

### 3.2P - Park District

Intent - The P: Park *Districts* are established to promote and maintain the development of recreational opportunities within the Town of Plainfield. The development of new parks or the major expansion of existing parks within the P: Park Districts shall be subject to the approval of a *Park Master Plan* to assure that the development of a particular park, whether proposed for active or passive recreational opportunities, is compatible with nearby residential neighborhoods.

#### A. Permitted Uses.

##### 1. Primary Uses

- a. Park, Public or Private – including but not limited to: any amphitheater, playgrounds, play fields, ball fields (i.e., baseball, softball, football, rugby, soccer, etc.), ball courts (i.e., handball, racquetball, squash, etc.), game courts (i.e., basketball, tennis, etc.), spray or wading pools, indoor or outdoor swimming pool, ice or roller skating rink; velodrome / BMX Track, skate board facility, picnicking area, boating area, fishing area, wild life refuge, botanical gardens, arboreta, scenic areas, greenways, trails (i.e., equestrian / bridle paths, hiking, rollerblade, bicycle, walking, etc.), and such other primary park or recreational uses included in a *Park Master Plan* filed with and approved by the *Plan Commission*.
- b. Community Center

##### 2. Special Exception Uses

###### Communication/Utilities

Public Utility Substation  
Public Wells  
Sewage Treatment Plant  
Water Treatment Plant

###### Educational Use

School - Public or Private  
Kindergarten  
*Child Care Center*  
Public Library

###### Governmental Use

Fire Station  
Municipal / State Maintenance Facility  
Police Station

###### Public Facilities

###### Religious Use

###### Miscellaneous

*Artificial Lake*  
*Tourist Home / Bed & Breakfast*

###### Recreation

Country Club  
Golf Course

##### 3. Accessory Uses –

- a. The provisions of Article 4.1 – Accessory Uses shall be applicable to development within the P: Park *District* to the extent that the items regulated in Article 4.1 – Accessory Uses are proposed for development in a park.
- b. In addition, *Accessory Uses* in the P: Park *District* may include:
  - (1) any recreational use, or use incidental to a recreational use, which is reasonably related to the primary park uses specified in an approved *Park Master Plan*; or,
  - (2) if no *Park Master Plan* exists, any recreational use, or use incidental to a recreational use, which is reasonably related to existing recreational facilities.
- c. By way of example only, *Accessory Uses* may include: picnic shelters; concession stands; rest rooms; bath house; maintenance *Buildings*; mechanical *Buildings*; equipment rental buildings; gate house / ticket booth; fencing; storage sheds; and, the like.

4. *Temporary Uses* –

- a. The provisions of Article 4.2 – Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the P: Park *District* to the extent that the items regulated in Article 4.2 – Temporary Uses, Structures and Buildings are proposed for development in a park.
- b. All *Temporary Uses, Structures and Buildings*, in the P: Park District shall obtain an *Improvement Location Permit*, if required by Article 4.2, A.
- c. In addition, *Temporary Uses* in the P: Park District may include:
  - (1) any concert, festival, tournament, or other recreational activity related to a Town-Recognized Special Event identified in Article 7.2 of this Ordinance; or,
  - (2) other *Temporary Uses* as recommended by the Director of the Parks and Recreation Department and approved by the *Director* of the Department of Planning and Zoning as being compatible with the approved *Park Master Plan* or existing recreational facilities in a park.
- d. Unless otherwise specified above, specified in an approved *Park Master Plan*, or specifically approved by the *Director*, no *Temporary Use* shall exceed ten (10) days in duration.

**B. Development Standards.**

- 1. Minimum *Lot Area* – the greater of: 5,000 square feet; or, the minimum *Lot Area* of any abutting R-1, R-2, R-3, R-4 or R-5 District, if any.
- 2. Minimum *Lot Width* – 50 feet.
- 3. Minimum *Lot Frontage* – 30 feet on a *Public Street*.
- 4. Maximum *Lot Coverage* – Not applicable.
- 5. 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:

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| <i>Interstate Street.</i>                | 80' |
| <i>Primary Arterial Street.</i>          | 60' |
| <i>Secondary Arterial Street.</i>        | 40' |
| <i>Collector Street.</i>                 | 30' |
| <i>Local Street / Cul-de-sac Street.</i> | 30' |
  - b. Side Yard and Rear Yard - a minimum *Side Yard* and a minimum *Rear Yard* shall be provided along all *Side Lot Lines* and *Rear Lot Lines* as follows:
    - (1) *Primary Building* – 20'
    - (2) *Accessory Buildings* or *Structures* – 20'
    - (3) *Recreational Equipment / Playground Apparatus* – 20'
    - (4) *Play Fields, Ball Fields, Ball Courts, Game Courts, Spray Or Wading Pools, Outdoor Swimming Pool, Ice Or Roller Skating Rink, Skate Board Facility, or any other Hard Surfaced Recreation Area* – 20'
    - (5) *Designated or Improved Grade Level Activity Areas* (i.e.: dirt, grass or bark trails; grass play areas; etc.) excluding any *Hard Surfaced Recreation Area*. – 5'
- 6. 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 specifically permitted below:

  - a. Minimum *Front Yards* and *Front Bufferyards* – may include: *Driveways*; *greenways*; *trails*; or, any outdoor recreational improvement which is comprised primarily of live

- vegetation (i.e., botanical gardens, arboreta, etc.), and shall otherwise be maintained as open space free from *Buildings* or *Structures*.
- b. *Minimum Side Yards, Minimum Rear Yards, Minimum Side Bufferyards* and *Minimum Rear Bufferyards* – may include: *Interior Access Driveways*; or, greenways, trails, or walkways connecting to adjoining projects or subdivisions, provided the remainder of said *Yards* or *Bufferyards* shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as open space free from *Buildings* or *Structures*.
7. *Maximum Building Height* -
- a. *Primary Building* – 35', unless a greater height is specified in an approved *Park Master Plan*.
  - b. *Accessory Building* or *Structures* – 22', unless a greater height is specified in an approved *Park Master Plan*.
8. *Minimum Main Floor Area* – Not Applicable.
9. *Off-Street Parking* – See Article 4.10 – Off-Street Parking Regulations.
10. *Signs* – The regulations contained in Article 7.6, D., for "Business and Other Uses permitted in the Residential Districts" shall apply to the P: Park District, provided, however, notwithstanding anything in Article VII to the contrary:
- a. scoreboards which:
    - (i) may include sponsor information on the face of the scoreboard oriented toward the playing field, not to exceed twenty-five (25) percent of the area of the overall scoreboard surface;
    - (ii) are not illuminated, either internally or externally, except during game or tournament play, and,
    - (iii) do not provide for commercial or business advertising on any other face of the scoreboard, shall be permitted subject to *Director's* review and approval of an *Improvement Location Permit*;
  - b. seasonal sponsor *Banner Signs* located on the interior of a perimeter fence of and oriented toward the interior of an enclosed recreational facility (i.e., a ball field, skating rink, skate board facility or similar recreational facility), and only incidentally visible from the exterior of the recreational facility, may be permitted subject to *Director's* review and approval of an *Improvement Location Permit*; or,
  - c. other permanent *Signs* or *Temporary Signs* included in an overall *Sign* Program (which includes the general number, size, type and location of *Signs*) and which is approved by the *Plan Commission* as part of an approved *Park Master Plan*.

**C. *Park Master Plan Approvals.***

- 1. Applicability.
  - a. *New Parks* – A *Development Plan*, which includes a *Park Master Plan*, shall be approved by the *Plan Commission* prior to the development of a new park.
  - b. *Major Park Expansions* – A *Development Plan*, which includes a *Park Master Plan*, shall be approved by the *Plan Commission* prior to any major expansion of recreational facilities or the development of additional real estate at an existing park.
  - c. *Minor Park Expansions* – Minor expansions of existing park facilities 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 3.2, A. and Article 3.2, B., above.
- 2. After a *Park Master Plan* has been approved for a particular park by the *Plan Commission* pursuant to this Article 3.2, C., (or by the *Board of Zoning Appeals* in connection with a *Special Exception* grant prior to the adoption of this P: Park District) all

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development within that park 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 3.2, A., above;
- b. compliance with the *Development Standards* of Article 3.2, B., above;
- c. substantial compliance with an approved *Park Master Plan*; and,
- d. compliance with any waivers which may have been granted by the *Plan Commission* pursuant to Article 3.2, C., 6., below (or by the *Board of Zoning Appeals* in connection with a *Special Exception* grant prior to the adoption of this P: *Park District*).

3. Procedures and Filing Requirements.

Notwithstanding anything in this Ordinance to the contrary, a *Park 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.

4. *Development Requirements* for the P: *Park District*.

- a. *Development Requirements* for the P: *Park District* shall include the *Development Standards* of Article 3.2, 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 P: *Park District* include the following:
  - (1) A *Park Master Plan*, which shall include, at a minimum, general guidelines for the improvement of a park, including but not limited to: a listing the types of recreational uses proposed; the overall layout and design of the park (i.e., location of activity areas or *Structures*, including *Off-Street Parking Areas* and *Signs*); conceptual *Building* elevations for major *Buildings* or *Structures*; proposed site lighting; conceptual landscape plans; and, the approximate size or scope of proposed recreational facilities;
  - (2) Each *Park Master Plan* shall demonstrate compliance with all applicable *Development Standards* of the P: *Park District* for which a waiver is not provided for in this Article; and,
  - (3) Each *Park Master Plan* shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.

5. Findings.

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

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

6. Waivers.

In order to encourage creativity in the design of recreational facilities within the Town of Plainfield, the *Plan Commission* may grant a waiver of any of the *Development Requirements* specified in this Article 3.2, B., for: *Minimum Lot Area*; *Minimum Lot Width*; *Minimum Lot Frontage*; *Minimum Yards* and *Building Setbacks*; *Use of Minimum Yards* and *Bufferyards*; and, *Off-Street Parking*; upon finding that the proposed park development:

- a. Represents an innovative development of recreational uses, including site design features, 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.