

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 18-2010

**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 22nd day of Dec., 2010

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

Robin G. Brandgard
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

PUBLISHED: DEC 03 2010
Hendricks County Flyer
Hendricks County Flyer NOV 27 2010

2.11 GC - General Commercial

Intent - GC: General Commercial *Districts* are established to provide a location for higher volume and higher intensity commercial uses than the NR *District*. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway* and may include outdoor sales or operations.

A. *Permitted Uses.*

1. *Primary Uses*

Automobile Service

Automobile Sales, New or Used,
including Showroom, On-Site
Service Department, and Wash
/ Detail Facilities

Automobile Rental Services

Automobile repair - major

Automobile repair - minor

Automobile parts sales (new)

Car wash (automatic and self)

Gasoline Service Station with
minor repair (not to exceed two
(2) accessory indoor service
bays)

Gasoline Service Station without
repair

Motor Cycle/Scooter Sales,
Service and Repair

Muffler Repair Shop

Painting and Customizing

Quick Lube Facilities

Tire and Auto Service Center

Clothing Service

Dressmaking

Dry Cleaning and Laundry
Establishment

Millinery Shop (Fabric Shop)

Self-service Laundry

Shoe Repair Shop

Tailor and Pressing Shop

Communications/Utilities

Communication Relay Tower

Public Wells

Telephone Exchange

Educational Use

Child Care Center

Library

School - Public or Private

School - Commercial, Trade or
Business

Food Sales and Service

Bakery - Retail

Dairy - Retail

Delicatessen

Drive-in / Drive-thru Restaurant

Grocery

Convenience Store

Meat Market

Restaurant

Governmental Use

Fire Station

Governmental Offices

Police Station

Post Office, without outdoor
parking of delivery vehicles

2.12 I-1: Research / Office Industrial

Intent - The I-1: Research / Office Industrial *Districts* are established to promote the development of research facilities, testing laboratories, and administrative facilities that are office-like in physical appearance and service requirements. This *District* is used as a transitional use or buffer between residential areas and more intense industrial uses.

A. Permitted Uses.

1. *Primary Uses*

Agricultural Uses

Commercial Greenhouse
Cropland and Orchards
Plant Nursery

Communication/Utilities

Communication Relay Tower
Telephone Exchange

Educational Use

Child Care Center
School - Commercial, Trade or
Business

Governmental Use

Police Station
Post Office
Fire Station

Industrial Uses

Engineering Laboratories
Flex-Space
Research Laboratories

Miscellaneous

Mail Order Distribution

Office/Professional Services

Architect
Artist
Bank Machines
Bank/Credit Union
Dentist
Design Services
Engineer
Insurance Agent
Lawyer
Musician
Physician
Pharmacist
Professional Offices
Real Estate Office
Photographic Studio
Service Organization Office
Travel Agency

Public Facilities

Public Park

2. *Special Exception Uses*

Communication/Utilities

Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Educational Uses

~~*Child Care Center*~~
Kindergarten

2.13 I-2: Office / Warehouse Distribution

Intent - The I-2: Office / Warehouse Distribution *Districts* are established to encourage the development of office/warehouse, warehouse/distribution, wholesale and assembly business establishments which are: clean, quiet, free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operated entirely within enclosed structures; and, which require reasonable *Access to Arterial Streets or Collector Streets*. This *District* is designed as a transitional use between manufacturing uses and other less intense business uses.

A. Permitted Uses.

1. *Primary Uses*

Agricultural Uses

Commercial Greenhouse
 Cropland and Orchards
 Plant Nursery

Communications/Utilities

Communication Relay Tower
 Telephone Exchange

Educational Use

Child Care Center as ancillary to primary use
 School - Commercial, Trade or Business

Food Sales and Service

Wholesale Produce Terminal

Governmental Use

Fire Station
 Police Station
 Post Office

Industrial Uses

Assembly of previously manufactured parts, sub-assemblies or components
 Bottled Gas Storage and Distribution
 Engineering Laboratories
 Distribution Center

Light Assembly or Repair of Previously Manufactured Parts:

Appliances:

light
 portable
 household

Bottling of Beverages
 Bottling of Food
 Bottling of Milk Products
 Clocks and Watches
 Cloth products from finished cloth
 Electric Hand Tools
 Electric Motors
 Electrical components and sub-assemblies
 Leather Products from Finished Leather
 Light Component Parts of Products
 Office Equipment including assembly
 Office machinery, electrical and mechanical
 Optical Goods
 Paper box and paper products from finished paper
 Recording Instruments

Light Assembly or Repair of
Previously Manufactured Parts
(Continued):
Tools and Implements
(electrical or
non-electrical)
Research Laboratories
Warehouse
Warehouse and Distribution Center

Miscellaneous
Mail Order Distribution
Wholesale Business

Office/Professional Services
Offices (related to and in
conjunction with another
permitted use)
Construction Companies,
Contractors, and Home
Remodeling Companies
(including storage of materials
and equipment with accessory
offices but no retail commercial
activities)

Public Facilities
Public Park

2. *Special Exception Uses*

Communication/Utilities
Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Educational Use
Freestanding *Child Care Center*

Industrial Use
Truck Terminal

Miscellaneous
Artificial Lake
Self-storage (Mini-) Warehouse (not
within 600' of a *Gateway*
Corridor)
Welding

Public Facilities
*Neighborhood Recycling Collection
Point*

Recreation
Dancing, Aerobics, Gymnastics,
Cheerleading Studio
Indoor Recreation
Skating Rink (Ice and Roller),
indoor
Stadium / Arena
Tennis / Racquet Club, indoor

3. *Accessory Uses - See Article IV.*

4. *Temporary Uses - See Article IV.*

2.14 I-3: Light Manufacturing

Intent - The I-3: Light Manufacturing *Districts* are established to encourage development of manufacturing and processing facilities which may require limited amounts of *Outside Storage*. These activities require extensive community facilities, and excellent *Access* to *Arterial Streets* or *Collector Streets*. *Permitted Uses* in this *District* may have *Outdoor Storage/service* areas and may generate heavy traffic, but such operations shall be subject to specific *Development Standards*.

A. *Permitted Uses*.

1. *Primary Uses*

Agricultural Uses

Commercial Greenhouse
Cropland and Orchards
Plant Nursery

Automobile Service

Auto/truck Storage (Outdoor)
Painting and Customizing
Racing and Testing

Communications/Utilities

Communication Relay Tower
Storage Tanks - Non-hazardous
Telephone Exchange

Educational Use

Child Care Center as ancillary to
primary use
School - Commercial, Trade or
Business

Food Sales and Service

Farmers Market
Wholesale Produce Terminal

Governmental Use

Fire Station
Police Station
Post Office

Industrial Uses

Assembly of previously
manufactured parts,
sub-assemblies or components
Bottled Gas Storage and
Distribution
Distribution Center
Engineering Laboratories
Manufacture, Assembly or Repair
of:

Alcoholic beverages

Appliances:

light

major electric or gas

portable

household

Bottling of Beverages

Bottling of Food

Bottling of Milk Products

Brewing Distillation of Liquor
and Spirits

Cabinets

Cans

Clocks and Watches

Cloth products from finished
cloth

Coating (excluding tar
products)

Communication equipment and
assembly

Construction Equipment and
Machinery

Containers

Cosmetics

2. *Special Exception Uses*

Communication/Utilities

Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Miscellaneous

Artificial Lake
Self-storage (Mini-) Warehouse
(not within 600' of a *Gateway*
Corridor)

Educational Use

Freestanding *Child Care Center*

Public Facilities

Recycling Facility
Resource Recovery Facility
Transfer Station

Governmental Use

Penal or Correctional Institution

Industrial Uses

Coatings Manufacture (excluding
tar products)
Concrete Mixing
Foundries
Iron and Steel Production
Liquid Fertilizer Storage and
Distribution (Commercial)
Lumber Mill
Meat and Meat Products:
 Packing
 Processing
Mineral Extraction, Borrow Pit,
Topsoil Removal and Storage
Areas
Oil Processing, Refining and
Manufacture
Power Plants, including:
 Thermal
 Electric (utilizing refuse-derived
 fuels)
 Steam (utilizing refuse-derived
 fuels)

3. *Accessory Uses* - See Article IV.

4. *Temporary Uses* - See Article IV.

B. *Development Standards.*

1. *Minimum Lot Width and Frontage* - each *Lot, Integrated Center* or *Industrial Park* shall have a minimum of 150 feet on a *Public Street*.

5. Landscaping.

Front Yards and *Front Bufferyards* shall be landscaped in compliance with the provisions of Article IV, provided, however, that at least fifty (50) percent of the required *Plant Unit Value* shall be made up of Deciduous Shade (Overstory) Trees, Deciduous Ornamental (Understory) Trees or Evergreen Trees, unless such *Yard* is subject to a stricter requirement for *Bufferyards*, in which case the requirements for *Bufferyards* shall control.

6. Lighting.

Site lighting shall comply with the following *Development Requirements*:

- a. Pole Lights – All pole light fixtures used to illuminate *Off-Street Parking Areas*, *Off-Street Loading Areas*, delivery areas or service areas shall be a “shoebox” style light (which may be square, rectangular or round in shape).
- b. Wall Mounted Light Fixtures – All wall pack light fixtures on a *Building* façade visible from a *Gateway Corridor* or a Residential *District* shall be a “shoebox” style light (except for low level architectural lighting for *Buildings*, *Structures*, *Signs*, sidewalks or landscape features and approved as part of a *Development Plan*).
- c. All Light Fixtures – All exterior lighting, including pole lights and wall pack lights, shall be of Metal Halide or LED (light emitting diode) (except for low level architectural lighting for *Buildings*, *Structures*, *Signs*, sidewalks or landscape features, which may be incandescent or other type of lighting deemed appropriate and approved as part of a *Development Plan*).
- d. Pole and Wall Pack Light Fixtures – All pole light fixtures and wall pack light fixtures with a wattage of 400 watts or above, shall be equipped with a flat lens that does not protrude below the bottom edge of the “shoebox”.
- e. Pole and Wall Pack Light Fixtures – All pole light fixtures and wall pack light fixtures shall be mounted parallel with the horizon and shall utilize a rigid mounting arm with no built-in up-tilt and no adjustment feature.
- f. Vehicular Canopy Light Fixtures – All vehicular canopy light fixtures, including but not limited to gasoline service station canopies and bank drive through canopies, regardless of wattage, shall be equipped with a flat lens