

2.8 TC - Town Center District

Intent - TC: Town Center *District* is established to promote and maintain the commercial buildings of the original core of the Town of Plainfield and to create a special mixed-use area of small-scale pedestrian oriented commercial, retail, and office uses in the symbolic center of the Town of Plainfield.

A. Permitted Uses.

1. Primary Uses

Clothing Service

Dressmaking
Dry Cleaning and Laundry
Establishment
Millinery Shop (Fabric Shop)
Self-service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

Educational Use

Child Care Center
Day Nursery
Kindergarten
Library
Nursery School
School - Commercial, Trade or
Business
School - Public or Private

Food Sales and Service

Bakery - Retail
Convenience Store
Dairy - Retail
Delicatessen
Farmer's Market
Grocery
Meat Market
Restaurant without Alcoholic
Beverages

Governmental Use

Fire Station
Governmental Offices
Police Station
Post Office

Miscellaneous

Bus Station
Clinic, Medical, Dental or
Optometrists
Electrical Repair
Hotel
Mortuary / Funeral Home /
Crematories
Print shop
Sign Painting
Tourist Home / Bed & Breakfast

Article 2.8
Town Center District

Office/Professional Services

Architect
Artist
Bank Machines
Bank / Savings & Loan / Credit Union
Construction Companies, Contractors,
and Home Remodeling
Companies (office only)
Dentist
Design Services
Engineer
Insurance Agent
Lawyer
Musician
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
Tanning Salon

Public Facilities

Museum
Parking Garage
Parking Lot
Public Park
Religious Use

Recreation

Dancing, Aerobics, Gymnastics
Studio
Swimming Pool - Private or Public
(indoor)
Theater, Indoor
Theater, Performing Arts
Video Store

Residential

Dwelling Units (see Article 2.8, B., 13,
below)

Retail

Antique Shop
Apparel Shop
Appliance Store
Convenience Store
Department Store
Drug Store
Electrical Supplies
Floor Coverings
Flower Shop
Furniture Store
Gift Shop
Hardware Store
Jewelry Store
Liquor Store
Music Store
Newsdealer
Paint Store
Plumbing Supplies
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

Educational Use

Child Caring Institution

Food Sales and Service

Restaurant with Alcoholic Beverages
Roadside Food Sales Stand

Miscellaneous

Veterinary Hospital, without Boarding

Professional Services

Electrical Contractors
Plumbing Contractors

Public Facilities

Neighborhood Recycling Collection Point

Recreation

Arcade
Banquet Hall
Billiard Room
Bowling Alley
Fraternal Organization
Lodge or Private Club
Night Club
Social Club

Residential

Multifamily Dwelling

Single Family Dwelling (See Article 2.8, B., 11. for applicable Development Standards)

Two Family Dwelling (See Article 2.8, B., 12. for applicable Development Standards)

Retail

Heating & Cooling Sales and Service
Liquor Store

3. *Accessory Uses* - See Article IV.

4. *Home Occupations* – See Article IV.

5. *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 25 feet.
2. *Yards* and *Building Setbacks*
 - a. Front – a *Front Yard* and *Building Setback* measured from the greater of the *Proposed Right-Of-Way* or existing *Right-of-Way* shall be provided as follows (see Article 5.6, B., 4, for additional regulations):

<i>Interstate Street.</i>	60'
<i>Primary Arterial Street.</i>	0'
<i>Secondary Arterial Street.</i>	0'
<i>Collector Street.</i>	0'
<i>Local / Cul-de-Sac Street.</i>	0'
 - b. *Minimum Side Yard* and *Minimum Rear Yard*:
 - (1) Abutting an *Alley* – 5'
 - (2) Abutting a *Lot Line* – There shall be no minimum *Side* or *Rear Setback* required, provided, however, if a *Side* or *Rear Setback* is provided along any *Side* or *Rear Lot Line* not abutting an *Alley*, such *Setback* shall be not less than 5 feet.
 - c. *Minimum Side Bufferyard* and *Minimum Rear Bufferyard* – 5'.
3. *Use of Yards* and *Bufferyards*

All *Yards* and *Bufferyards*, when provided, shall be landscaped in compliance with the requirements set forth in Article 5.6, B., 4. and shall remain free from *Structures* except where expressly permitted below:

 - a. *Minimum Front Yards* –
 - (1) along all *Interstate Streets* – may include: *Parking Areas*, *Loading Areas*, *Interior Access Drives*, or *Interior Access Driveways*, provided that no portion of such area may be located closer to the right-of-way than fifteen (15) feet; or, signs as regulated by Article VII – Sign Regulations of this Ordinance, and shall be otherwise maintained as *Open Space* free from *Buildings* or *Structures*;
 - (2) along all *Primary Arterial Streets* or *Secondary Arterial Streets*, *Collector Streets*, *Local Streets* or *Cul-de-Sac Streets* – may include: *Driveways*; walkways from the sidewalk to a *Building* entrance; or, *Signs* as regulated by Article VII – Sign Regulations of this Ordinance, and shall otherwise be maintained as open space or *Plazas* developed in compliance with Article 5.6, B., 4., d.
 - b. *Minimum Front Bufferyards* - may include: *Driveways*; walkways from the sidewalk to a *Building* entrance; or, *Signs* as regulated by Article VII – Sign Regulations of this Ordinance, and shall otherwise be maintained as open space free from *Buildings* or *Structures*;
 - c. *Side Yards* and *Rear Yards*, if provided, may include *Driveways*, *Interior Access Driveways*, *Parking Areas*, *Loading Areas*, *Walkways* or other pedestrian way connections to adjoining *Lots*;
 - d. *Minimum Side Bufferyards* and *Rear Bufferyards* – may include *Walkways* or other pedestrian way connections to adjoining residential areas provided that the remainder of said *Yards* shall be landscaped and maintained as open space free from *Buildings* or *Structures*.
4. *Maximum Building Height*.
 - a. Primary Structure - 50 feet; not to exceed four (4) stories.
 - b. Accessory Structure - 25 feet.
5. *Parking* - See Article 4.10 – Off-Street Parking Regulations; provided, however:
 - a. Non-Residential Uses:

- (1) The total number of required *Off-Street Parking Spaces* for a *Single Use Site* or *Integrated Center* in the TC *District* shall be reduced by fifty (50) percent.
 - (2) A *Single Use Site* or *Integrated Center* in the TC *District* may include:
 - (a) *On-Street Parking* located immediately adjacent to the *Single Use Site* or *Integrated Center*, if the design and location of such adjacent *On-Street Parking* is approved by the *Town Engineer* and Indiana Department of Transportation, as applicable; or,
 - (b) One (1) row of *Parking Spaces* located along and accessed directly from an *Alley* abutting a *Side Lot Line* or a *Rear Lot Line*, if the design and location of such adjacent *Alley* accessed *Parking* is approved by the *Town Engineer*.
 - (3) If *On-Street Parking Spaces* or *Alley* accessed *Parking Spaces* are approved and provided, the amount of *Off-Street Parking Spaces* required by this Ordinance for the *Single Use Site* or *Integrated Center* shall be deemed to be further reduced by the number of *On-Street Parking Spaces* and *Alley* accessed *Parking Spaces* provided immediately adjacent to the *Single Use Site* or *Integrated Center*.
- b. *Dwelling Uses* - All *Dwelling* uses, whether *Single Family Dwellings*, *Two-Family Dwellings*, *Multifamily Dwellings*, or *Dwelling Units* in a mixed-use building, located in the TC: Town Center *District* shall provide *Parking Spaces* at a ratio of one (1) *Parking Space* per *Dwelling Unit*. Such *Parking Spaces* shall comply with the requirements of Article IV, provided, however, such *Parking Spaces* may be accessed directly from an *Alley* abutting a *Side Lot Line* or a *Rear Lot Line*, if the design and location of such adjacent *Alley* accessed *Parking* is approved by the *Town Engineer*.
6. Loading
- a. All *Off-Street Loading Areas* shall be located either on the *Lot* served or within fifty (50) feet of the *Lot* served.
 - b. Each *Off-Street Loading Area* shall be designed and located in a manner which will not interfere with traffic movements and will not result in any vehicle, or part thereof, encroaching into any sidewalk, *Alley*, *Street* or *Public Right-of-Way*.
 - c. *Off-Street Loading* facilities shall comply with the requirements of Article IV.
7. *Signs* - See Article VII.
8. Landscaping - All *Lots* within the TC: Town Center *District* shall be landscaped in compliance with requirements of Article 5.6, B., 4.
9. Lighting – See Article 4.9 – Lighting Standards.
10. Outdoor Operations - Except for the following uses which may be conducted outdoors, all uses and operations in the TC *District* shall be conducted completely within enclosed *Buildings*:
- a. *Off-Street Parking*, *Off-Street Loading* and delivery;
 - b. walk-up customer service windows and drive-through customer service windows;
 - c. outdoor seating and dining areas; and,
 - d. sidewalk sales of goods and merchandise.
- Provided, however, outdoor seating and dining areas or sidewalk sales areas shall:
- a. not reduce the useable sidewalk width in the *Public Right-of-Way* to less than five (5) feet at any point;
 - b. be completely confined to the *Lot* or retail space or the area immediately in front of the *Lot* or retail space occupied by said use; and
 - c. if located in a *Public Right-of-Way*, be subject to the approval of the applicable agency (i.e., Indiana Department of Transportation or the *Town Engineer*) for activity in a *Public Right-of-Way*.

Article 2.8
Town Center District

11. *Development Standards for Single Family Dwellings.*
 - a. On Individual *Lots* – Notwithstanding anything in this TC *District* to the contrary, a *Single Family Dwelling* which is located on an individual *Lot* shall be subject to the *Development Standards* of the R-4 *District*.
 - b. Part of a larger *Multifamily Dwelling* project – Notwithstanding anything in this TC *District* to the contrary, a *Single Family Dwelling* which is part of a larger *Multifamily Dwelling* project shall be subject to the *Development Standards* of the R-U *District*.
12. *Development Standards for Two Family Dwellings.*
 - a. On Individual *Lots* – Notwithstanding anything in this TC *District* to the contrary, a *Two Family Dwelling* which is located on an individual *Lot* and which is not part of a larger *Multifamily Dwelling* project shall be subject to the *Development Standards* of the R-5 *District* applicable to a *Two Family Dwelling*.
 - b. Part of a larger *Multifamily Dwelling* project – Notwithstanding anything in this TC *District* to the contrary, a *Two Family Dwelling* which is part of a larger *Multifamily Dwelling* project shall be subject to the *Development Standards* of the R-U *District*.
13. *Additional Development Standards for Dwelling Units in Mixed-Use Buildings.*

Dwelling Units in mixed-use *Buildings* in the TC: Town Center *District* shall be located on the upper stories of *Buildings*, unless authorized by the approval of a *Development Incentive*.

C. Architectural Review.

All *Lots* located in the TC: Town Center *District* shall be subject to the requirements for: the filing of a *Development Plan* for Architectural and Site Design Review; and, compliance with the *Development Requirements*, both as set forth in Article V.

D. Development Incentives.

Any proposed development located in the TC: Town Center *District* shall be eligible to utilize the *Development Incentives* set forth in Article 5.6 of this Ordinance.