

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 17-2020

**AN ORDINANCE TO AMEND
THE PLAINFIELD ZONING ORDINANCE
OF THE TOWN OF PLAINFIELD, INDIANA,
AND FIXING A TIME WHEN
THE SAME SHALL TAKE EFFECT
(General Commercial Zoning District)**

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-20-043 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
8/13/2020

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

DocuSigned by:
Robin G. Brandgard
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Robin G. Brandgard, President

DocuSigned by:
Bill Kirchoff
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Bill Kirchoff, Vice President

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Kent McPhail
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Kent McPhail

DocuSigned by:
Dan Bridget
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Dan Bridget

DocuSigned by:
Lance Angle
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Lance Angle

Constituting a majority of all the members of the Town Council

ATTESTED BY:

DocuSigned by:
Mark J. Todisco
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Mark Todisco, Clerk-Treasurer of
the Town of Plainfield, Indiana

EXHIBIT A

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
truck rental, 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
Vehicle Parts and Accessories
without Repair or Installation
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

Governmental Use
Post Office, with outdoor parking of delivery vehicles

Agricultural Uses
Commercial Greenhouse
Cropland and Orchards
Plant Nursery

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)

Automobile Service
~~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~~

Personal Service
Tattoo, Body Piercing, Scarifying and Branding Establishments

Communication/Utilities
Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Public Facilities
Neighborhood Recycling Collection Point
Parking Garage
Recycling Facility

Educational Uses
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

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

Skating Rink (Ice and Roller), outdoor
Stadium/Arena
Tennis / Racquet Club, outdoor
Theater, Outdoor

3. *Accessory Uses* - See Article IV.

4. *Temporary Uses* - See Article IV.

5. Certain existing Uses in operation as of a specified date. Any of the uses shown in subsection a: below that were legally conforming within this District as of August 10, 2020 shall remain in legal conformance subject to the provisions of subsection b: below. These provisions refer only refer to the use. Any other nonconformances will still remain nonconforming.

a. Uses

- 1) Automobile Sales, New or Used, including Showroom, On-Site Service Department, and Wash / Detail Facilities
- 2) Automobile Rental Services
- 3) Automobile repair - major
- 4) Automobile repair - minor
- 5) Automobile parts sales (new)
- 6) Car wash (automatic and self)
- 7) Motor Cycle/Scooter Sales, Service and Repair
- 8) Muffler Repair Shop
- 9) Painting and Customizing
- 10) Quick Lube Facilities
- 11) Tire and Auto Service Center

b. Conditions. The following conditions could cause the use to lose its conforming status.

- 1) Abandonment for any amount of time;
- 2) Discontinuance for more than six (6) months (except when government action impedes access to the premises); or
- 3) Change of use.