

3.5 C-I: Commercial - Industrial District

Intent: The C-I: Commercial - Industrial *Districts* are established to promote and maintain: gateway developments into the major industrial parks within the Town of Plainfield; and, the development of support facilities necessary for the effective operation of the industrial parks within the Town of Plainfield. The C-I: Commercial - Industrial *District* provides for a full range of support commercial and industrial operations including service, retail, assembly and manufacturing uses. In order to fulfill the intent of providing a gateway quality development, all sites are required to comply with all Architectural & Site Design regulations of Article 5.5 and all processing, servicing and storage functions shall be located within completely enclosed buildings.

A. Permitted Uses.

1. *Primary Uses*

Automobile Service

Painting and Customizing
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

Communication/Utilities

Telephone Exchange

Educational Use

Child Care Center (as a freestanding building only)
Library
School - Commercial, Trade or Business

Food Sales and Service

Bakery – Retail
Caterer
Convenience Store
Delicatessen
Restaurant without Alcoholic Beverages

Governmental Use

Fire Station
Governmental Offices
Police Station
Post Office (without Storage of Delivery Vehicles)

Industrial Uses

Assembly of previously manufactured parts, sub-assemblies or components
Dental Laboratories
Engineering Laboratories
Flex-Space
Light Assembly or Repair of Previously Manufactured Parts
Medical Laboratories
Race Car Assembly and Testing
Research Laboratories
Warehouse

*** See Article 3.5, B., 9. for Maximum Gross Floor Area Limitations.**

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Manufacture, Assembly or Repair*

Appliances:
 light
 major electric or gas
 portable
 household
Bottling of Beverages
Bottling of Food
Bottling of Milk Products
Cabinets
Cans
Clocks and Watches
Cloth products from finished cloth
Coating (excluding tar products)
Communication equipment and
 assembly
Construction Equipment and
 Machinery
Containers
Cosmetics
Dairy or Milk Products
Detergents and Soaps
Electric Hand Tools
Electric Neon Signs
Electric Materials
Electric Motors
Electrical components and
 sub-assemblies
Elevators
Furniture
Jewelry (including engraving)
Leather Products from Finished
 Leather
Light Component Parts of Products
Machinery and Machinery
 components
Marine Equipment
Mattresses
Medicine
Musical Instruments
Non-alcoholic Beverages
Office Equipment including
 assembly
Office machinery, electrical and
 mechanical

Manufacture, Assembly or Repair*

(Continued):
Optical Goods
Paper box and paper products from
 finished paper
Pharmaceutical Products
Phonograph Records & Compact
 Discs
Prefabricated Wood Building and
 Structural Members
Recording Instruments
Sports Equipment
Starch
Textiles
Tools and Implements (electrical or
 non-electrical)
Toys

Miscellaneous

Clinic, Medical, Dental or
 Optometrists
Electrical Repair
Machine Shop *
Mail Order Distribution
Print Shop
Sign Painting
Welding Shop *
Wholesale Business

Office/Professional Services

Architect
Artist
Bank Machines
Bank / Savings & Loan / Credit
 Union
Dentist
Design Services
Engineer
Insurance Agent
Lawyer
Musician
Offices related to or in conjunction
 with another permitted use

* See Article 3.5, B., 9. for Maximum Gross Floor Area Limitations.

Office/Professional Services (Cont.)

Office of Construction Companies,
Contractors, Home Remodeling
Companies

Physician

Pharmacist

Photographic Studio

Professional Offices

Real Estate Office

Service Organization Office

Travel Agency

Personal Service

Barber Shop

Beauty Shop

Health Spa or Fitness Center

Recreation

Arcade

Billiard Hall

Dancing, Aerobics, Gymnastics
Studio

Retail

Apparel Shop

Convenience Store

Drug Store

Floor Coverings

Flower Shop

Gift Shop

Newsdealer

Paint Store

Retail Showroom

Stationery and Book Store

Wall Coverings

2. *Special Exception Uses*

Communication/Utilities

Public Utility Substation

Public Wells

Sewage Treatment Plant

Water Treatment Plant

Food Sales and Service

Restaurant with Alcoholic
Beverages

Manufacture, Assembly or Repair*

Alcoholic beverages

Brewing Distillation of Liquor and
Spirits

Malt Products

Miscellaneous

Artificial Lake

Public Facilities

*Neighborhood Recycling Collection
Point*

Parking Garage

Religious Use

Recreation

Archery Range

Shooting Range

*** See Article 3.5, B., 9. for Maximum Gross Floor Area Limitations.**

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 of 75 feet on a *Public Street*.

2. *Minimum Yards* and *Minimum Building Setbacks*

a. Front - a minimum *Front Yard* and minimum *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* - 25 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* - 25 feet

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.
- e. *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*.

Provided, however, the *Minimum Yards for Out Lots* along all *Lot Lines* in common with other *Out Lots* may be used for *Parking Areas, Loading Areas, Interior Drives* or *Interior Access Drives* provided that:

- (1) the area of each such *Minimum Yard* that would have been devoted to landscaping and the amount of landscape material that would have been required to be installed in each such *Minimum Yard*, if not complying with the special provisions of this sub-Section, are provided elsewhere on each of the affected *Out Lots* as either additional *Foundation Landscaping Area* or additional interior *Parking Area* landscaping; and,
- (2) documentary assurances are provided on the *Secondary Plat* or by other legally binding instrument which binds the adjoining *Lots* to be developed in compliance with the special provisions of this sub-Section allowing such *Minimum Yards* to be used for *Parking Areas, Loading Areas,*

Interior Drives or *Interior Access Drives* subject to the provision of such additional *Foundation Landscaping Area* or additional interior *Parking Area* landscaping.

4. Maximum *Building Height* - 50 feet.
5. Parking and Loading - See Article IV.
6. *Signs* – All *Signs* shall comply with the provision of Article VII regarding *Signs* for Commercial or Industrial *Districts*.
7. *Outside Storage* and Operations - All storage, servicing and operations, except for parking and loading, shall be conducted within completely enclosed *Buildings*.
8. Landscape Requirements.

Landscape requirements within the C-I *District* shall comply with the provisions of Article 4.7 – Landscape Provisions as applicable to the I-1 *District*, provided that the basic requirement for landscaping of required front *Yards* shall be a Level 2 and the basic requirement for landscaping of required front *Bufferyards* shall be a Level 4.

9. Maximum *Gross Floor Area*.
 - a. General – No single use, whether free-standing, a part of a multi-tenant *Building*, shall exceed fifty thousand (50,000) square feet of *Gross Floor Area*.
 - b. General – No multi-tenant *Building* shall exceed one-hundred and fifty thousand (150,000) square feet of *Gross Floor Area*.
 - c. All "Manufacture, Assembly or Repair" and Certain "Miscellaneous" Uses as identified with an " * " in the Permitted Use listing contained in Article 3.5, A., shall be subject to the following additional limitations:
 - (1) No "Manufacture, Assembly or Repair" use or specified "Miscellaneous" use shall exceed 25,000 square feet in *Gross Floor Area*.
 - (2) All "Manufacture, Assembly or Repair" use or specified "Miscellaneous" use shall include a minimum of ten (10) percent of the *Gross Floor Area* of such use as office, retail, showroom or other finished space.

C. Architectural Review.

Notwithstanding anything in Article V to the contrary, all development located in the C-I *District*, regardless of location or proximity to Residential *Districts*, shall be subject to the requirements for the filing of a *Development Plan* for Architectural & Site Design Review as set forth in Article V for development within Commercial *Districts*.

D. Development Incentives.

Development Incentives shall not be available in the C-I District.

E. Master Plans.

Master Plans shall be approved in the following manner:

1. Approval of Master Plans.

The following shall be deemed to be approved Master Plans:

- a. A Master Plan submitted for *Plan Commission* approval as part of a requested petition for zone map change or, if the property is already zoned to the C-I *District*, submitted for *Plan Commission* approval as part of a *Development Plan*.
- b. The latest plan for development as approved by the *Plan Commission* in connection with a *PUD District* established prior to the adoption of this C-I *District*.
- c. In the event of a legally established non-conforming development for which there has been no *Plan Commission* approval of a Master Plan or *PUD District* established prior to the adoption of this C-I *District*, the Master Plan shall be interpreted as being the *Buildings, Structures, Accessory Uses* and physical development of the site in existence on the date of adoption of this Ordinance.

2. Phases.

A Master Plan may be submitted as follows:

- a. Master Plan approvals may be obtained for a total project at one time or in phases. Phases may include physical areas of development (i.e., portions of an overall site) or elements of a development (i.e., *Building* elevations, a *Sign* program, landscaping, parking, athletic fields or stadiums, etc.).

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- b. If phases are of physical areas of development, the initial phase shall be depicted on an *Overall Plan* for the entire site. As the approval of each subsequent phase is requested, an updated *Overall Plan* which incorporates the prior approved phases and the proposed phase, shall be required.
 - c. Any initial Master Plan or subsequent phases of approval may include a request for waivers as authorized by Article 3.5, E., 6. below.
3. Applicability.
- a. New Development – A Master Plan shall be approved by the *Plan Commission* prior to any new development in a *C-I District*.
 - b. Major Expansions – A Master Plan shall be approved by the *Plan Commission* prior to any major expansion (i.e., greater than 10,000 square feet or in excess of 20% of *Gross Floor Area* of existing buildings) or the development of additional real estate at an existing site.
 - c. Minor Expansions – Minor expansions of existing facilities (i.e., less than 10,000 square feet and less than excess of 20% of *Gross Floor Area* of existing buildings) and the addition of *Accessory Uses* or *Temporary Uses* shall be subject only to *Director's* review of an *Improvement Location Permit* application for compliance with the provisions of Article 3.5, A. and Article 3.5, B., above.
 - d. Amendments – Amendments to Master Plans shall be determined in compliance with the process outlined in Article 5.8, E., 3., applicable to Commercial / Industrial Development within 600' of a Residential *District*.
4. After a Master Plan has been approved for a particular site by the *Plan Commission* pursuant to this Article 3.5, E., all development within that site shall be subject only to *Director's* review of *Improvement Location Permit* applications for individual improvements for:
- a. compliance with the *Permitted Uses* of Article 3.5, A., above;
 - b. compliance with the *Development Standards* of Article 3.5, B., above;
 - c. substantial compliance with an approved Master Plan; and,

- d. compliance with any waivers which may have been granted by the *Plan Commission* pursuant to Article 3.5. E., 6., below (or standards established by the *Plan Commission* as part of a *PUD District* established prior to the adoption of this C-I *District*).

5. Procedures and Filing Requirements.

Notwithstanding anything in this Ordinance to the contrary, unless filed as part of a petition for zone map change, a Master Plan shall be filed as a *Development Plan* under same procedures as set forth in Article 5.8 of this Ordinance for Architectural and Site Design Review.

6. *Development Requirements* for the C-I *District*.

- a. *Development Requirements* for the C-I *District* shall include the *Development Standards* of Article 3.5, B., above, and the additional *Development Requirements* specified below.
- b. The additional *Development Requirements* which shall be satisfied prior to the approval of a *Development Plan* for Architectural and Site Design Review for any development within a C-I *District* include the following:
 - (1) A Master Plan, which shall include, at a minimum, general guidelines for the improvement of a site, including but not limited to: a listing the size of the types of uses proposed; the overall layout and design of the site (i.e., location, size and scope of *Buildings* or *Structures*, school and athletic facilities, *Off-Street Parking Areas* and *Signs*); conceptual *Building* elevations for major *Buildings* or *Structures*; proposed site lighting; and, conceptual landscape plans;
 - (2) Each Master Plan shall demonstrate compliance with all applicable *Development Standards* of the C-I *District* for which a waiver is not provided for in this Article; and,
 - (3) Each Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.

7. Findings.

The *Plan Commission* may approve a *Development Plan* for Architectural and Site Design Review as proposed by a Master Plan upon finding that:

- a. the *Development Plan* complies with all applicable *Development Standards* of C-I *District* for which a waiver has not been granted;

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- b. the *Development Plan* complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
- c. the proposed development is consistent with the *Comprehensive Plan*;
- d. the proposed development is appropriate to the site and its surroundings; and,
- e. the proposed development is consistent with the intent and purpose of this Ordinance.

8. Waivers.

In order to encourage creativity in the design of educational facilities within the Town of Plainfield, the *Plan Commission* may grant a waiver of any of the *Development Requirements* specified in this Article 3.5, B., for: Minimum *Front Yards*; Maximum *Building Height*; *Signs*; Landscaping; Lighting; and, *Building Materials*, upon finding that the proposed development:

- a. Represents an innovative and appropriate development, including site design features, *Building materials*, lighting and landscaping which will enhance the use or value of area properties;
- b. Is consistent with and compatible with development located in the immediately surrounding area; and,
- c. Is consistent with the intent and purpose of this Ordinance.