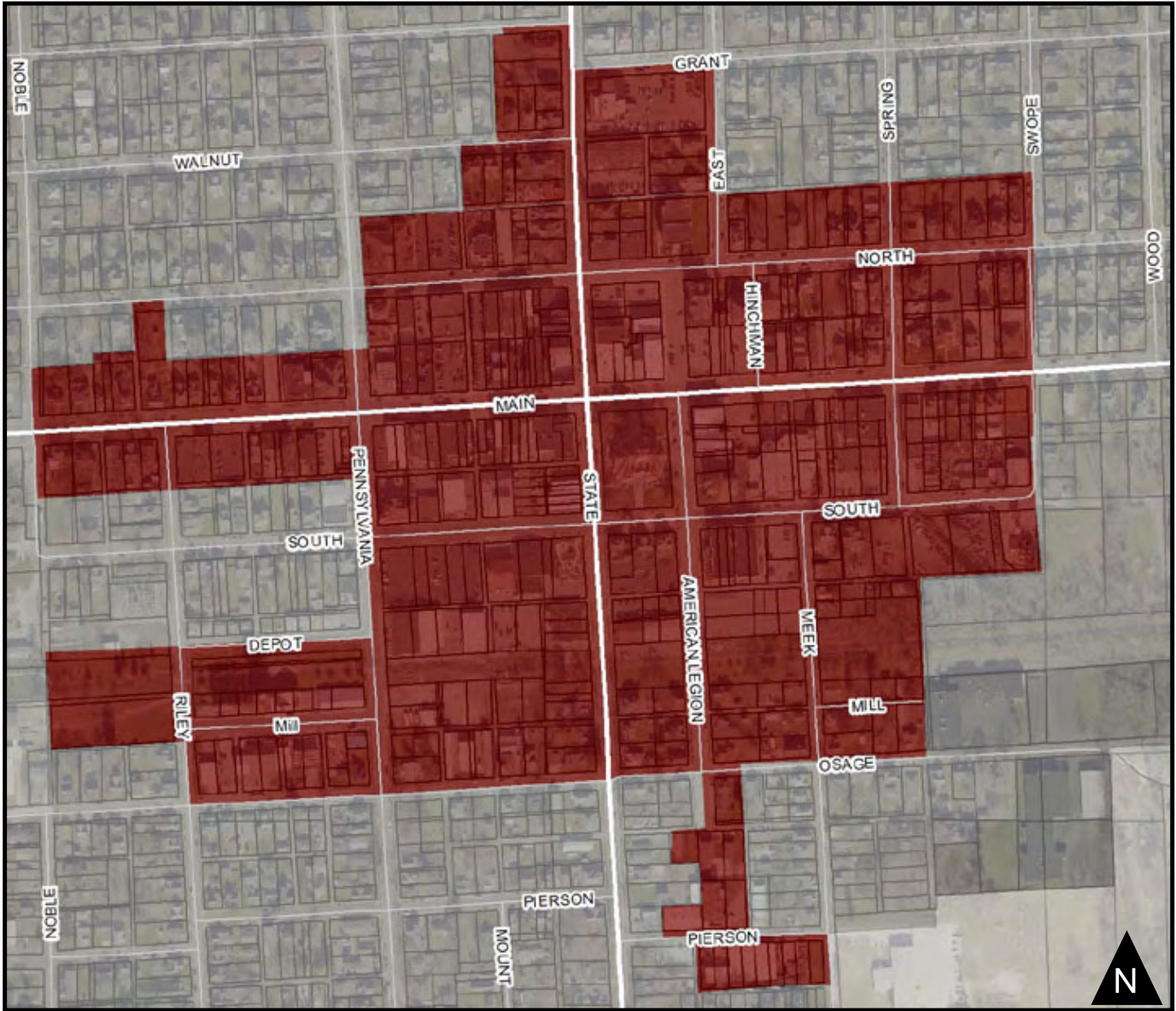
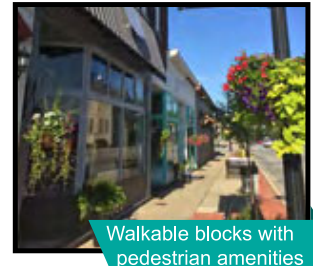
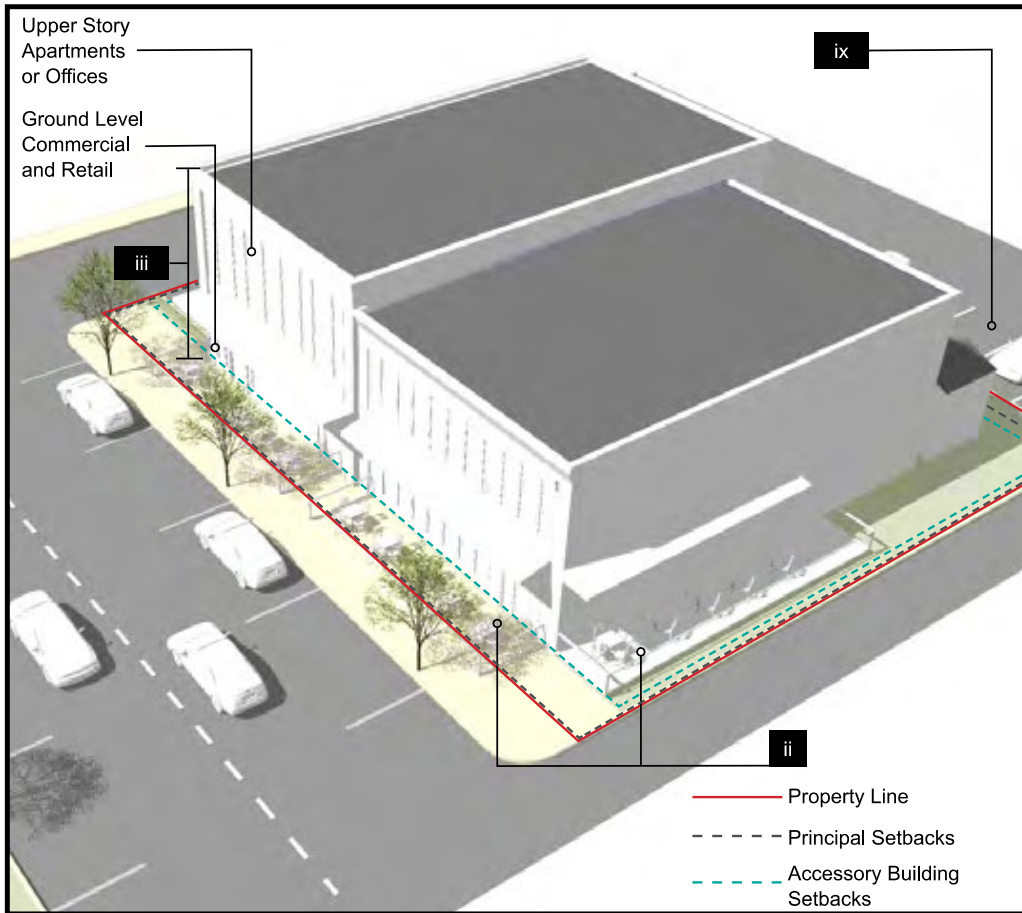


155.008 DT - DOWNTOWN DISTRICT

DT - DOWNTOWN



*For General Reference only, not Official Zone Map



DT - DOWNTOWN

155.008 DT – DOWNTOWN

1. Purpose and Intent

The “DT” Downtown District is a destination for retail, office, entertainment, and walkable downtown living. It is the seat of government for the City of Greenfield and Hancock County. Residential uses are encouraged above ground-level commercial uses to increase the vibrancy of downtown. New and redeveloped commercial structures should be built to the sidewalk, contain two (2) or more stories with large front windows for transparency, and high-quality signage. Parking is an important component of downtown infrastructure but should not be visible from the street or be a prominent feature of the built environment.

Downtown Greenfield has a traditional nineteenth-century urban core development pattern and is a center of activity for the community. Commercial buildings generally do not have front or side yards and are of a height and massing typical of late nineteenth and early twentieth century mixed-use commercial buildings. The city desires to maintain the form and character of the historic urban core and the National Road with buildings of a similar scale and a mix of commercial and residential uses. Where infill opportunities exist, buildings should be developed in keeping with the traditional walkable urban development pattern.

2. Permitted and Conditional Uses

See Table **155.007** for uses permitted by district. Some uses may require Development Plan Approval. Business uses not otherwise permitted in this district may be considered by the Board of Zoning Appeals as a Conditional Use application provided that the Board finds that the requested use is consistent with the spirit and intent of this ordinance and the Comprehensive Plan.

3. Building Placement and Dimensional Standards

Buildings in the DT shall be developed in accordance with the following standards per the individual development tables below. **Table A** applies to all development within the DT District:

A. Development Standards for All Buildings	
Dimension	Standard
i. Lot Dimensions	Lot Width: N/A Lot Size: N/A
ii. Setbacks <i>Parcels platted under previous codes shall follow the setbacks platted.</i>	Front lot line: None allowed* Side lot line: Zero (0) foot minimum, Five (5) feet maximum* Rear lot line: Five (5) feet minimum *Commercial establishments may have a maximum setback of twenty (20) feet when accommodating outdoor dining, plazas, art, and seating areas in the front or side yard.
iii. Principal Building Height	Eighty (80) feet maximum, new construction buildings must be a minimum of thirty five (35) feet in height
iv. Lot Coverage	N/A
v. Accessory Building Location	Rear yard only
vi. Accessory Building Setbacks	Shall follow that of the primary structure <i>*Accessory buildings must be located outside of any easements</i>
vii. Accessory Building Height	Twenty (20) feet maximum Must be subordinate in height to the primary structure
viii. Accessory Building Size	Not more than thirty percent (30%) of the square footage of the primary structure
ix. Parking Lot Location (Applies to new parking areas being created or expansions of existing parking areas over forty percent (40%) of the size of the original lot)	Rear yard; or Side yard parking is permitted through Development Plan Approval only if it is buffered with a planting strip no less than three (3) feet in width, or a wall made of masonry, stone, or wrought iron at least three (3) feet in height. The resulting side yard setback will be determined through the Development Plan Approval Process.

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4. Additional Standards

A. Design Standards. The goal of the Downtown District is allow for appropriate infill of commercial and mixed-use structures while maintaining the unique character of the downtown. The following design standards apply to new construction. Any expansion of an existing building should aspire to meet these standards in a way that is appropriate to the current building’s architecture. Any guidelines or standards found in the Downtown District are meant to complement and guide, but not supersede, the Historic District or required approvals from the Historic Board.

i. New Construction of Primary and Accessory Structures

1. General Requirements

- a. All HVAC and similar equipment shall be screened from view with a parapet or other sufficient screen. Any additional height due to such screening will not be counted toward the maximum. Ground-mounted HVAC shall be screened in accordance with **155.062**.
- b. Pedestrian Oriented Designs. New construction in the downtown shall have architectural features, signage, and entrances that are oriented toward the pedestrian and consistent with the district.

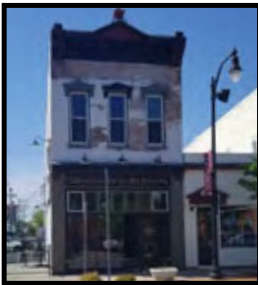
2. Primary Structures

- a. Blank, Monolithic Walls Prohibited. Featureless or monolithic walls are prohibited in new construction for all facades or portions thereof visible from any public way. Facades shall generally incorporate a combination of the following features:
 - i. Storefronts. Storefronts create an engaging atmosphere in the downtown for pedestrians. Downtown Greenfield has a mix of storefronts featuring large window bays, garage doors high in transparency, and groupings of individual windows that create a storefront. New construction shall incorporate at least one storefront feature at the pedestrian scale on the first floor of the structure.
 - ii. Windows. Windows provide visual interest along the vertical plane of a building and provide critical cohesion in the rhythm of the historic core. New construction and expansions shall feature windows in size and mass similar to other buildings in the downtown. Upper story windows should be complementary to other buildings of similar scale, have details or features that accentuate the window, and have complementary features to those in the downtown (recessed from the front plane with detailing or trim to accentuate the window).

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2.a.i. Storefronts and large display windows are inviting and provide visual interest and depth to the district.



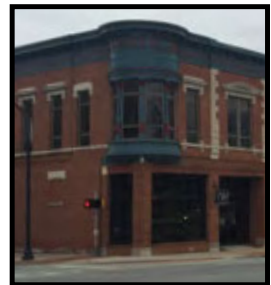
2.a.ii. Repetitive window massing, taller windows, and accentuating details add character and interest.



2.a.iii. The DT District includes a mix of materials and finish that create its unique tapestry.



2.a.iv. Roof features and detailing are key characteristics of the Downtown District.



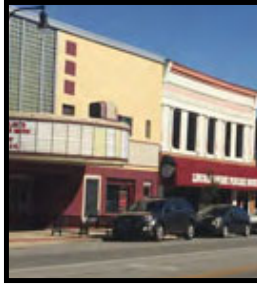
2.a.v. This building accentuates the corner with a rounded window feature and wrapped storefront.



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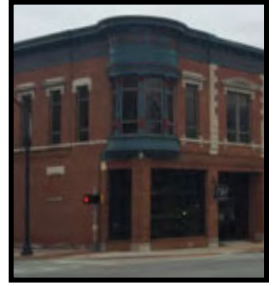
2.a.ii. Repetitive window massing, taller windows, and accentuating details add character and interest.



2.a.iii. The DT District includes a mix of materials and finish that create its unique tapestry.



2.a.iv. Roof features and detailing are key characteristics of the Downtown District.



2.a.v. This building accentuates the corner with a rounded window feature and wrapped storefront.

iii. **Materials.** Appropriate materials such as those found on buildings of similar mass or style shall be used singularly or in combination. This primarily includes stone, masonry, EIFS, stucco, and like materials. Siding, cement block, or other like materials shall be limited in use and shall not account for more than twenty five percent (25%) of the materials used unless approved by the Plan Commission.

iv. **Roof Features.** Cornices, rooflines, pediments, or like characteristics shall be utilized in a complementary fashion to those used throughout the downtown. Rooftop terraces may be used to provide diversity to rooflines.

v. **Corner Structures.** New commercial construction on corner lots in the Downtown District are encouraged to include corner features such as pronounced entrances, overhangs with pedestrian walkways beneath, enhanced building features such as turrets, corner quoining, or like treatments that create a focal feature. Plazas or areas featuring art are also encouraged in the design.

b. **Lighting.** Enhanced exterior lighting such as wall sconces, building-mounted accent lighting, lighting over patio and seating areas, or art incorporating light into the design is encouraged.

3. Accessory Structures

a. **Materials.** Materials used in accessory uses for commercial structures shall be complementary to the primary structure. Metal storage buildings shall be prohibited.

b. **Location.** Accessory structures shall be located to the side and rear of primary structures in the downtown, unless the structure serves a purpose for pedestrians or visitors such as covered seating, performance spaces, and the like.

c. **Screening.** Accessory structures and uses such as dumpsters, freezers, storage containers, and the like shall be screened with a one hundred percent (100%) opaque screen such as a fence, wall, or artistic installation.

ii. Rehabilitation, Additions and Demolition to existing structures

1. Changes or additions to existing buildings should strive to maintain the historic character of the building. Features such as arches, name blocks, windows or similar features shall be preserved and restored to all reasonable extents.
2. Proposals that include the partial or complete demolition of structures in the Downtown District, other than those that have been deemed unsafe and ordered to be demolished through the City of Greenfield's Unsafe Building process, will submit to the Plan Commission the proposal including the reuse of the lot. The Plan Commission will approve the demolition if it finds one or more of the following:
 - a. The structure poses an immediate and substantial threat to public safety.
 - b. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the traditional character of the structure and context of the district.
 - c. The demolition is necessary to allow new development that, in the Commission's opinion, is of greater significance to the conservation of the district than is the retention of the structure, or portion thereof, for which demolition is sought.
 - d. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without the approval of the demolition.

iii. Boarded and covered windows

1. At times, historic buildings may need to be secured with boarded windows or openings to secure the structure while other improvements are made. These shall not be used as permanent features, and shall be replaced in accordance with **155.099**.

B. Outdoor Display and Storage. The conduct of permitted uses shall be within completely enclosed buildings, except for accessory uses which clearly demonstrate subordination to the permitted use in area, extent, and purpose.

- i. Outdoor display is permitted, and each establishment shall be permitted a maximum display area not to exceed one percent (1%) of the gross floor area of the primary building.
- ii. Outdoor display shall only be located immediately adjacent to the primary building unless otherwise approved by the Plan Commission.
- iii. Outdoor display shall not impede pedestrian or vehicular traffic and shall be maintained in an orderly fashion.
- iv. Outdoor storage of merchandise is prohibited, unless it is located behind in a rear yard, completely enclosed by a solid opaque wall or fence at least seven (7) feet in height, and the materials stored do not exceed the height of the fence or wall.

C. Greenfield Historic District. For properties located in the Greenfield Historic District, which includes the Court-house Square National Historic District, Chapter 156 Historic Preservation Code shall prevail in any conflicting requirements of this code and supersedes the Historic Overlay District.

D. Recreational Trail Overlay District. In addition to the standards and requirements of the DT, the Recreational Trail Overlay District regulations in **155.020** shall apply to all property located within its boundaries.

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- E. Drive-Thrus.** Drive-thrus are not permitted in the DT.
- F. Parking Standards.** Uses within the Downtown District should maximize the use of on- and off-street public parking in the surrounding area. For larger new-construction uses, additional parking is required as listed below. Any required parking shall adhere to the parking development standards in **155.066** and shall be landscaped/ screened in accordance with this section.
 - i. Office: One (1) off-street parking space for every four hundred (400) square feet over five thousand (5,000) square feet
 - ii. Residential/Multi-Family: One (1) off-street parking space for every residential unit over ten (10) units
 - iii. Full service restaurant over two thousand (2,000) square feet: One (1) off-street parking space for every four (4) seats
 - iv. Any other use over five thousand (5,000) square feet: One (1) off-street parking space for every five hundred (500) square feet of floor area
- G. Additional References.** The following table contains additional major sections that are common references needed across districts. This list is not meant to be considered an exhaustive list, and other sections may apply to individual properties or projects.

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Common Sections of Pertinent Reference	
155.034 Conversions	155.083 Development Plan Approval
155.050 Accessory Structures and Uses	155.093 Variances
155.052 Wireless Facilities	155.094 Conditional Uses
155.064 Fences and Screening	155.101 Design Standards for One- and Two-Unit Structures
155.065 Signs	155.102 Design Standards for Residential Accessory Structures
155.066 Parking and Loading, Off-Street	155.103 Design Standards for Multi-Unit Dwellings
155.067 Driveways	155.104 Design Standards for Commercial / Industrial Structures
155.068 Access, Frontage, and Sidewalks	155.105 Modifications from Design Standards
155.069 Intersection Site Visibility	