

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 07-2012

**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

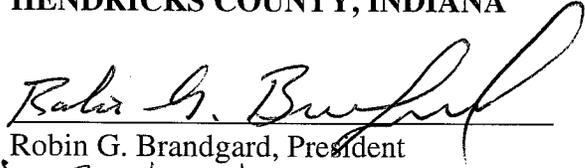
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be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

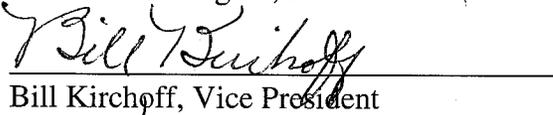
Section 3. Effective Date

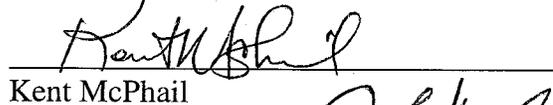
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

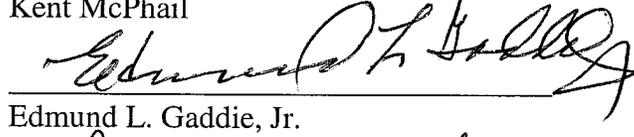
Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this day 25th of June, 2012.

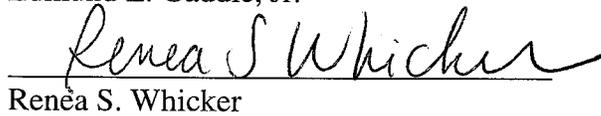
**TOWN COUNCIL, THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA**


Robin G. Brandgard, President


Bill Kirchoff, Vice President


Kent McPhail


Edmund L. Gaddie, Jr.


Renée S. Whicker

Constituting a majority of all the members of the Town Council

ATTESTED BY:

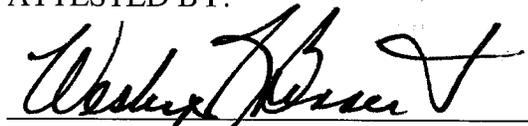

Wesley R. Bennett, Clerk-Treasurer of
the Town of Plainfield, Indiana

EXHIBIT A

TA-12-001

AMENDMENTS TO THE PLAINFIELD ZONING ORDINANCE

The Proposal is to amend the Plainfield Zoning Ordinance in the following respects:

1. Amend Article 4.1.B.; Accessory Uses – *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, Parking Area, or a guard or pump house as needed in Industrial Districts.*
2. Amend Article 4.11.E.3.; Off-Street Loading Regulations – No *Loading Space* shall be located between the *Front Lot Line* and the front line of any portion of the *Building* served unless the *Orientation of Loading Space Development Incentive* is used per Article 5.4.B.4.
3. Amend Article 5.4.B.4.a.; Development Incentives: Commercial/Industrial – In order to facilitate urban development and to enhance the quality of landscaping in the built environment, the *Plan Commission* may approve the orientation of *Loading Spaces* toward a *Front Lot Line* that faces a *Street* classified as a *Collector* or above or non-industrial District. In addition, the *Plan Commission* may approve the location of *Loading Spaces* between a *Front Lot Line* that is located along a *Street* classified as a *Collector* or above or a *Street* bordering directly on a non-industrial *District* and the front line of the *Building* served.