

4.1 Accessory Uses.

A. Permitted Accessory Uses.

Accessory Uses shall be permitted in all zoning *Districts*, provided, however, that the *Primary Use* which is supported by the *Accessory Use* is a *Permitted Use* within the *District* to which a *Lot* is zoned.

Accessory Uses shall not be permitted on a *Lot* prior to the erection of the *Primary Building*.

By way of example only, some typical *Accessory Uses* are: Garages; Carports; Porches; Decks; awnings; canopies; mini-barns; storage sheds; *Patios*; outdoor fireplaces; bathhouses; cabanas; children's playhouses; swings; *Game Courts*, including tennis or basketball courts; *Parking Areas*; *Signs*; swimming pools; hot tubs; radio sending and receiving antennas; *Satellite Dish Antennas*; and, storage *Buildings*.

B. Development Standards for Accessory Uses.

Accessory Uses shall comply with all *Development Standards* of the applicable zoning *District* unless an exception is specifically provided for in this Article 4.1.

Accessory Uses shall not encroach upon any platted easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted.

Accessory Use Buildings or *Structures* shall not have a lesser *Minimum Front Setback* than the *Primary Use Building* or *Structure* unless it is a permitted *Accessory Use* such as a *Freestanding Sign* or *Parking Area* or a guard or pump house as needed in *Industrial Districts*.

C. Additional Development Standards for Accessory Uses, Buildings or Structures in any "R" District.

Accessory Uses, *Buildings* or *Structures* permitted in any RR, R-1, R-2, R-3, R-4, R-5, R-6 and R-U *District* shall also comply with the following additional *Development Standards*:

1. *Accessory Uses*, *Buildings* or *Structures* for *Single Family Dwellings* and *Two Family Dwellings* shall comply with the following:
 - a. *Area*: The total square foot area of all detached *Accessory Buildings* on a *Lot* and all attached *Accessory Use* portions of a *Primary Building* containing a *Dwelling Unit*, shall not exceed the total *Finished Floor Area* of the *Primary Building*.
 - b. *Number of Detached Accessory Buildings*: The total number of detached *Accessory Buildings* on a *Lot* shall not exceed two (2) *Accessory Buildings* except on any lot one and a half (1.5) acres or larger where the limit would be three (3) *Structures* over two hundred (200) square feet.
2. *Accessory Uses*, *Buildings* or *Structures* for *Multifamily Dwellings* shall comply with the following:
 - a. *Area*: The total combined square foot area of all detached *Accessory Buildings* on a *Lot* and all attached *Accessory Use* portions of a *Primary Building* containing a *Dwelling Unit*, shall not exceed fifty (50) percent of the total *Finished Floor Area* of all *Primary Buildings*.
 - b. *Number of Detached Accessory Buildings*: The total number of detached *Accessory Buildings* on a *Lot* shall not exceed two (2) *Accessory Buildings* except on any lot one and a half (1.5) acres or larger where the limit would be three (3) *Structures* over two hundred (200) square feet.

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3. Swimming Pools or Hot Tubs:
 - a. A swimming pool or hot tub shall not be located between any *Front Lot Line* and the established *Front Building Line*.
 - b. A swimming pool or hot tub shall not be located in any required *Side or Rear Yard* required for an *Accessory Use* or a side or rear *Bufferyard*.
 - c. The swimming pool or hot tub shall be enclosed by either: a fence, which shall be adequate to prevent persons, children or animals from harm, and shall be equipped with a self-closing, self-latching gate; or a safety pool cover complying with the provisions of IAC 20-4-27(c).

If a fence is utilized, such fence shall:

 - (1) if erected at *Grade*, be not less than four (4) feet in height; or,
 - (2) if erected on the deck of an above ground pool or hot tub, not be less than thirty-six (36) inches in height measured from the surface of the deck.
 - d. No pool or hot tub shall be erected or constructed unless adequate distance from overhead electrical wires is provided in accordance with the National Safety Code and the National Electrical Code, current editions.
 - e. Abandoned or unused swimming pools or hot tubs, situated on a premises which are not occupied for periods of thirty (30) days or more, shall be drained or equipped with a cover adequate to prevent persons, children or animals from danger or harm.
 - f. All swimming pools or hot tubs, including associated decking and aprons, shall be included in the calculation of Maximum *Lot Coverage*.
4. *Patios, Porches, gazebos and Decks.*

Patios, Porches, gazebos and Decks shall comply with all Maximum *Lot Coverage*, Minimum *Yards* and *Building Setback*, and *Maximum Building Height* regulations of the applicable zoning *District* for *Primary Buildings*.
5. Fences (including chain link, solid, architectural screen, lattice-work or masonry) or Hedges.
 - a. Shall not exceed forty-eight (48) inches in height above *Grade* in a required *Front Yard*;
 - b. Shall not exceed six (6) feet in height above *Grade* in a required *Side or Rear Yard*;
 - c. Shall comply with all Vision Clearance Area requirements of this Ordinance if located on a *Corner Lot*; and,
 - d. Shall not exceed the *Maximum Building Height* allowed for an *Accessory Building* if located elsewhere on a *Lot*.

Exception – Residential *Subdivision* Perimeter: A common fence, not exceeding six (6) feet in height above *Grade*, may be located along a perimeter *Street* of a recorded, platted residential *Subdivision* where individual *Lots* or *Dwelling Units* do not have direct *Access* to said perimeter *Street*.
6. *Satellite Dish Antennas* in Residential *Districts*.
 - a. The regulations of this Article shall apply to *Satellite Dish Antennas* in all Residential *Districts* which are greater than one meter (39.37”) in diameter. These regulations are intended to allow *Satellite Dish Antennas* to be located in a manner that: (i) does not unreasonably delay or prevent the installation, maintenance or use of the antenna; (ii) does not unreasonably increase the cost of installation, maintenance or use of the antenna; or (iii) preclude reception of an acceptable quality signal.
 - b. The regulations of this Article are intended to accomplish the following specific and clearly defined health, safety and aesthetic objectives:
 - (1) To promote the public health and safety by providing criteria for the placement of *Satellite Dish Antennas* greater than one meter (39.37”) in diameter which

- ensure that all such installations are performed in a manner which limits endangerment of life and property on the site and on surrounding properties if the antennas should collapse or are felled by ice or high winds; and,
- (2) To ensure the aesthetic harmony of residential areas by providing for a harmonious *Streetscape*, consistent with the *Comprehensive Plan*, uncluttered by non-residential *Structures*, including guy wires, poles, masts, cables or other appurtenances which can create a visual blight offensive to those who reside, work or travel in the Town of Plainfield.
- c. The following regulations are intended to meet the above objectives without unnecessarily burdening the Federal interests in ensuring the availability of satellite services and in promoting fair and effective competition among competing communication service providers.
- (1) In any Residential *District*, *Satellite Dish Antennas* greater than one meter (39.37") in diameter shall be permitted provided that:
- (a) If ground mounted, *Satellite Dish Antennas* shall:
- (i) not be located in any required *Front*, *Side* or *Rear Yard*, or between the established *Front Building Line* and the *Front Lot Line*; and,
- (ii) not exceed the *Maximum Building Height* allowed for an *Accessory Structure*.
- (b) If roof-mounted, *Satellite Dish Antennas* shall:
- (i) not exceed the *Maximum Building Height* limit allowed for a *Primary Building*;
- (ii) not extend beyond the horizontal limits of the roof area; and,
- (iii) be installed in accordance with plans certified by a registered engineer that the proposed installation complies with the standards listed in Section 623.0 and 624.0 of the BOCA Basic Building Code. Furthermore, written documentation of such compliance, including load distribution within the *Building's* support *Structure*, shall be furnished.
7. *Grade Level Improvements*.
Grade level Improvements which do not include a foundation shall be permitted as follows:
- a. In a required *Front Yard* - stoops, sidewalks, *Driveways* and *Interior Access Drives*.
- b. In a required *Side* or *Rear Yard* - stoops, *Patios*, *Decks*, sidewalks, and *Interior Access Drives*, provided, however that an *Interior Access Drive* located in a required *Side Yard* shall not be less than eight (8) feet in width nor greater than twelve (12) feet in width. *Patios* and *Decks*, which include foundations or are located above *Grade* level are regulated by Article 4.1, C., 4 – Patios, Porches, Gazebos and Decks.

8. *Trash Containers*.

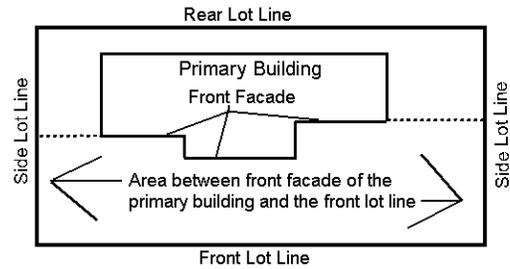
Any trash container exceeding thirty-six (36) cubic feet in capacity shall:

- a. be screened on at least three sides by a *Building* wall or a solid-walled enclosure, not less than six (6) feet in height nor more than ten (10) feet in height above *Grade*, equipped with an opaque screen gate, and any solid-walled portion of the enclosure shall be provided with Level 1 foundation landscaping;



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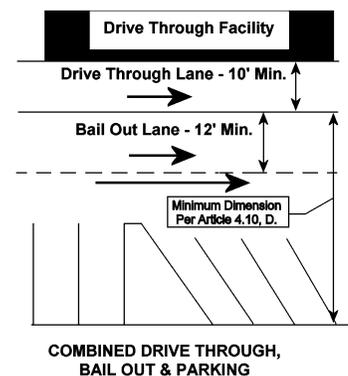
- b. not be located between the front façade of the *Primary Building* and the *Front Lot Line* except when the lot has multiple *Front Lot Line(s)* or there is another development constraint which prevents trash containers and enclosures from being located to the side or rear of the *Primary Building*; and,
- c. not be located in any *Minimum Front Yard*, *Minimum Side Yard* or *Minimum Rear Yard*.



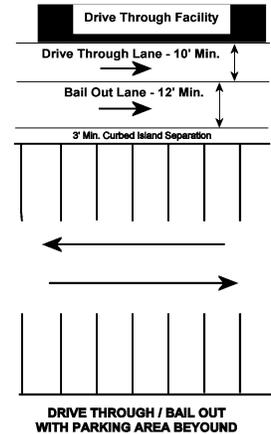
D. Additional Development Standards for Accessory Uses in all Commercial and Industrial Districts.

No *Accessory Use* or *Structure* shall be permitted in any required *Front*, *Side* or *Rear Yard* unless specifically authorized by the applicable zoning *District* regulations. In addition, the following *Accessory Uses* shall also comply with the following requirements:

- 1. *Trash containers* - Trash containers exceeding thirty-six (36) cubic feet shall:
 - a. be screened on at least three (3) sides by a *Building wall* or a solid-walled or fenced enclosure, not less than six (6) feet in height nor more than ten (10) feet in height above *Grade*;
 - b. not be located between the front line of the *Primary Building* and the *Front Lot Line* except when the lot has multiple *Front Lot Line(s)* or there is another development constraint which prevents trash containers and enclosures from being located to the side or rear of the *Primary Building*; and,
 - c. not be located in any required *Yard* or required *Bufferyard*.
- 2. *Parking Areas* - shall comply with the *Off-Street Parking* Regulations of Article IV of this Ordinance.
- 3. *Loading Areas* - shall comply with the *Off-Street Loading* Regulations of Article IV of this Ordinance.
- 4. *Signs* - shall comply with the *Sign* Regulations of Article VII of this Ordinance.
- 5. Drive through facilities - shall be so designed that:
 - a. drive through lanes do not conflict with the safe and efficient flow of traffic into and out of required *Parking Spaces* or *Loading Spaces*;
 - b. drive through lanes have a "bail out" capability for all vehicles which have entered the drive through lane;
 - c. the minimum drive through facility standards include:
 - (1) a drive through lane with a minimum width of ten (10) feet measured from the furthest point of projection of a drive through facility from the *Building*; and,
 - (2) a "bail out" lane with a minimum width of twelve (12) feet measured from and running parallel to the full length of the drive through lane;
 - d. if a "bail out" lane also serves as an *Interior Access Drive* providing access to *Parking Spaces*, the "bail out" lane / *Interior Access Drive* shall be limited to a one-way traffic pattern following the direction of the drive through lane;



- e. if a *Parking Area* is developed beyond the “bail out” lane, the *Parking Area* shall be separated from the “bail out” lane by a curbed island having a minimum width of three (3) feet;
- f. provide at least five waiting spaces prior to the first occurrence of any ordering, pick-up or service facility; and,
- g. provide sufficient room for at least one waiting space after exiting the last pick-up or service facility.



For the purposes of Article 4.10, D., 3., of this Ordinance, a drive through lane shall not be considered an *Interior Access Drive*.

- 6. Gasoline dispensers - shall not be located within any required *Front, Side* or *Rear Yard* and shall be provided with adequate on-site maneuverability so as to avoid any interference with through traffic on any public *Right-of-Way*.

E. Underground Facilities.

Underground facilities shall not be located in or under any required *Front, Side* or *Rear Yard*.

F. Game Courts.

Game Courts shall not be located in any required *Front, Side* or *Rear Yard*, or between the established *Front Building Line* and the *Front Lot Line* provided, however, a basketball goal may be located in a *Driveway* or *Interior Access Drive* on any *Lot* containing a *Single Family Dwelling* or *Two Family Dwelling*.

G. Development Standards for Recycling Containers in All Residential, Commercial and Industrial Districts.

Any Recycling Container exceeding thirty-six (36) cubic feet in capacity shall:

- 1. be oriented toward the back of the lot.
- 2. not be located between the front façade of the primary *Building* and the *Front Lot Line*;
- 3. not be located in any Minimum Front, Side or Rear Yard or Bufferyard;
- 4. shall not be located in a required *Parking Space*;
- 5. be located on an impervious surface such as asphalt or concrete.
- 6. have the rear and sides of the container provided with Level 1.5 foundation landscaping.