

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 28-2008

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

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

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

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

Section 1. Amendment Of Zoning Ordinance

That the Plainfield Zoning Ordinance, Ordinance No. 21-97, as amended, be further amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as set forth in the attached Exhibit A attached hereto and incorporated herein by this reference.

Section 2. Severability

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date

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

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 24th day of November 2008.

**TOWN COUNCIL, THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA**

Robin G. Brandgard, President

Bill Kirchoff

Bill Kirchoff, Vice President

Kent McPhail

Kent McPhail

Edmund L. Gaddie, Jr.

Edmund L. Gaddie, Jr.

Renea S. Whicker

Renea S. Whicker

Constituting a majority of all the members of the Town Council

ATTESTED BY:

Wesley R. Bennett

Wesley R. Bennett, Clerk-Treasurer of
the Town of Plainfield, Indiana

TA-08-002
Town of Plainfield Zoning Ordinance
Amendments

1. Amend Article 1.20 D. – Parking and Storage of Recreational Vehicles in Residential Districts - Recreational Vehicles shall include motor homes, campers, boats, ATVs and jet-skis, etc.
2. Add Article 1.20 E. – Restrict the parking of operable motorized vehicles to the garage, parking space, driveway or public or private street where parking on the street is allowed.
3. Amend Article 2.3 B. 4. – R-2: Low Density Residential District – to allow 35% lot coverage.
4. Amend Article 2.4 B. 4. – R-3: Medium Density Residential District – to allow 35% lot coverage.
5. Amend Article 2.5 B. 4. – R-4: Medium Density Residential District – to allow 40% lot coverage.
6. Amend Article 2.8 – TC: Town Center District – add Farmer’s Market as permitted use.
7. Amend Article 4.2.G. – Additional Regulations for Temporary Seasonal Retail Sales – allowed once per year per lot, require two (2) week inspection, change duration from ninety (90) days to sixty (60) days.
8. Add Article 4.2.I.: Additional Regulations for Model Homes and Sales Trailers for Residential Subdivisions – creates standards for model homes and temporary sales trailers for residential subdivisions.
9. Add Article 4.2.J. – Additional Regulations for Temporary Tent Sales in all Commercial Districts – creates standards for Temporary Tent Sales.
10. Add Article 4.2 K. – Temporary Storage Units in All Districts – creates standards for Temporary Storage Units in All Districts.
11. Amend Article 4.5 – Special Regulations for Adult Entertainment Businesses – amend and update the entire ordinance regulating Adult Entertainment Businesses.
12. Amend Article 5.4 B. 4. a – Development Incentives for All Commercial and Industrial Districts (except the TC: Town Center District) – to require a development incentive for loading space orientation only when the loading spaces are facing a Gateway Corridor or non-industrial zoning district.
13. Amend Article 7.3 K. – Prohibited Signs – change the duration of message change from six (6) times per hour to once every ten (10) seconds for Changeable Copy Signs.
14. Amend Article 7.4 A. 6. and 7.4 B. 6 as well as Tables 7.4 A and B – On-Premise Signs: Commercial, Industrial Districts (Except for the TC - Town Center District and MU –

Mixed Use District) – to define freestanding sign standards for the Ronald Reagan Parkway.

15. Amend Article 7.4 D. 3. – On-Premise Signs: Commercial, Industrial Districts (Except for the TC - Town Center District and MU – Mixed Use District) – to limit building signage in size to a façade plane rather than the elevation as a whole.
16. Amend Article 7.8 K – Signs: General Regulations – to change the requirements for sign base landscaping.
17. Amend Article 13.2 – Definitions – add Façade Plane definition; remove food and live plants from definition of Temporary Seasonal Retail Sales; and add definition of Farmer’s Market.