

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 05-2014

**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 petition TA-14-001 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 Plainfield 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

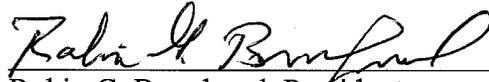
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be 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
10th of March, 2014.

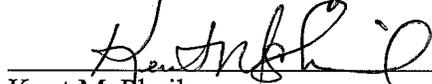
**TOWN COUNCIL, THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA**



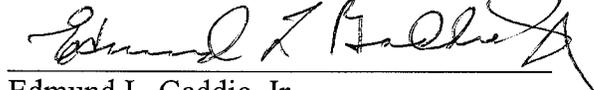
Robin G. Brandgard, President



Bill Kirchoff, Vice President



Kent McPhail



Edmund L. Gaddie, Jr.



Renea 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

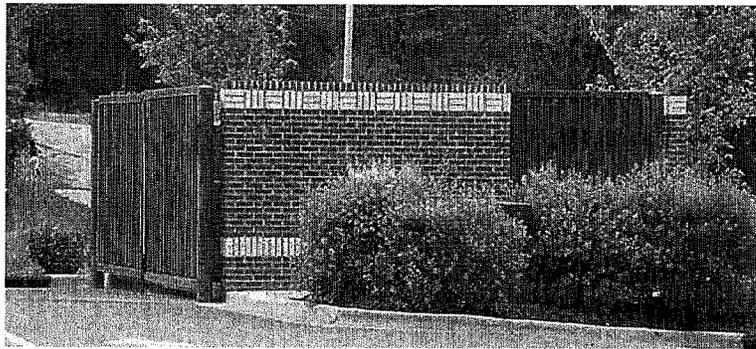
EXHIBIT A

TA-14-001

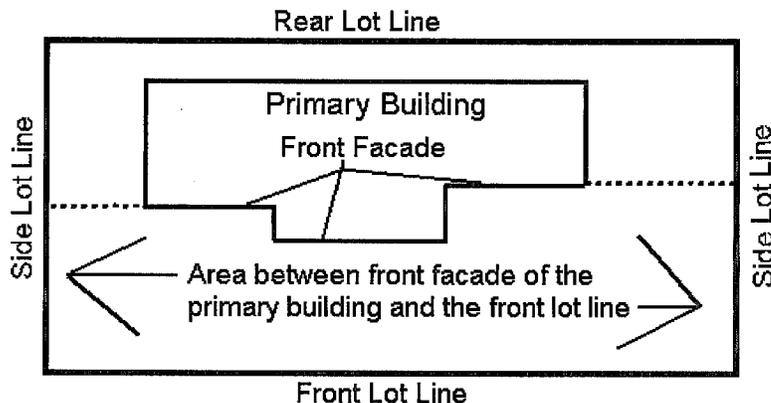
**PLAINFIELD ZONING ORDINANCE AMENDMENT
ARTICLE 4.1.: ACCESSORY USES**

- A. Additional Development Standards for Accessory Uses, Buildings or Structures in any “R” District.**
- a. Trash Containers.

Any trash container exceeding thirty-six (36) cubic feet in capacity shall:



- a. be screened on at least three sides by a *Building* wall or a solid-walled enclosure, not less than six (6) feet in height nor more than ten (10) feet in height above *Grade*, equipped with an opaque screen gate, and any solid-walled portion of the enclosure shall be provided with Level 1 foundation landscaping;
- b. not be located between the front facade of the *Primary Building* and the *Front Lot Line* except when the lot has multiple *Front Lot line(s)* or there is another development constraint which prevents trash containers and enclosures from being located to the side or rear of the *Primary Building*; and,
- c. not be located in any *Minimum Front Yard*, *Minimum Side Yard* or *Minimum Rear Yard*.



B. Additional Development Standards for Accessory Uses in all Commercial and Industrial Districts.

No *Accessory Use* or *Structure* shall be permitted in any required *Front, Side* or *Rear Yard* unless specifically authorized by the applicable zoning *District* regulations. In addition, the following *Accessory Uses* shall also comply with the following requirements:

- b. Trash containers - Trash containers exceeding thirty-six (36) cubic feet shall:
 - a. be screened on at least three (3) sides by a *Building* wall or a solid-walled or fenced enclosure, not less than six (6) feet in height nor more than ten (10) feet in height above *Grade*;
 - b. not be located between the front line of the *Primary Building* and the *Front Lot Line* except when the lot has multiple *Front Lot line(s)* or there is another development constraint which prevents trash containers and enclosures from being located to the side or rear of the *Primary Building*; and,
 - c. not be located in any required *Yard* or required *Bufferyard*.