

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 48-2018

**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-18-002 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 and Ordinance 25-2017, 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

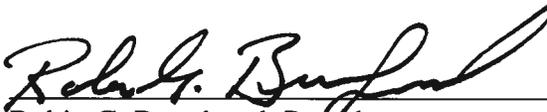
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be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

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



Robin G. Brandgard, President



Bill Kirchoff, Vice President



Kent McPhail



Dan Bridget



Lance K. Angle

Constituting a majority of all the members of the Town Council

ATTESTED BY:



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

EXHIBIT A
**2018 Proposed Sign Ordinance Amendments
to the 2017 Amendments**

Article 7.2 Exemptions

J. Temporary Signs

1. Type.

The following types of *Temporary Signs* shall be permitted: *Ground Signs* or *Window Signs*.

2. Number.

Two (2) *Temporary Signs* shall be permitted per *Lot* or *Out Lot*. However, no more than one (1) *Ground Sign* shall be permitted per Street Frontage of a *Lot* or *Out Lot*.

3. Maximum Sign Surface Area.

- a. The maximum *Sign Surface Area of Temporary Ground Signs* in TC, MU, and all R zoned districts shall be six (6) square feet.
- b. The maximum Sign Surface Area of Temporary Ground Signs in NR, OD, GC, I-1, I-2, I-3, I-4, and AG zoned districts may be sixteen (16) square feet on property less than five (5) acres; if on property more than five (5) acres the *Temporary Ground Sign* may be thirty-two (32) square feet .

~~e. The total Sign Surface Area of Window Signs in any zoned district shall not exceed the lesser of:~~

- ~~i. twenty five (25) percent of the area of the window, provided, in the case of multi-pane windows the surface area of the window shall be the combined surface area of the individual panes, or in the case of a glass curtain wall the surface area of the window shall be the combined surface area of the individual glass panels; or~~
- ~~ii. six (6) square feet in Sign Surface Area.~~

4. Minimum Setback.

~~For Temporary Ground Signs less than sixteen (16) square feet no setback is required; Temporary Ground Signs exceeding sixteen (16) square feet shall be setback a minimum of ten (10) feet.~~

~~There shall be no required Minimum Setback for Temporary Signs however, such~~ Signs may not encroach into a *Public Right-of-Way* and may not interfere with a Vision Clearance Area as specified in Article 4.14.

5. Maximum Height.

The maximum height for *Ground Signs* shall be ~~four (4)~~ six (6) feet in height above *Grade*.

Article 7.3 Signs: Prohibited

7.3 Prohibited Signs

C. Signs located on, in, or above the *Right-of-Way* of any *Street* or *Alley* (except for Signs listed in Article 7.2, A., 1-5. and *Projecting Signs* as permitted by Article 7.4.G ~~and J~~).

E. *Portable Signs*, including but not limited to the following types of *Signs*, without regard to their content: *A-Frame Signs* (except as permitted in [Article 7.5.K. 7.5.C](#)); *T-Frame Signs* (except as permitted in [Article 7.5.K. 7.5.C](#)); trailer frame *Signs*; menu and sandwich board *Signs* (except as permitted under Article 7.4.G.); *Balloon Signs* (~~except as permitted by Article 7.2, L.~~); and *Signs* attached to or painted on a vehicle parked and visible from the *Public Right-of-Way*.

F. *Wind Signs*, *Banner Signs*, pennants, and streamers (except those explicitly authorized in Article 7.2., H, [Article 3B. 10](#), and those allowed as *Special Exception by the Board Of Zoning Appeals*).

G. *Signs or any portion thereof which contains intermittent light, flashing light, light of changing degrees of intensity, rotating beams, search lights, video or logo projection, laser show, or beacons* (~~except as explicitly authorized in Article 7.2, L.~~). Outline lighting of open sales areas and *Lot Lines* is also prohibited.

Article 7.4. On-Premise Signs: NR, OD, GC, I-1, I-2, I-3, and I-4 Districts

A. Freestanding Identification Signs-Single Use Sites

3. Maximum Sign Surface Area.

The maximum *Sign Surface Area*, reflected in Table 7.4-A below, applies to each *Street Frontage* of a *Lot*. As a result, the maximum *Sign Surface Area* may be used by a single *Freestanding Identification Sign* on a *Street Frontage* or it may be divided ~~between among the total number of permitted Freestanding Identification Signs on a Street Frontage~~ two (2) *Freestanding Signs*.

4. Minimum Setback.

a. Minimum Front Setback – The Minimum Front Setback for Freestanding Identification Signs shall be:

- iii. Signs ~~cannot be~~ located within drainage and/or utility easements must obtain an Easement Encroachment approval from the Town Council prior to permit issuance.

B. Freestanding Identification Signs – Integrated Center

3. Maximum Sign Surface Area.

The maximum *Sign Surface Area*, reflected in Table 7.4-A below, applies to each *Street Frontage* of a *Lot*. As a result, the maximum *Sign Surface Area* may be used by a single *Freestanding Identification Sign* on a *Street Frontage* or it may be divided ~~between among the total number of permitted Freestanding Identification Signs on a Street Frontage~~ two (2) *Freestanding Signs*.

4. Minimum Setback.

a. Ground Signs and Pylon Signs:

- iii. Signs ~~cannot be~~ located within drainage and/or utility easements must obtain an Easement Encroachment approval from the Town Council prior to permit issuance.

b. Pole Signs:

- iii. Signs located within drainage and/or utility easements must obtain an Easement Encroachment approval from the Town Council prior to permit issuance.

C. *Freestanding Identification Signs-Out Lots of Integrated Centers.*

4. Minimum Setback.
 - a. Minimum Front Setback - The Minimum Front Setback for Freestanding Identification Signs shall be:
 - iii. Signs ~~cannot be located within drainage and/or utility easements must obtain an Easement Encroachment approval from the Town Council prior to permit issuance.~~

7. Special Regulations for Out Lots
 - b. Any combined Freestanding Identification Sign authorized by the Director under the special regulations of this Article 7.4, C., 7. shall comply with the following regulations:
 - iii. Minimum Setback.
Minimum Front Setback - The Minimum Front Setback for combined Freestanding Ground Identification Signs shall be:
 - c) Signs ~~cannot be located within drainage and/or utility easements must obtain an Easement Encroachment approval from the Town Council prior to permit issuance.~~

F. *Signs on Light Poles.*

Signs on light poles which serve to illuminate an Off-Street Parking Area in the GC District shall be permitted provided that they comply with the following regulations:

2. Number.

~~Each approved development may have one light pole with no more than 2 light pole signs. The light pole which supports these light pole signs may not be closer than forty-feet (40) feet to any building or property line.~~

~~Each light pole may contain two (2) Signs, provided, however, if the light poles are located at the perimeter edge of an Off-Street Parking Area, only one (1) Banner Sign, oriented toward the interior of the Off-Street Parking Area, shall be permitted.~~

3. Maximum Sign Surface Area.

Signs on light poles shall not exceed the maximum dimensions of three and one-half feet in width by eight feet in height (3 ½ ft. X 8 ft.).

~~The total Sign Surface Area of all Signs on light poles on a Lot shall not exceed a ratio of one (1) square foot for each Off-Street Parking Space within the Off-Street Parking Area which is generally illuminated by the lights on the light poles which support the Signs.~~

~~4. Location.~~

~~All individual Signs placed on light poles on a Lot shall be of the same dimensions and shall be placed at the same relative height and location on the light poles on the Lot.~~

~~Signs on light poles shall be evenly distributed within or along the edge of the Off-Street Parking Area used to determine the total Sign Surface Area permitted as set forth in Article 7.4, G., 3., above.~~

G. *Incidental Signs.*

2. Number.

d. If a Lot is occupied by a use which includes a drive through facility, two (2) menu boards shall be permitted adjacent to the drive through facility as Incidental Signs ~~to announce the selection of services or products available at the drive through facility and the prices thereof.~~

6. Maximum Height.

The maximum height of a Ground Sign shall be four (4) feet in height above Grade except in all Industrial Districts where the maximum height of a Ground Sign ~~shall~~ may be seven (7) feet in height above Grade.

Maximum height of an *Incidental Sign* adjacent to the drive through facility may be seven (7) feet in height above grade.

Article 7.6 Signs: On Premise Residential and Agricultural

B. *Multifamily Dwelling Uses.*

2. Number

One (1) *Freestanding Identification Sign* shall be permitted ~~per Street Frontage of a Lot.~~

C. Recorded, Platted Residential *Major Subdivision* Uses.

ARTICLE 7.7. SIGNS: OFF-PREMISES ADVERTISING-PYLON AND POLE SIGNS IN GC GENERAL COMMERCIAL OR I-4 HEAVY MANUFACTURING THAT ARE NOT WITHIN 600' OF A GATEWAY CORRIDOR OR RESIDENTIAL DISTRICT

~~§ 7.7A DISTRICTS ALLOWED.~~

~~Off premises advertising signs shall be a permitted only in the GC General Commercial and I-4 Heavy Manufacturing Districts, provided, however, that off premises advertising signs shall not be permitted within 600 feet of the proposed right of way of any Gateway Corridor.~~

~~(Ord. 21-97, passed - 1997)~~

~~§ 7.7B TYPE OF SIGNS.~~

~~Off premises advertising signs shall be pole or ground signs.~~

~~(Ord. 21-97, passed - -1997)~~

§ 7.7A C MAXIMUM SIGN SURFACE AREA FOR OFF-PREMISES ADVERTISING SIGNS.

(1) *Sign surface area.* ~~An off premises advertising sign~~ Shall not exceed 300 square feet in sign surface area.

~~(2) Number of displays. An off premises advertising sign shall not contain more than two advertising signs per sign surface.~~

(23) *Extensions allowed.* Temporary extensions or embellishments integrally incorporated into the sign surface having: a vertical height of no more than four feet above the top of a sign; a maximum horizontal dimension of no more than one foot beyond the sides of the sign; and a maximum vertical dimension of one foot below the bottom of the sign, shall be allowed.

~~(Ord. 21-97, passed - -1997)~~

~~§ 7.7B D SPACING BETWEEN OFF-PREMISES ADVERTISING SIGNS.~~

The minimum distance between ~~off premises advertising~~ signs shall be as specified below.

(1) *Linear spacing.* The minimum distance between ~~off premises advertising~~ signs described by this Article 7.7 located along and oriented towards the same side of a public street shall be 2,500 linear feet subject to the following:

(a) The spacing requirement shall be applied equally to both sides of the street at the same time regardless of whether the ~~off-premises signs~~ **described by this Article 7.7** are on the same side of the street;

(b) The spacing requirement shall be applied continuously along a street to all ~~off-premises signs~~ **described by this Article 7.7** oriented towards that street in either direction whether the ~~off-premises signs~~ **described by this Article 7.7** are in the same block or are in different blocks separated by an intersecting street;

(c) For purposes of applying the spacing requirement to ~~off-premises advertising signs,~~ pole or ~~ground~~ **pylon signs described by this Article 7.7** shall be treated the same, whether double-faced or single-faced; and

(d) ~~Off-premises advertising signs~~ **described by this Article 7.7** located at the same intersection are not in violation of the minimum spacing requirement specified herein, because of their nearness to one another if they are located so that their ~~messages~~ **faces** are directed towards traffic flowing in different directions.

(2) *Measurement of linear spacing.* The method of measurement of the spacing between ~~off-premises advertising signs~~ **described by this Article 7.7** oriented towards the same street shall be along the centerline of the street to which the ~~off-premises sign~~ **described by this Article 7.7** is oriented from the point in the street's centerline closest to the leading edge of the ~~off-premises sign~~ **described by this Article 7.7**.

(3) *Radial spacing.* In no event shall an ~~off-premises advertising sign~~ **described by this Article 7.7** be closer than 1,000 feet from any other ~~off-premises advertising sign~~ **described by this Article 7.7** regardless of location or orientation.

(Ord. 21-97, passed - -1997)

§ 7.7C E MINIMUM FRONT, SIDE AND REAR YARD SETBACK FOR OFF-PREMISES ADVERTISING SIGNS.

(1) *Front yard setback.* The minimum front yard setback ~~for an off-premises advertising sign~~ shall be 60 feet from the proposed right-of-way.

(2) *Side and rear yard setback.* ~~Off-premises advertising signs may have a maximum height of up to four feet above grade when located at the minimum required side or rear yard setback. The maximum height may be increased by one foot in height for each additional one foot of setback from the minimum required side or rear yard until the maximum height allowed for an off-premises advertising sign~~ **described by this Article 7.7** is reached.

(Ord. 21-97, passed - -1997)

§ 7.7D F MAXIMUM HEIGHT OF OFF-PREMISES ADVERTISING SIGNS.

(1) The maximum height of an ~~off-premises advertising ground sign~~ **described by this Article 7.7** shall not exceed six feet in height above grade.

(2) The maximum height of an ~~off-premises advertising pole sign~~ **described by this Article 7.7** shall not exceed 35 feet in height above grade.

(Ord. 21-97, passed - -1997)

§ 7.7E G CONSTRUCTION OF OFF-PREMISES ADVERTISING SIGNS.

The supports, uprights, bracing and framework of an ~~off-premises advertising pole sign~~ **described by this Article 7.7** shall be of steel construction.

(Ord. 21-97, passed - -1997)

§ 7.7F H SEPARATION FROM RESIDENTIAL DISTRICTS.

No ~~off-premises advertising sign~~ **described by this Article 7.7** shall be located within 600 feet of any residential district.

7.8 General Regulations

A.1.b. *On-Premise Freestanding Signs* (with exception of *Temporary Ground Signs*) as *Accessory Structures*.