

**PLAINFIELD TOWN COUNCIL**

**ORDINANCE NO. 08-2020**

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

**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-20-2020 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 adding Article 2.19 as set forth in the attached **Exhibit A** attached hereto and incorporated herein by this reference; and, by amending Article 13.2 to add the definitions set forth in the attached **Exhibit B** attached hereto and incorporated herein.

**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.

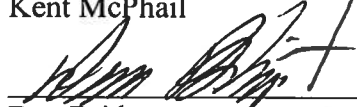
Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this day April 13 2020.

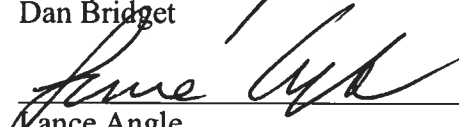
**TOWN COUNCIL, THE TOWN OF PLAINFIELD,  
HENDRICKS COUNTY, INDIANA**

  
\_\_\_\_\_  
Robin G. Brandgard, President

  
\_\_\_\_\_  
Bill Kirchoff, Vice President

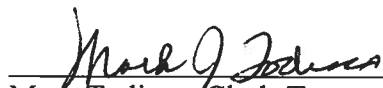
  
\_\_\_\_\_  
Kent McPhail

  
\_\_\_\_\_  
Dan Bridget

  
\_\_\_\_\_  
Lance Angle

Constituting a majority of all the members of the Town Council

ATTESTED BY:

  
\_\_\_\_\_  
Mark Todisco, Clerk-Treasurer of  
the Town of Plainfield, Indiana

## EXHIBIT A

### 2.19 AC - Automotive Commercial

Intent - AC: Automotive Commercial *Districts* are established to provide a location for uses that cater to the needs of automobiles and automobile users. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway*.

#### A. Permitted Uses.

1. *Primary Uses*
  - a. Convenience Store
  - b. *Indoor Maintenance Service*
  - c. *Indoor Sales and Service*
  - d. *In-Vehicle Sales and Service*
  - e. Restaurant
  - f. Tool / Equipment Rental (without outdoor display or storage)
  - g. *Vehicle Sales*
  - h. *Vehicle Parts and Accessories: Sales and Repair*
2. *Special Exception Uses*
  - a. Any Permitted use which includes the sale of alcoholic beverages for on-site consumption or carry-out
  - b. Farmers Market
  - c. Fueling Station
  - d. Motel ( not within 600' of a Gateway Corridor)
  - e. *Parking Garage*
  - f. Roadside Food Sales Stand
  - g. Self-storage (Mini-) Warehouse (not within 600' of a *Gateway Corridor*)
  - h. Tool / Equipment Rental (with outdoor display or storage)
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.
9. *Lighting*. Maximum height of lighting fixtures is limited based upon abutting properties.
- a. If any lots zoned or utilized for residential are abutted: Fifteen (15) feet.
  - b. If no lot zoned or utilized for residential are abutted: Twenty (20) feet.

**C. Architectural Review.**

If any portion of a *Lot* proposed for development is located in the *AC 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.

## EXHIBIT B

### **INDOOR MAINTENANCE SERVICE**

Indoor maintenance services include all land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building. This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*.

### **INDOOR SALES AND SERVICE**

Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building.

This includes self-service facilities such as coin-operated laundromats. This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*.

### **IN-VEHICLE SALES AND SERVICE**

In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads.

Examples of such land uses include drive-in, drive-up, and drive-through facilities, and all forms of car washes. Fueling stations and Truck Fueling Stations are not considered in-vehicle sales and service

### **VEHICLE**

A self-propelled device in, upon, or by which a person or property is, or may be, transported. The term does not include a farm tractor, an implement of agriculture designed to be operated primarily in a farm field or on farm premises, a semi-truck or semi-trailer, an electric bicycle, an electric foot scooter, or an electric personal assistive mobility device.

### **VEHICLE SALES**

Permanent outdoor and indoor display of motorized passenger or light commercial vehicles licensable in the State of Indiana for roadway use, either new or pre-owned for purchase or lease.

### **VEHICLE PARTS AND ACCESSORIES: SALES AND REPAIR**

A facility engaged in one or more of the following:

- a. Indoor retail sales and installation of new, used, and/or rebuilt vehicle parts and accessories;
- b. Indoor repair of vehicles, not to include the sales, dismantling, or storage of vehicles.