ~~—(a) The structure shall not be enclosed with walls, screens, windows, or other type of barrier.~~
 - ~~—(b) The structure complies with all development standards of the applicable zoning district for accessory buildings.~~~~
- ~~—(5) (a) *Fences (including chain link, solid, architectural screen, lattice-work or masonry) or hedges.*
 - ~~—1. Shall not exceed 48 inches in height above grade in a required front yard;~~
 - ~~—2. Shall not exceed six feet in height above grade in a required side or rear yard;~~
 - ~~—3. Shall comply with all vision clearance area requirements of this ordinance if located on a corner lot; and~~
 - ~~—4. Shall not exceed the maximum building height allowed for an accessory building if located elsewhere on a lot.~~~~
 - ~~—(b) *Fences; exception—residential subdivision perimeter.* A common fence, not exceeding six feet in height above grade, may be located along a perimeter street of a recorded, platted residential subdivision where individual lots or dwelling units do not have direct access to said perimeter street.~~
- ~~—(6) *Satellite dish antennas in residential districts.*~~

~~— (a) The regulations of this Article shall apply to satellite dish antennas in all residential districts which are greater than one meter (39.37 inches) in diameter. These regulations are intended to allow satellite dish antennas to be located in a manner that:~~

- ~~— 1. Does not unreasonably delay or prevent the installation, maintenance or use of the antenna;~~
- ~~— 2. Does not unreasonably increase the cost of installation, maintenance or use of the antenna; or~~
- ~~— 3. Preclude reception of an acceptable quality signal.~~

~~— (b) The regulations of this Article are intended to accomplish the following specific and clearly defined health, safety and aesthetic objectives:~~

- ~~— 1. To promote the public health and safety by providing criteria for the placement of satellite dish antennas greater than one meter (39.37 inches) in diameter which ensure that all such installations are performed in a manner which limits endangerment of life and property on the site and on surrounding properties if the antennas should collapse or are felled by ice or high winds; and~~
- ~~— 2. To ensure the aesthetic harmony of residential areas by providing for a harmonious streetscape, consistent with the Comprehensive Plan, uncluttered by nonresidential structures, including guy wires, poles, masts, cables or other appurtenances which can create a visual blight offensive to those who reside, work or travel in the town.~~

~~— (c) 1. The following regulations are intended to meet the above objectives without unnecessarily burdening the federal interests in ensuring the availability of satellite services and in promoting fair and effective competition among competing communication service providers.~~

~~— 2. In any residential district, satellite dish antennas greater than one meter (39.37 inches) in diameter shall be permitted provided that:~~

~~— a. If ground mounted, satellite dish antennas shall:~~

- ~~— i. Not be located in any required front, side or rear yard, or between the established front building line and the front lot line; and~~

~~ii. Not exceed the maximum building height allowed for an accessory structure.~~

~~b. If roof mounted, satellite dish antennas shall:~~

~~i. Not exceed the maximum building height limit allowed for a primary building;~~

~~ii. Not extend beyond the horizontal limits of the roof area; and~~

~~iii. Be installed in accordance with plans certified by a registered engineer that the proposed installation complies with the standards listed in the Indiana Building Code.~~

~~(7) Grade level improvements. Grade level improvements which do not include a foundation shall be permitted as follows:~~

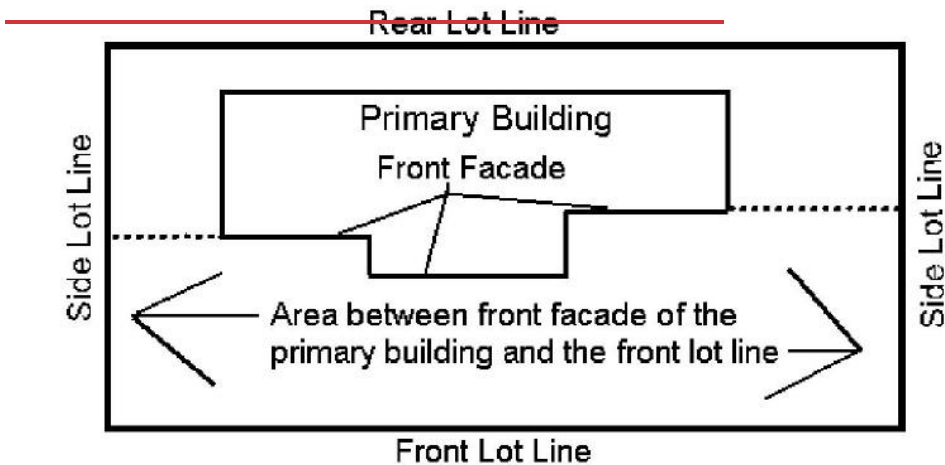
~~(a) In a required front yard. Stoops, sidewalks, driveways and interior access drives; and~~

~~(b) In a required side or rear yard. Stoops, sidewalks and interior access drives, provided, however that an interior access drive located in a required side yard shall not be less than eight feet in width nor greater than 12 feet in width. Patios and decks, which include foundations or are located above grade level are regulated by Article 4.1C(4) Patios, Porches, Gazebos and Decks.~~

~~(8) Trash containers. Any trash container exceeding 36 cubic feet in capacity shall:~~



- ~~— (a) Be screened on at least three sides by a building wall or a solid-walled enclosure, not less than six feet in height nor more than ten feet in height above grade, equipped with an opaque screen gate, and any solid-walled portion of the enclosure shall be provided with Level 1 foundation landscaping;~~
- ~~— (b) Not be located between the front facade of the primary building and the front lot line except when the lot has multiple front lot line(s) or there is another development constraint which prevents trash containers and enclosures from being located to the side or rear of the primary building; and~~
- ~~— (c) Not be located in any minimum front yard, minimum side yard or minimum rear yard.~~



~~(Ord. 21-97, passed 1997; Ord. 3-20-00, passed 2000; Ord. 6-20-01, passed 6-25-2001; Ord. 11-2004, passed 6-14-2004; Ord. 51-2005, passed 10-10-2005; Ord. 27-2007, passed 2007; Ord. 24-2009, passed 1-26-2009; Ord. 06-2011, passed 6-13-2011; Ord. 12-2011, passed 2011; Ord. 07-2012, passed 2012; Ord. 05-2014, passed 3-10-2014; Ord. 03-2021, passed 2-8-2021)~~

**4.1D ADDITIONAL DEVELOPMENT STANDARDS FOR ACCESSORY USES
IN ALL COMMERCIAL AND INDUSTRIAL DISTRICTS.**

~~—No accessory use or structure shall be permitted in any required front, side or rear yard unless specifically authorized by the applicable zoning district regulations. In addition, the following accessory uses shall also comply with the following requirements:~~

~~—(1) *Trash containers.* Trash containers exceeding 36 cubic feet shall:~~

~~—(a) Be screened on at least three sides by a building wall or a solid-walled or fenced enclosure, not less than six feet in height nor more than ten feet in height above grade;~~

~~—(b) Not be located between the front line of the primary building and the front lot line except when the lot has multiple front lot line(s) or there is another development constraint which prevents trash containers and enclosures from being located to the side or rear of the primary building; and~~

~~—(c) Not be located in any required yard or required bufferyard.~~

~~—(2) *Parking areas.* Shall comply with the off-street parking regulations of Article IV of this ordinance.~~

~~—(3) *Loading areas.* Shall comply with the off-street loading regulations of Article IV of this ordinance.~~

~~—(4) *Signs.* Shall comply with the sign regulations of Article VII of this ordinance.~~

~~—(5) *Drive-through facilities.*~~

~~—(a) Shall be so designed that:~~

~~—1. Drive-through lanes do not conflict with the safe and efficient flow of traffic into and out of required parking spaces or loading spaces;~~

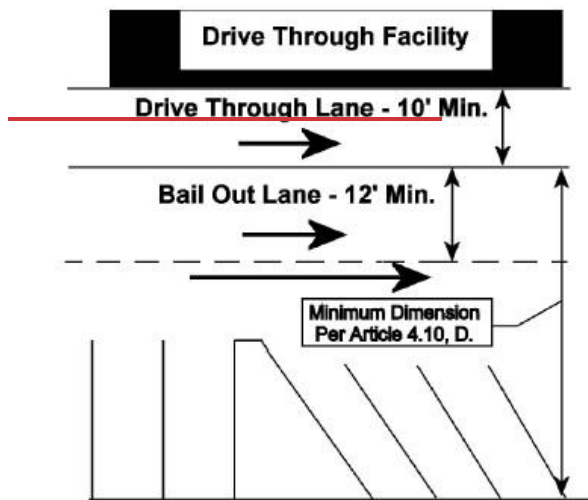
~~—2. Drive-through lanes have a “bail out” capability for all vehicles which have entered the drive-through lane;~~

~~—3. The minimum drive-through facility standards include:~~

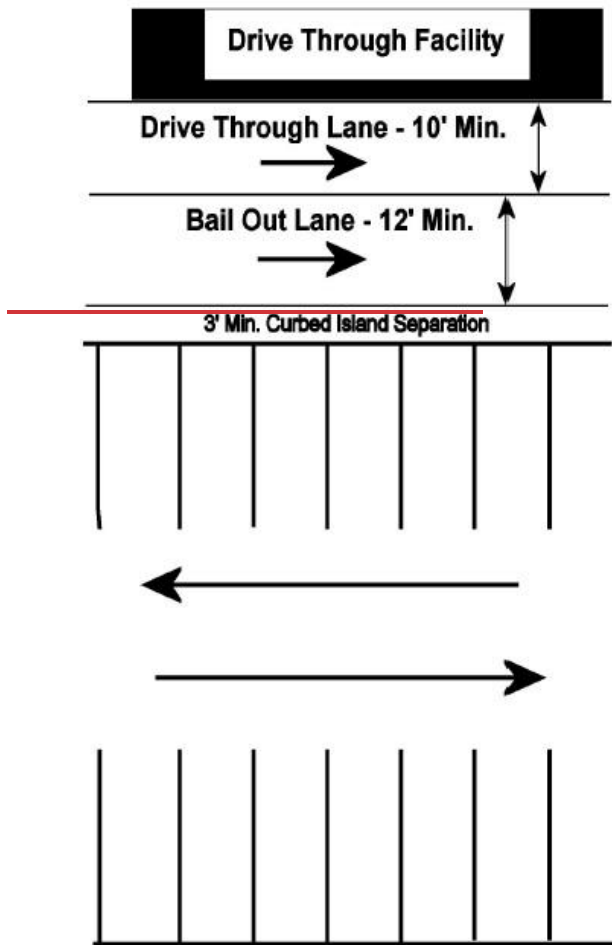
~~—a. A drive-through lane with a minimum width of ten feet measured from the furthest point of projection of a drive-through facility from the building; and~~

~~—b. A “bail out” lane with a minimum width of 12 feet measured from and running parallel to the full length of the drive-through lane.~~

4. If a "bail out" lane also serves as an interior access drive providing access to parking spaces, the "bail out" lane/interior access drive shall be limited to a one-way traffic pattern following the direction of the drive-through lane;



—Combined Drive-Through Bail-Out and Parking



—Drive-Through/Bail-Out with Parking Area Beyond

- 5. If a parking area is developed beyond the "bail-out" lane, the parking area shall be separated from the "bail-out" lane by a curbed island having a minimum width of three feet;

~~6. Provide at least five waiting spaces prior to the first occurrence of any ordering, pick-up or service facility; and~~

~~7. Provide sufficient room for at least one waiting space after exiting the last pick-up or service facility.~~

~~(b) For the purposes of Article 4.10D(3) of this ordinance, a drive-through lane shall not be considered an interior access drive.~~

~~(6) Gasoline dispensers. Shall not be located within any required front, side or rear yard and shall be provided with adequate on-site maneuverability so as to avoid any interference with through traffic on any public right-of-way.~~

~~(Ord. 21-97, passed 1997; Ord. 3-2000, passed 2000; Ord. 6-2001, passed 6-25-2001; Ord. 11-2004, passed 6-14-2004; Ord. 51-2005, passed 10-10-2005; Ord. 27-2007, passed 2007; Ord. 24-2009, passed 1-26-2009; Ord. 06-2011, passed 6-13-2011; Ord. 12-2011, passed 2011; Ord. 07-2012, passed 2012; Ord. 05-2014, passed 3-10-2014; Ord. 03-2021, passed 2-8-2021)~~

~~4.1E UNDERGROUND FACILITIES.~~

~~Underground facilities shall not be located in or under any required front, side or rear yard.~~

~~(Ord. 21-97, passed 1997; Ord. 3-2000, passed 2000; Ord. 6-2001, passed 6-25-2001; Ord. 11-2004, passed 6-14-2004; Ord. 51-2005, passed 10-10-2005; Ord. 27-2007, passed 2007; Ord. 24-2009, passed 1-26-2009; Ord. 06-2011, passed 6-13-2011; Ord. 12-2011, passed 2011; Ord. 07-2012, passed 2012; Ord. 03-2021, passed 2-8-2021)~~

~~4.1F GAME COURTS.~~

~~Game courts shall not be located in any required front yard, or between the established front building line and the front lot line provided, however, a basketball goal may be located in a driveway or interior access drive on any lot containing a single-family dwelling or two-family dwelling.~~

~~(Ord. 21-97, passed 1997; Ord. 3-2000, passed 2000; Ord. 6-2001, passed 6-25-2001; Ord. 11-2004, passed 6-14-2004; Ord. 51-2005, passed 10-10-2005; Ord. 27-2007, passed 2007; Ord. 24-2009, passed 1-26-2009; Ord. 06-2011, passed 6-13-2011; Ord. 12-2011, passed 2011; Ord. 07-2012, passed 2012; Ord. 03-2021, passed 2-8-2021)~~

~~4.1G DEVELOPMENT STANDARDS FOR RECYCLING CONTAINERS IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DISTRICTS.~~

~~Any recycling container exceeding 36 cubic feet in capacity shall:~~

- ~~—(1) Be oriented toward the back of the lot;~~
- ~~—(2) Not be located between the front facade of the primary building and the front lot line;~~
- ~~—(3) Not be located in any minimum front, side or rear yard or bufferyard;~~
- ~~—(4) Shall not be located in a required parking space;~~
- ~~—(5) Be located on an impervious surface such as asphalt or concrete; and~~
- ~~—(6) Have the rear and sides of the container provided with Level 1.5 foundation landscaping.~~

~~(Ord. 21-97, passed 1997; Ord. 3-2000, passed 2000; Ord. 6-2001, passed 6-25-2001; Ord. 11-2004, passed 6-14-2004; Ord. 51-2005, passed 10-10-2005; Ord. 27-2007, passed 2007; Ord. 24-2009, passed 1-26-2009; Ord. 06-2011, passed 6-13-2011; Ord. 12-2011, passed 2011; Ord. 07-2012, passed 2012; Ord. 03-2021, passed 2-8-2021)~~

A. Definition of Districts. For the purpose of this Article, the following categorizations shall apply:

Table 4.1.A: Definition of Districts					
	Single Family Residential	Multi-Family Residential	Commercial	Industrial	Subject to Master Plan
Districts	RR, R1, R2, R3, R4, R5, AG	R6, RU	MU, TC, NR, OD, GC, AC, HB	CI, I1, I2, I3, I4	P, S, REL, G, MUN

B. Permitted Accessory Uses.

1. Accessory Uses shall be permitted in all zoning Districts, provided, however, that the Primary Use which is supported by the Accessory Use is a Permitted Use within the District to which a Lot is zoned.
2. Accessory Uses shall not be permitted on a Lot prior to the erection of the Primary Building.

By way of example only, some typical Accessory Uses are:
 Garages; Carports; Porches; Decks; Awnings; Canopies; Mini-barns; Storage sheds; Patios; Outdoor fireplaces; Bathhouses; Cabanas; Children’s playhouses; Swings; Game Courts, including tennis or basketball courts; Parking Areas; Signs; Swimming pools; Hot tubs; Radio sending and receiving antennas; Satellite Dish Antennas; and, Storage Buildings.

C. General Development Standards for Accessory Uses. In addition to specific use or structure regulations listed elsewhere in this Article, the following shall apply for certain district types. In the case of conflict, the stricter standard shall apply.

1. Accessory Uses shall comply with all Development Standards of the applicable zoning District unless an exception is specifically provided for in this Article 4.1. If no accessory building development standard is specified, the standard shall be that which is closest to the most comparable zoning district in terms of development standards and density based upon the determination of the Director of Planning and Zoning.

Commented [JS1]: ?! Couldn't this either just be that the accessory building has to follow the standards of the district? This makes it sound like if this section doesn't have standards in it, then the building somehow doesn't have a zoning district associated with it?

2. Accessory Uses shall not encroach upon any platted easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted.

3. Accessory Use Buildings or Structures shall not have a lesser Front Setback than the Primary Use Building or Structure excepting a permitted Accessory Use such as a Freestanding Sign or a guard or pump house as needed in Industrial Districts or unless allowed to encroach into the front setback within the applicable zoning district.

4. Additional Development Standards for Accessory Buildings in Single Family Residential Districts.

a. Maximum Number and Size of Accessory Buildings

Article 4.1.C. Maximum Number and Size of Accessory Buildings		R-2, R-3, R-4, R-5		RR, R-1	
Size (acres)		Any		≤ 1.5 acres	1/2 = 1.5 acres
Accessory Buildings Maximum Size (% of Primary Building in square feet) (Maximum)		100%		200%	
Number of Accessory Buildings (Maximum)		2		2	3

b. Grade Level Improvements. Grade level Improvements which do not include a foundation shall be permitted as follows:

- 1) In a required Front Yard - stoops, sidewalks, Driveways and Interior Access Drives.
- 2) In a required Side or Rear Yard - stoops, Patios, Decks, sidewalks, and Interior Access Drives, provided, however that an Interior Access Drive located in a required Side Yard shall not be less than eight (8) feet in width nor greater than twelve (12) feet in width. Patios and Decks, which include foundations or are located above Grade level are regulated by Article 4.11: Patios, Patio Covers, and Pergolas.

5. Accessory Uses, Buildings or Structures for Multifamily Dwellings shall not be placed between the residential building(s) and a front lot line.

6. Additional Development Standards for Accessory Uses in all Commercial and Industrial Districts. No Accessory Use or Structure shall be permitted in any required Front, Side or Rear Yard unless specifically authorized by the applicable zoning District regulations. In addition, the following Accessory Uses shall also comply with the following requirements:

- a. Compliance with other Articles of the Ordinance.
 - 1) Parking Areas - shall comply with the Off-Street Parking Regulations of Article IV of this Ordinance.
 - 2) Loading Areas - shall comply with the Off-Street Loading Regulations of Article IV of this Ordinance.
 - 3) Signs - shall comply with the Sign Regulations of Article VII of this Ordinance.
- b. Gasoline dispensers - shall not be located within any required Front, Side or Rear Yard and shall be provided with adequate on-site maneuverability to avoid any interference with through traffic on any public Right-of-Way.
- c. Guard Houses. Guard Houses must be architecturally compatible to the primary building.

D. Drive Through Facilities.

1. General Site Design

- a. Drive-through lanes must not provide with adequate on-site or off-site maneuverability to avoid any interference with any through traffic on any public Rights-of-Way ;
- b. On site circulation must:

Commented [JS2]: ... "specified within" the "applicable" zoning district.

Commented [JS3R2]: Alternately, since we don't allow parking in the front setback anymore even in commercial, is there a reason for this ending phrase?

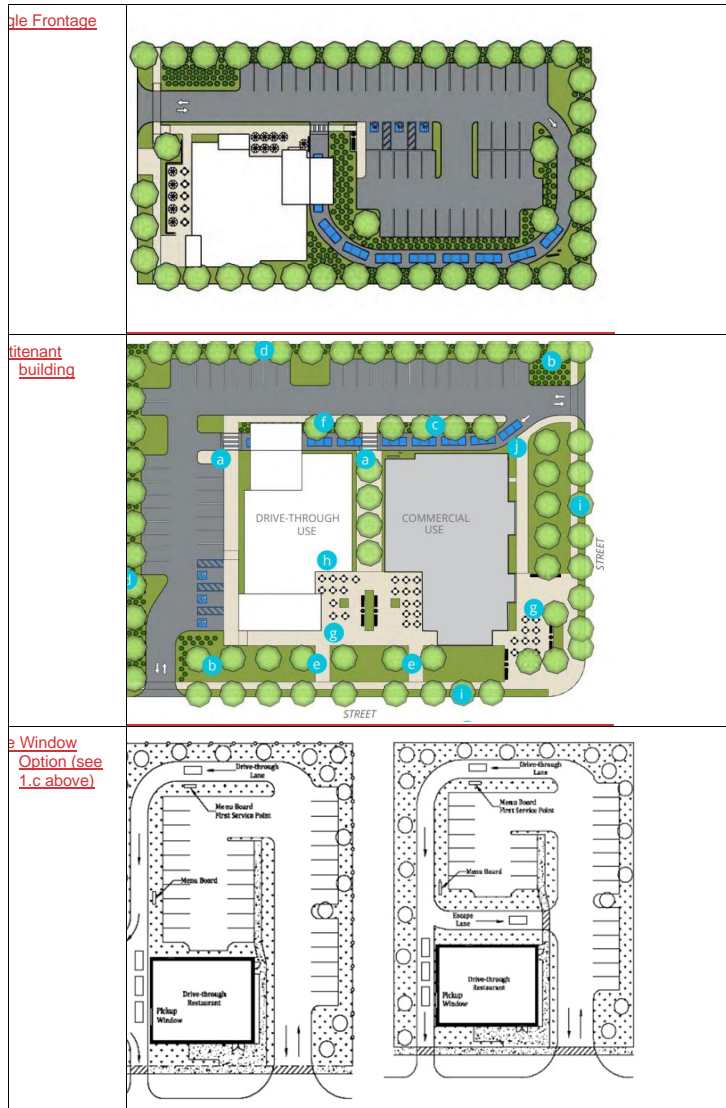
Commented [JS4R2]: Nope, I take it back, all this needs to be combined with what is C 6 below (unless I'm missing something).

- 1) Separate drive through traffic from site circulation. In addition, for the purposes of Article 4.10D(3) of this ordinance, a drive-through lane shall not be considered an interior access drive.
 - 2) Not impede, impair, or interfere with:
 - a) Access into or out of parking spaces; and
 - b) Required loading and trash storage/collection operational areas.
 - 3) Minimize conflicts between pedestrian and vehicular traffic with physical and visual separation
- c. The siting of new drive-through facilities including stacking lanes and menu boards must be located behind and screened by the principal building unless otherwise specified in this section (See Example 4.1.D.3, below).
- 1) In the event of multiple frontages, the drive through must be screened by the building from the street. Any drive through not screened by the building must have a Level 5 Plant Unit Value screening between the drive through and the applicable right-of-way. This screening shall not be eligible to be moved through the utilization of an Alternative Landscape Plan.
 - 2) The drive through must not wrap around the primary building.
 - 3) A service window may be located on the side of a building on an interior lot if the approved by the Plan Commission through a Development Plan. The drive-through shall not egress directly onto a collector or arterial street.
 - 4) An Interior Access Drive shall not be located between the front lot line and the building line.

Commented [JS5]: Was there intended to be a "higher level" or some indicator of which street? Otherwise the building needs to at the least be an "L" shape? I keep thinking, while I'm at it, that we'd almost want it to be screened more from the local/ped friendly street than the higher level since we're likely going to want the building pushed up to the ped friendly street.

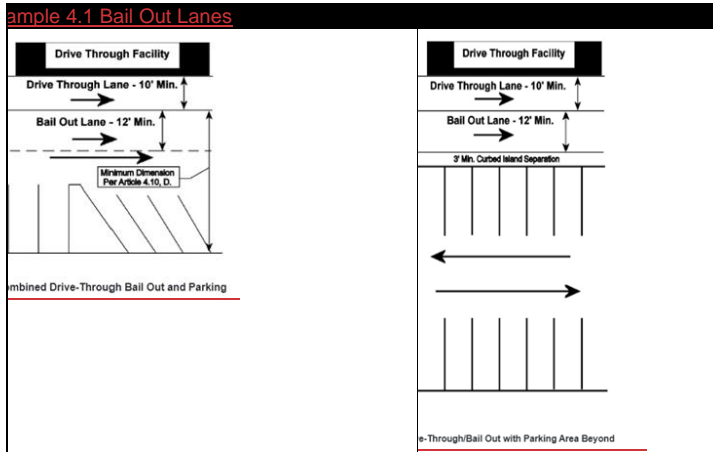
Commented [EB6R5]: The intent was to put into text what is shown in the top three examples below. Clearly, I need to spend a bit more time on that text.





- d. Design speed for the drive through must not exceed ten (10) miles per hour.
- 2. Bail Out Lane. Shall be so designed that:
 - a. Drive-through lanes have a "bail out" capability for all vehicles which have entered the drive-through lane;
 - b. The minimum drive-through facility standards include:
 - a) A drive-through lane with a minimum width of ten feet measured from the furthest point of projection of a drive- through facility from the building; and

- b) A "bail out" lane with a minimum width of 12 feet measured from and running parallel to the full length of the drive-through lane.
- c) If a "bail out" lane also serves as an interior access drive providing access to parking spaces, the "bail out" lane/interior access drive shall be limited to a one-way traffic pattern following the direction of the drive-through lane;
- d) If a parking area is developed beyond the "bail out" lane, the parking area shall be separated from the "bail out" lane by a curbed island having a minimum width of three feet;



3. Vehicle Stacking. Stacking lanes must:

- a) Provide at least five waiting spaces prior to the first occurrence of any ordering, pick-up or service facility. Additional waiting spaces may be required to prevent circulation congestion, both on site and adjacent streets.
- b) Provide sufficient room for at least one waiting space after exiting the last pick-up or service facility.
- c) Be delineated from the traffic aisle, other stacking lanes, and parking areas with striping, curbing, landscaping, the use of alternative paving materials and/or raised medians.
- d) Not interfere with required loading and trash storage areas.
- e) Not enter or exit directly into a public street, instead must be integrated with the on-site circulation.

E. Fences.

1. Shall comply with all Article 4.14: Vision Clearance Area requirements of this Ordinance if located on a *Corner Lot*;
2. Shall not use barbed wire, razor wire, concertina wire or similar materials.
3. Residential Fences include chain link, solid, architectural screen, lattice-work, masonry or Hedges.
4. Fence Height. The following maximum height for fences shall apply as stated in Table 4.1.E.4., below

Table 4.1.E.4: Maximum Fence Height (in Inches) Based Upon Required Yard ⁽¹⁾	
	Type of Required Yard

Type of District	Front	Side	Rear
Residential	48	72	72
Commercial ⁽³⁾	Not allowed	72 ⁽³⁾	72 ⁽³⁾
Industrial ⁽³⁾	72 ⁽³⁾	96 ⁽³⁾	96 ⁽³⁾
Subdivision Perimeter ⁽²⁾	Not Allowed	72	72

⁽¹⁾ Shall not exceed the *adjacent Required Yard Height* if located elsewhere on a *Lot*.

⁽²⁾ Residential *Subdivision Perimeter*: A common fence may be located along a perimeter *Street* of a recorded, platted residential *Subdivision* where individual *Lots* or *Dwelling Units* do not have direct *Access* to said perimeter *Street*.

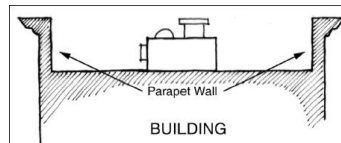
⁽³⁾ Except when to screen ground mounted mechanical units

F. Game Courts. *Game Courts* shall not be located in any required *Front Yard* or between the established *Front Building Line* and the *Front Lot Line* provided, however, a basketball goal may be located in a *Driveway* or *Interior Access Drive* on any *Lot* containing a *Single Family Dwelling* or *Two Family Dwelling*.

G. Mechanical Equipment Screening (Commercial, Industrial, and Multi-Family).

1. Roof Mounted Mechanicals.

a. Commercial and Multi-Family. No roof mounted mechanical equipment shall be visible from any direction based upon an elevation view. This shall be accomplished using architectural or integral building components only. Metal cabinets used to protect and enclose mechanical equipment does not substitute as screening.



Commercial and Multi-Family Roof Mounted Mechanical Screening (cutaway view)

b. Industrial. All roof mounted mechanical equipment shall be screened based upon a line-of-site view of the *Building* from a point six (6) feet above Grade located at:

- 1) the centerline of the Street immediately in front of the Building; or,
- 2) any Side Lot Line or Rear Lot Line of a Bufferyard.

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

- a. The building or primary structure; and/or
- b. Wing or screen walls constructed of a material identical to or complimentary to the primary structure; and/or
- c. Landscaping of an evergreen or densely twigged hedge plant variety of a height at time of planting which is not less than the height of the equipment to be screened.

3. Maintenance of Screening. All screening must be maintained. Such maintenance must not reduce the height or composition of the landscaping to the point at which the mechanical unit becomes visible.

H. Non-Motorized Transportation and Access (Commercial, Industrial, and Multi-Family Districts).

1. Intent. The intent of non-motorized transportation pathways are to provide safe, convenient, and standardized connections between businesses, multi-family residences, and civic uses and existing or proposed off-site sidewalks, trails, pathways, or sidepaths.
2. Non-Motorized Transportation includes pedestrians, bicycles, as well as electric micomobility devices such as e-bicycles, electric scooters, and personal mobility devices with a top speed under 18 miles per hour.

Commented [JS7]: Ugh, it still boggles the mind that we're effectively screening these from view while ON the property. :-\

3. Disclaimer. This Article does not supersede more stringent federal, state, or local regulations regarding accessibility for those with various physical or cognitive needs or differing abilities.

4. General Design.

a. Connectivity Purpose. The purpose is to ensure that non-motorized transportation pathways functionally:

- 1) Connect front doors or primary building entries with planned or existing public sidewalks on each public street frontage and provide circulation to amenities or outlots.
- 2) Provide a direct linkage to any planned or existing town greenway which abuts or is adjacent;
- 3) Provide a direct and functional connection from the front doors or primary building entries to any on-site, off-street parking area; and,
- 4) Provide connections from rights-of-way, public and private transit stops and stations, and any pedestrian plazas and public spaces to the primary business areas or residential areas.

b. Pedestrian Protection. 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.

c. Width and composition. Non-motorized transportation pathways must be a minimum of five feet in width and must be hard surfaced.

5. Parking Areas. 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.



6. Maintenance. The owner of the real estate shall be responsible for the perpetual maintenance of any private non-motorized transportation pathways.

I. Porches, Patio Covers, and Pergolas (Single Family Residential).

1. An unenclosed porch (open on three sides) may encroach into a required front yard up to eight (8) feet but shall not be nearer than five (5) feet to a front lot line.

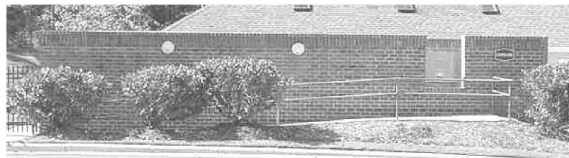
- 2. Roofed structures which are attached to or adjoin a primary building shall be permitted in a required rear yard provided that:
 - a. The structure shall not be enclosed with walls, screens, windows, or other type of barrier.
 - b. The structure complies with all other development standards of the applicable zoning district for accessory buildings.

J. Refuse/Reuse Container Enclosures. Includes enclosures for trash bins, dumpsters, recycling bins, donation bins, trash compactors, and similar appurtenances.

- 1. Location
 - a. Shall not be located between the front facade of the primary building and the front lot line except when the lot has multiple front lot lines or there is another development constraint which prevents trash containers and enclosures from being located to the side or rear of the primary building.
 - b. Shall not be located in any minimum front yard, minimum side yard, minimum rear yard, or required bufferyard.
 - c. Shall be oriented toward a side or rear lot line.
- 2. Construction and other Specifications
 - a. The materials of the three (3) solid-walled sides of the enclosure must be of masonic construction consistent and compatible with the materials of the Primary Building. Trash compactors may have a "man-door" in one of the solid-walled sides.
 - b. Shall not be less than six (6) feet in height, nor more than ten (10) feet in height.
 - c. Gates must be located on the non-solid-walled side of the Refuse/Reuse Container Enclosures, and must be covered with cedar, simulated cedar, solid metal, or a similar material painted a compatible color with the Primary Building.
 - d. If the top of the enclosure is visible from a primary building or adjacent roadway, a roof, cover, or similar approved appurtenance must be provided.
 - e. Multi-family enclosures must have a vehicular pull-off area for residents to park while depositing items into the trash collection area.

Vehicular pull-off at Refuse/Reuse Container Enclosures

- 3. Landscaping. When detailed in Table 4.1J.3, below the Refuse/Reuse Container Enclosure must be provided with foundation landscaping of evergreen hedge plants with a minimum height at planting, and maintained at a minimum height, of thirty-six (36) inches. These plants must be spaced not less than three (3) feet on-center.



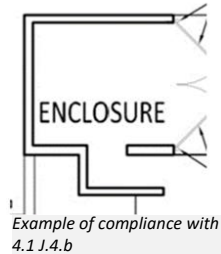
Solid walled enclosure for trash compactor with foundation landscaping

Table 4.1J.3: Foundation Landscaping for Refuse/Reuse Container Enclosures

	Residential		Non-Residential	
	Single Family	Multi-family	Commercial	Industrial
Required	Not Applicable	Yes	When enclosure abuts or adjoins a yard or bufferyard	

4. Operation

- a. Gates must:
 - 1) remain closed when not in use;
 - 2) must be consistently maintained; and
 - 3) must not face a public or private street.
- b. Users must be able to deposit refuse/reuse material into the container without opening the front gates; and,
- c. Trash dumpsters, bins, donation bins, and trash compactors must remain inside Refuse/Reuse Container Enclosures at all times except when being emptied or exchanged



K. Satellite Dishes.

- 1. Commercial and Industrial. Subject to Mechanical Equipment Screening Standards in Article 4.1G
- 2. Single Family and Multi-Family Residential--[TALK TO MEL DANIEL]
 - a. The regulations of this Article shall apply to *Satellite Dish Antennas* in all Residential Districts which are greater than one meter (39.37") in diameter. These regulations are intended to allow *Satellite Dish Antennas* to be located in a manner that:
 - 1. does not unreasonably delay or prevent the installation, maintenance or use of the antenna;
 - 2. does not unreasonably increase the cost of installation, maintenance or use of the antenna; or
 - 3. preclude reception of an acceptable quality signal.
 - B. The regulations of this Article are intended to accomplish the following specific and clearly defined health, safety and aesthetic objectives:
 - 1. To promote the public health and safety by providing criteria for the placement of *Satellite Dish Antennas* greater than one meter (39.37") in diameter which ensure that all such installations are performed in a manner which limits endangerment of life and property on the site and on surrounding properties if the antennas should collapse or are felled by ice or high winds; and,
 - 2. To ensure the aesthetic harmony of residential areas by providing for a harmonious Streetscape, consistent with the Comprehensive Plan, uncluttered by non-residential Structures, including guy wires, poles, masts, cables or other appurtenances which can create a visual blight offensive to those who reside, work or travel in the Town of Plainfield.
 - a. The following regulations are intended to meet the above objectives without unnecessarily burdening the Federal interests in ensuring the availability of satellite services and in promoting fair and effective competition among competing communication service providers. In any Residential District, *Satellite Dish Antennas* greater than one meter (39.37") in diameter shall be permitted provided that:
 - 1. If ground mounted, *Satellite Dish Antennas* shall:
 - a) not be located in any required Front, Side or Rear Yard, or between the established Front Building Line and the Front Lot Line; and,
 - b) not exceed the Maximum Building Height allowed for an Accessory Structure.
 - 2. If roof-mounted, *Satellite Dish Antennas* shall:
 - a) not exceed the Maximum Building Height limit allowed for a Primary Building;
 - b) not extend beyond the horizontal limits of the roof area; and,
 - c) be installed in accordance with plans certified by a registered engineer that the proposed installation complies with the standards listed in the Indiana

Commented [JS8]: Y'all already know how I feel about this section! 😊

Commented [EB9R8]: Not finding any guidance on FCC or IC side about large satellite dishes that would allow us to point at them, but will check to see if there's case law that would help us rid ourselves of this subsection

Building Code.

L. Swimming Pools or Hot Tubs.

1. A swimming pool or hot tub shall not be located between any *Front Lot Line* and the established *Front Building Line*.
2. All swimming pools or hot tubs must comply with the *Indiana Pool Code*, the *National Safety Code* and the *National Electrical Code*, current editions.
3. Abandoned or unused swimming pools or hot tubs, situated on a premises which are not occupied for periods of thirty (30) days or more, shall be drained or equipped with a cover adequate to prevent persons, children or animals from danger or harm.

M. Underground Facilities. Underground facilities shall not be located in or under any required *Front, Side or Rear Yard*.

Commented [JS10]: Might check with Ed or Jacob to see if this language is correct. I believe the IN codes are usually less stringent, so if we're saying here that they have to follow something the building division aren't enforcing...

Commented [EB11R10]: I think that 2 and 3 were based upon the Indiana Building Code, but will double check.

Commented [JS12]: And? Depending on how deep the pool is, someone might be harmed just by falling into it. And drained because mosquitos.