



PLAIN CITY

EST. OHIO 1818

SUGGESTED DESIGN EXAMPLES



About this Document

The Village of Plain City wishes to develop a consistent and recognizable look and feel in order to distinguish ourselves from other communities. We also aim to preserve and enhance our proud agricultural heritage. The design examples contained in this document will ensure that new development contributes to our community's character and further enhances its livability.

Positioning Statement:

The Village of Plain City is a proud, modern-rural community where people and businesses alike come to prosper. Located in central Ohio, our Village offers safe, stress-free suburban living paired with housing options and exceptional schools and amenities. We practice intentional planning, investment and governance, ensuring we preserve our agricultural heritage and neighborly harmony while welcoming opportunities needed for future success.

As you consider the design elements of your project, we encourage you to honor the following aspects of our community:

A Modern-Rural Escape

Only a quick highway drive from Ohio's capital city, Plain City is a breath of fresh air. But our charming village is more than a quick getaway or trip into town. Our top-tier schools, expanded housing options and quality services make Plain City the perfect place to call home.

Time-Honored Traditions

From the baseball opening day parade and July's Steam Threshers Show to year-round "Music in the Park" events, farmers markets and antique shows, Plain City always makes time for a good time. We love to honor our agricultural heritage and industrious roots while celebrating all that makes us special today.

Harmonious Living

Community isn't just what we are – it's who we are. In Plain City, every face is a friendly one and residents genuinely care about one another. Our schools, civic and faith-based organizations, and multi-generational families work hard to pass down the neighborly values that have always tied our people close together.

Future Focused

Our historic Clock Tower sits at the center of town, reminding us of where we've been – as well as where we're going. We practice mindful planning and careful investment to preserve the vitality of our businesses and the wellbeing of our citizens. While we are fiercely protective of all that we've built, we walk toward the future with excitement for the partnerships and opportunities beyond the horizon.

**Community
Personality:**

Proud

Loyal

Quaint

Approachable

Neighborly

Old-fashioned

Hard-working

Humble

Industrious

Development Design Standards

Plain City Design Standards for New Development

Architectural Features

- Farmhouse style
- Black fixtures
- Use of stone, brick, metal, and wood façades
- Pitched gabled roofs
- Use of dormers
- Higher quality building materials for any type of building or dwelling

Highway Corridor Site Frontages (Along US-42 and OH-161)

- Commercial buildings should be placed closest to the corridor with parking situated to the rear of the buildings.
- For residential developments, limit the number of rear yards facing the corridor.
- When proposing a mixture of single and multi-floor buildings, place or transition them in ascending order along the corridor, starting from the least height and leading up to the highest height as you approach the development.
- Ensure that access onto either corridor roadway aligns with any existing access on the opposite side of the road.
- 10-foot multi-purpose paths should be installed along the entire length of development, generally parallel to the corridor.
- Fencing along development entrances and frontage should be four-board, painted black.
- Mounding with landscaping along the corridor.

Connectivity

- 10-foot multi-purpose paths along the corridor
- 8-foot sidewalks along arterial roads
- Minimum 4-foot sidewalks along local streets
- Sidewalk connectivity to adjacent existing and future developments
- Walking paths throughout public open spaces
- Park structures (shelters, restrooms, etc.) should match desired architectural features

Landscape & Natural Features

- Preserve any existing wooded, water, or other natural features. Incorporate these areas into the design of the development.
- Emphasize the creation of natural-looking features. Exercise creativity and establish areas within the development that seamlessly blend in, giving the impression that they have always belonged to the landscape.
- For environmental compatibility, trees and plantings should be native to Ohio or as advised by the Plain City tree commission.
- Prominent ponds near development entryways should contain a decorative fountain.

Development Design Standards

Plain City Design Standards for New Development

Mixed Use Developments

- We prioritize mixed-use developments along US-42 and OH-161, incorporating light commercial activities along the corridor frontages, while reserving residential or larger commercial uses within the developments or towards their rear sections.
- Mixed use developments should include neighborhood features such as gathering spaces, patio seating, decorative streetscaping, plantings, etc.

Streets

- Refrain from creating long, straight stretches of street that extend 200 yards or more without any curves or bends.

Connectivity

- Street and streetscape infrastructure (light poles, signage poles, mailboxes, trash and recycling receptacles, benches, bicycle racks, etc.) should be uniform in design and black.
- Fire hydrants should be painted red.

Signage

- Monument ground style entry signs should be landscaped with permanent plantings/shrubs as well as perennials and annuals.
- Signage for commercial developments should be minimized.
- Stone, wood, or metal shall be incorporated into the base or frame of entry signs.
- Signs should be exteriorly-lit as opposed to internally-lit.

Single Family Residential



- Farmhouse style
- Limit the number of rear yards facing the corridor
- Black accent fixtures
- Pitched gabled roofs
- Dormers

Multi-Family Residential



- Use of stone, brick, metal, and wood facades
- When proposing a mixture of single and multi-floor buildings, place or transition them in ascending order along the corridor, starting from the least height and leading up to the highest height as you approach the development.
- Incorporation of dormers and other architectural features should be employed to effectively diminish the visual height of the structure.

Medical & Hospital



- Harmonious blend of functionality and aesthetics that exudes an inviting facade with clean lines and a welcoming entrance.
- Landscaping should complement the design, creating a serene and healing environment for patients and visitors.
- Attention should be paid to proper lighting and signage to ensure clear wayfinding and a sense of safety and comfort.

Fast Food Restaurant



- Placement of building along corridor with parking and drive-thru functions at rear
- Buildings should be fresh and attractive, yet unobtrusive
- Efficient drive-thru layout and well-designed outdoor seating areas
- Clean and well-maintained exterior
- Ample buffering and mounding
- Low-impact lighting and signage

Automotive



- Prioritize functionality, safety, and a pleasing aesthetic
- Clean architectural style with clear signage
- Well-lit canopies and fueling areas
- Ample space for maneuvering and parking
- Abundant eco-friendly elements such as plantings

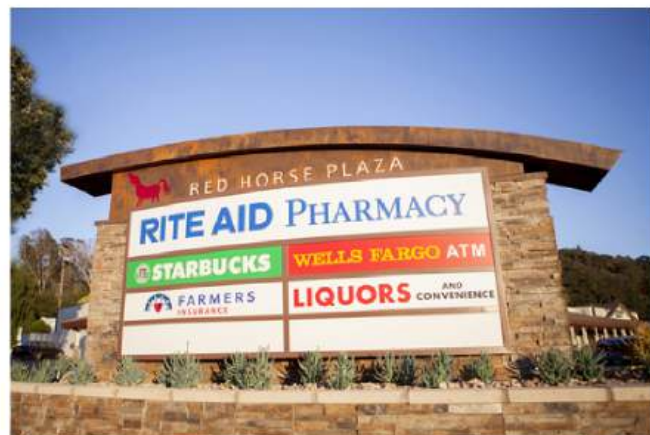
Hotel



Flex Industrial



Commercial



- Commercial buildings should be placed closest to the corridor with parking situated to the rear of the buildings.

Commercial



Towne Center



Community Amenities



Landscaping



- Fencing along development entrances and frontage should be four-board, painted black
- 10-foot multi-purpose paths along the corridor
- Prominent ponds should contain a decorative fountain
- Signs should be exteriorly-lit as opposed to internally-lit
- Plantings should include a selection of native trees, shrubs, perennials, and annual flowers

Park Amenities



- Walking paths, sidewalks, or trails throughout the public open space

Streetscape & Community Amenities

