

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 08-2018

**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-18-001 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 in the following manner: by deleting the ~~strikeout~~ text and inserting the double-underlined text, and by adding new Articles 3.10.D, 3.10.E, and 3.10.F as set forth in the attached **Exhibit A** attached hereto and incorporated herein by this reference.

Section 2. Severability

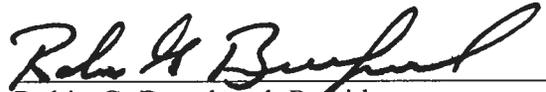
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be 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 12th day of March, 2018.

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


Robin G. Brandgard, President


Bill Kirchoff, Vice President


Kent McPhail


Lance K. Angle


Dan Bridget

Constituting a majority of all the members of the Town Council

ATTESTED BY:



Mark J. Todisco, Clerk-Treasurer
Town of Plainfield, Indiana

EXHIBIT A

EXHIBIT A

Modifications to the definitions in Article 13.2

Definition	Existing	New
Convenience Store	A small retail establishment that offers for sale a limited line of groceries, convenience goods, tobacco products, periodicals, and other household items, which may or may not sell gasoline.	A small retail establishment that offers for sale a limited line of groceries, convenience goods, tobacco products, periodicals, and other household items which does not may or may not sell gasoline <u>or other motor vehicle fuels.</u>
<u>Fueling Station</u>	(none)	<u>A retail sales facility selling fuel for motor vehicles including, but not limited to, automobiles, motorcycles, buses, or recreational vehicles (excluding semi-trailer trucks with at least three axles that are designed to tow trailers.)</u> <u>Ancillary services such as a convenience store and/or a car wash are permitted, but ancillary services such as vehicle service or vehicle repair are not permitted.</u>
Gasoline Service Station	Any <i>Building</i> , land area or other premises or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels, which may include as an <i>Accessory Use</i> : minor automotive repairs; the sale and installation of lubricants, tires, or batteries; car washes; and similar uses. Such establishments shall provide a facility where gasoline and other motor fuels are stored and subsequently dispensed by means of fixed, approved dispensing equipment by customers or employees.	Any <i>Building</i>, land area or other premises or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels, which may include as an <i>Accessory Use</i>: minor automotive repairs; the sale and installation of lubricants, tires, or batteries; car washes; and similar uses. Such establishments shall provide a facility where gasoline and other motor fuels are stored and subsequently dispensed by means of fixed, approved dispensing equipment by customers or employees.
<u>Truck Fueling Station</u>	(none)	<u>A retail sales facility selling fuel for motor vehicles and semi-trailer trucks with at least three axles that are designed to tow trailers.</u> <u>Such a facility may have ancillary services such as a convenience store, but ancillary services such as truck scales, weigh stations, showering facility, vehicle service, vehicle repair, or provision of "rest areas" for semi-trailer trucks or their operators are not permitted.</u>

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)
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

Miscellaneous

Agriculture Seed Sales
Bus Station
Clinic, Medical, Dental or
Optometrists
Electrical Repair
Hospital / Sanitarium /
Rehabilitation Center
Hotel
Motel (not within 600' of a
Gateway Corridor)
Mortuary / Funeral Home /
Crematories
Print Shop
Radio / Television Stations
(without transmission towers)
Sign Painting
Tool / Equipment Rental (without
outdoor display or storage)
Tourist Home / Bed & Breakfast
Veterinary Hospital, including
Boarding (without outdoor pet
runs or kennels)

Office/Professional Services

Architect
Artist
Bank Machines
Bank / Savings & Loan / Credit
Union
Construction Companies,
Contractors, and Home
Remodeling Companies
Dentist
Design Services
Engineer
Insurance Agent
Lawyer
Musician
Physician
Pharmacist
Photographic Studio
Professional Offices
Real Estate Office
Research Laboratories
Service Organization Office
Travel Agency

Personal Service

Barber Shop
Beauty Shop
Health Spa or Fitness Center
Locksmith / Security Systems
Tanning Salon

Public Facilities

Museum
Public Park
Parking Lot
Religious Use

Recreation

Arcade
Bait Sales
Banquet Hall
Billiard Room
Bowling Alley
Dancing, Aerobics, Gymnastics,
Cheerleading Studio
Indoor Recreation
Lodge or Private Club
Night Club
Skating Rink (Ice and Roller),
indoor
Social Hall
Tennis / Racquet Club, indoor
Theater, Indoor
Video Store

Residential

Assisted Living Facility
Convalescent Home
Nursing Home

Retail

Antique Shop
Apparel Shop
Appliance Store
Convenience Store
Department Store
Drug Store
Floor Coverings
Flower Shop
Furniture Store
Gift Shop

Retail (Cont.)

Gun Shop and Gunsmith Shop
Hardware Store
Home Improvement Store
Jewelry Store
Music Store
Newsdealer
Paint Store

Retail (Cont.)

Radio, TV, Music Service and
Sales
Retail Showroom
Shoe Store
Stationery and Book Store
Sporting Goods
Variety Store
Wall Coverings

2. *Special Exception Uses*

Alcoholic Beverage Sales

Any Permitted use which includes
the sale of alcoholic beverages
for on-site consumption or
carry-out

Agricultural Uses

Commercial Greenhouse
Cropland and Orchards
Plant Nursery

Automobile Service

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

~~Gasoline Service Station without
repair~~

Automobile Auction

Automobile Sales, New or Used,
without a Showroom, On-Site
Service Department or Wash /
Detail Facilities

Fueling Station

RV and Camper Sales and Service
Truck or Bus Sales and Service
Truck Rental Services

Communication/Utilities

Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Educational Uses

Governmental Use

Post Office, with outdoor
parking of delivery vehicles

Miscellaneous

Artificial Lake

Boat Sales, Service and Storage
Farm Equipment Sales and
Service

Motel (within 600' of a Gateway
Corridor)

Radio / Television Stations (with
transmission towers)

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

Tool / Equipment Rental (with
outdoor display or storage)

Veterinary Hospital, including
Boarding (with outdoor pet
runs or kennels)

Personal Service

Tattoo, Body Piercing,
Scarifying and Branding
Establishments

Public Facilities

Neighborhood Recycling

Collection Point

Parking Garage

Recycling Facility

Child Caring Institution
Kindergarten

Food Sales and Service

Farmers Market
Roadside Food Sales Stand

Recreation

Amusement Park
Ball Fields
Driving Range
Miniature Golf
Outdoor Commercial Recreational
Enterprise
Private Recreational Development
Skating Rink (Ice and Roller),
outdoor
Stadium/Arena
Tennis / Racquet Club, outdoor
Theater, Outdoor

Retail

Liquor Store
Lumber Yard
Manufactured, Modular or
Mobile Home Sales and
Display
Satellite Dish Sales and Service

3. *Accessory Uses* - See Article IV.
4. *Temporary Uses* - See Article IV.

B. Development Standards.

1. Minimum *Lot Width* and *Frontage* - each *Lot* or *Integrated Center* shall have a minimum *Lot Width* and *Frontage* on a *Public Street* of 50 feet.

2. *Minimum Yards* and *Building Setbacks*

a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street</i>	60'
<i>Primary Arterial Street:</i>	30'
<i>Secondary Arterial Street:</i>	30'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-sac Street:</i>	30'

b. Minimum *Side Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

- (1) Minimum *Side Yard* - 10 feet
- (2) Minimum *Side Bufferyard* - 20 feet

c. Minimum *Rear Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

- (1) Minimum *Rear Yard* - 10 feet
- (2) Minimum *Rear Bufferyard* - 20 feet

d. *Minimum Yards* for *Out Lots* - *Out Lots* within an *Integrated Center* shall provide a *Minimum Yard* of five (5) feet along all *Lot Lines* in common with other *Out Lots* or with the main portion of the *Integrated Center*. If any portion of an *Out Lot* abuts the perimeter of the *Integrated Center*, that portion of the *Out Lot* shall be required to comply with the applicable *Minimum Front, Side* or *Rear Yard* requirements set forth above. The main portion of the *Integrated Center* shall not be required to provide a *Minimum Yard* along the *Lot Line* in common with an *Out Lot*.

3. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:

- a. Minimum *Front Yards* - may include *Driveways* and *Parking Areas* (provided that no portion of the *Parking Area* may be located closer to the *Right-of-Way* than the (10) feet; except for Minimum *Front Yards* abutting the Ronald Reagan Parkway or a *Frontage Street* parallel to the Ronald Reagan Parkway, where *Parking Areas* shall be prohibited) and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
 - b. Minimum Front *Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
 - c. Minimum *Side and Rear Yards* - minimum *Side and Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said *Yards* shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
 - d. Minimum *Side and Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV.
4. *Maximum Building Height* - 75 feet.
 5. *Parking and Loading* - See Article IV.
 6. *Signs* - See Article VII.
 7. *Outdoor Operations* - Outdoor operations, including the display of goods or materials for sale, lease or rental may be conducted subject to the following regulations:
 - a. Outdoor operations shall not be located between a *Building Line* and a *Bufferyard*.
 - b. Outdoor operations shall not be located in a required *Yard* or required *Bufferyard*.

- c. Outdoor operations shall not be located so as to interfere or conflict with walks, required *Parking Areas*, required *Loading Areas*, *Driveways*, *Interior Access Drives*, *Interior Access Driveways*, perimeter landscape yards or foundation plantings.
- d. Vending machines shall abut the exterior wall of a *Building* and shall not be located in a required *Yard* or required *Bufferyard*.

8. Landscape Requirements - See Article IV.

C. Architectural Review.

If any portion of a *Lot* proposed for development is located in the *GC District* and within six hundred (600) feet of a *Residential District* or *Gateway Corridor*, the entire proposed development located on that *Lot* shall be subject to the requirements for the filing of a *Development Plan* for Architectural Review as set forth in Article V.

D. Development Incentives.

Any proposed development located in the *GC District* shall be eligible to utilize the *Development Incentives* set forth in Article V of this Ordinance.