

### 13.1 Interpretation of Terms or Words

The language of this Ordinance shall be interpreted in accordance with the following regulations:

- A. The word “person” includes a firm, association, organization, partnership, trust, limited liability company, corporation, or other legal entity, as well as an individual;
- B. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular, in each case, if the context so requires;
- C. The word “shall” is mandatory, the word “may” is permissive;
- D. The words “used” or “occupied” include the words “intended”, “designed”, “constructed”, “altered”, or “arranged” to be used or occupied;
- E. The word “lot” includes the words “plot”, “tract”, or “parcel”; and
- F. Where a regulation involves two or more items, conditions, provisions or events connected by the conjunction “and”, “or”, or “either ... or”, the conjunction shall be interpreted as follows:
  - 1. “And” indicates that all the connected items, conditions, provisions or events shall apply.
  - 2. “Or” indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
  - 3. “Either ... or” indicates that all the connected items, conditions, provisions or events shall apply singly but not in combination.
- G. The terms “more intense” and “less intense” are terms used herein to describe relationships between particular zoning *Districts*. This relationship is based upon the uses permitted within each *District*. A “more intense” *District* permits more uses or a greater density of uses than a “less intense” *District*. *District* intensity groupings progress from Agricultural, to Residential, to Commercial, to Industrial *Districts*, in the sequence listed within each group of *Districts* from least intense to the most intense.

### 13.2 Definitions

The following terms or words used in the text of this Ordinance shall have the following meanings, unless a contrary meaning is: (i) required by the context of a particular sentence or phrase; or (ii) specifically prescribed in a particular sentence or phrase:

**ACCESS:** The way in which vehicles ingress and egress a *Lot* from a *Street* fronting along said *Lot*.

**ACCESS DRIVE:** That area within the *Right-of-Way* between the pavement edge or curb and the *Right-of-Way* line to provide ingress and egress to and from a *Lot*.

**ACCESSORY (STRUCTURE, BUILDING OR USE):** A subordinate *Structure*, building or use that is customarily associated with, and is appropriately and clearly *Incidental* and subordinate in use, size, bulk, area and height to the primary *Structure*, building, or use, and is located on the same *Lot* as the *Primary Building, Structure, or use*.

**ADVERTISING SIGN:** See *Sign, Advertising*.

**AGRICULTURAL USE:** An operation which consists of the following uses, individually or in combination: the production of grain or livestock; stables; forest or tree production; pasture; setting aside land in a government set-aside reserve program; a farmstead; uses accessory to agricultural operations on the site; or, uses accessory to agricultural operations in the area.

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ALLEY, PRIVATE: A privately held *Right-of-Way* for public use as a secondary means of public *Access* to a *Lot* otherwise abutting upon a *Public* or *Private Street* and not intended for traffic other than public services and circulation to and from said *Lot*.

ALLEY, PUBLIC: Any *Public Right-of-Way* which has been dedicated or deeded to and accepted by the public for public use as a secondary means of public *Access* to a *Lot* otherwise abutting upon a *Public Street* and not intended for traffic other than public services and circulation to and from said *Lot*.

ANTENNA: A device that is designed to receive:

- (a) direct broadcast satellite service, including direct-to-home satellite services;
- (b) video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services; or,
- (c) television broadcast signals.

ANTENNA, RADIO/TELEVISION: A wire or combination of wires and support *Structures* designed for directly transmitting electric waves (broadcast radio or television) into space, or receiving them therefrom.

ANTENNA, SATELLITE DISH: A dish shaped device which may be free standing or mounted on a building or *Structure* and is designed to receive direct broadcast satellite service.

ANTIQUUE MALL: A place where individual antique dealers congregate within one (1) building with a *Gross Floor Area* of at least fifty thousand (50,000) square feet each having a separate sales space to conduct the sell or purchase of antiques or previously owned goods or items.

ARTIFICIAL LAKE: Either: (i) an artificially created body of water which is not required in connection with a storm water management system; or (ii) that portion of an artificially created body of water developed in connection with a storm water management system which exceeds the capacity required to manage the 100 year storm event.

ASSEMBLY: The fitting together of previously manufactured parts or sub-assemblies, that do not require additional manufacturing or machining, into a finished item or unit.

ASSISTED LIVING FACILITY: A facility that provides services such as room and board, meals, laundry, activities, housekeeping, limited assistance in activities of daily living, and simple medication administration with a physician's order.

AUTHORIZED AGENT: Any party duly authorized in writing by the Owner of a subject parcel to act on the Owner's behalf with respect to a petition for zone map change, *Subdivision Plat*, *Development Plan* approval or vacation of land.

AUTOMOBILE REPAIR - MAJOR: Servicing and repairs which include muffler repair or installation, brake repair or installation, shock replacement, transmission repair, tire recapping, motor overhaul, or body or fender repair work (not including the dismantling or wrecking of motor vehicles, or the storage of inoperable, damaged or wrecked vehicles, other than those awaiting immediate repair).

AUTOMOBILE REPAIR - MINOR: Servicing and repairs limited to tune-ups, oil changes, sale and installation of lubricants, tires, batteries and other minor maintenance operations.

AWNING: A roof-like cover, often of fabric, metal, plastic, fiberglass or glass designed and intended for protection from the weather or as a decorative embellishment, and which is supported by and projects from a wall or roof of a *Structure* over a window, door, walk or the like.

**BANNER:** A temporary *Sign* of lightweight fabric or similar material mounted to a pole or *Building* at one or more edges. Flags of any governmental or political unit shall not be considered *Banners*.

**BASEMENT:** That portion of a building with an interior vertical height clearance of not less than seventy-eight (78) inches and having one-half or more of its interior vertical height clearance below *Grade* level.

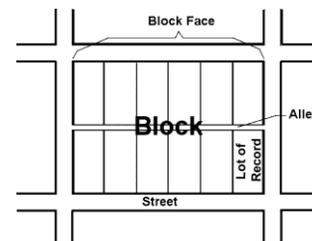
**BED AND BREAKFAST:** The commercial leasing of bedroom(s) for guest(s) within a private, owner-occupied, one or *Two Family Dwelling Unit*. Such leasing provides temporary accommodations, typically including a morning meal, to overnight guests for a fee. Such leasing may also provide for the temporary accommodation of daytime meetings or receptions for guests for a fee. Such leasing caters largely to tourists and the traveling public.

**BICYCLE PARKING AREA:** An area designated for the sole purpose of parking bicycles by means of a bicycle rack, bicycle loops or other device as approved by the *Director*. This area can be either indoor or outdoor, but shall not be placed so that it obstructs or impedes a pedestrian way.

**BILLBOARD:** See *Sign, Advertising*.

**BLOCK:** A tract of land bounded by *Streets*, or by a combination of *Streets* and public parks, cemeteries, railroad *Rights-of-Way*, shorelines, or municipal boundary lines.

**BLOCK FACE:** The *Frontage* of a *Block*, which may contain one or more *Lots*, along one side of a *Public* or *Private Street* between intersections.



Block & Block Face

**BOARD (OF ZONING APPEALS):** The Town of Plainfield Advisory Board of Zoning Appeals.

**BOARDING HOUSE:** A building or part of a building, other than *Hotels, Motels, restaurants, Bed and Breakfast, or Multifamily Dwellings*, containing accommodation facilities in common where lodging, typically with meals reserved solely for the occupants thereof, is provided for a fee.

**BUFFERYARD:** A *Front, Side* or *Rear Yard* of a non-residential land use on a *Lot* which faces or abuts a residential use that is not legal nonconforming. A *Bufferyard* may include landscape plantings, fences, walls or berms to provide screening or buffering for adjacent residential properties.

**BUILDING:** Any *Structure* having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

**BUILDING HEIGHT, MAXIMUM:** See *Maximum Building Height*.

**BUILDING LINE:** A line parallel to any *Front, Side* or *Rear Lot Line* which passes through the nearest point of any *Building* or *Structure*.

**BUILDING LINE, FRONT:** A line parallel to any *Front Lot Line* which passes through the nearest point of any *Building* or *Structure* and terminates at the point of contact with any *Side Lot Line*.

**BUILDING LINE, SIDE:** A line parallel to any *Side Lot Line* which passes through the nearest point of any *Building* or *Structure* and terminates at the point of contact with any *Front* or *Rear Lot Line*.

**BUILDING LINE, REAR:** A line parallel to any *Rear Lot Line* which passes through the nearest point of any *Building* or *Structure* and terminates at the point of contact with any *Side Lot*

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*Line.*

**BUILDING PERMIT:** A permit issued by the Town of Plainfield in compliance with the terms and provisions of the Town of Plainfield Building Code.

**BUSINESS DAY -** A day when the offices of the Department of Planning and Zoning of the Town of Plainfield are open to the public for the transaction of business for the entire period of its normal operating hours.

**CANOPY:** A roof-like cover, often of fabric, metal, plastic, fiberglass or glass on a support, which is supported in total or in part, from the ground and providing shelter over, for example, a doorway, outside walk, *Interior Access Drive* or *Parking Area*.

**CARPORT:** A roofed *Structure* designed and intended to shelter the automotive vehicle of occupant or owner of the premises, with at least one (1) side open to the weather.

**CERTIFICATE OF ZONING COMPLIANCE\_** - A certificate signed by the *Director* of the Department of Planning and Zoning stating that the occupancy and use of land or *Building* or *Structure* referred to in the certificate complies with the provisions of the Plainfield Zoning Ordinance, Subdivision Control Ordinance, variance, special exception or *Development Plan* approval.

**CECKPOINT AGENCY -** An agency or department of local, state or federal government, or other public or semi-public agency determined by the *Director* to have an interest in development within the Town of Plainfield.

**CHILD CARE:** A service that provides for the care, health, safety, and supervision of a child's social, emotional, and educational growth. (For reference see Indiana Code 12-7-2.)

**CHILD CARE CENTER:** A *Building* where at least seventeen (17) children receive *Child Care* from a provider:

- (a) while unattended by a parent, legal guardian, or custodian;
- (b) for regular compensation; and,
- (c) for more than four (4) hours but less than twenty-four (24) hours in each of ten (10) consecutive days per year, excluding intervening Saturdays, Sundays, and holidays.

This term also applies to a *Building* where *Child Care* is provided to less than seventeen (17) children if the provider has applied for a license under IC 12-17.2-4 and meets the requirements under IC 12-17.2-4. (For reference see Indiana Code 12-7-2.)

**CHILD CARE HOME:** A residential *Structure* in which at least six (6) children (not including the children for whom the provider is a parent, stepparent, guardian, custodian, or other relative) at any time receive *Child Care* from a provider:

- (a) while unattended by a parent, legal guardian, or custodian;
- (b) for regular compensation; and,
- (c) for more than four (4) hours but less than twenty-four (24) hours in each of ten (10) consecutive days per year, excluding intervening Saturdays, Sundays, and holidays.

This term includes a Class I *Child Care Home* (that serves any combination of full-time and part-time children, not to exceed twelve (12) at any one (1) time) and a Class II *Child Care Home* (that serves more than twelve (12) children but no more than any combination of sixteen (16) full-time and part-time children at any one (1) time). (For reference see Indiana Code 12-7-2.)

**CHILD CARE MINISTRY:** A *Child Care* operated by a church or religious ministry that is a religious organization exempt from federal income taxation under Section 501 of the

Internal Revenue Code. (For reference see Indiana Code 12-7-2.)

CHILD CARING INSTITUTION:

(a) A residential facility:

- (1) that provides *Child Care* on a twenty-four (24) hour basis for more than ten (10) children; or
- (2) with a capacity of not more than ten (10) children that does not meet the residential *Structure* requirements of a *Group Home*; or

(b) An institution that:

- (1) operates under a license issued under IC 12-17.4;
- (2) provides for delivery of mental health services that are appropriate to the needs of the individual; and,
- (3) complies with the rules adopted under IC 4-22-2 by the Division of Family and Children. (For reference see Indiana Code 12-7-2.)

COMPREHENSIVE PLAN: The Plainfield Comprehensive Plan approved by the *Plan Commission* and the Town Council of the Town of Plainfield pursuant to I.C. 36-7-4-500, et. seq.

CONCEPT PLAN: An informal plan, which may include site, landscape, *Building* elevations and material, *Sign* or lighting information, intended to convey the scope, content and nature of a proposed development, but lacking sufficient detail to determine compliance with the provisions of this Ordinance.

CONCEPTUAL PLAT REVIEW: A cursory review of a *Sketch Plan* for a proposed *Subdivision* in which *Staff* provides initial review comments to a prospective petitioner on the design and layout of a proposed *Subdivision*.

CONDOMINIUM: A *Building*, group of *Buildings*, or portion thereof, in which units are owned individually, and the *Structure*, common areas, or facilities are owned by all the owners on a proportional, undivided basis.

CONVENIENCE STORE: A small retail establishment that offers for sale a limited line of groceries, convenience goods, tobacco products, periodicals, and other household items, which may or may not sell gasoline.

DECK: A ground-supported, unenclosed, platform *Accessory Structure*, usually constructed of wood, of which any permanent horizontal area(s) of the platform is raised above *Grade* level and is designed and intended for the recreational enjoyment of the occupant(s) and guest(s) of the *Primary Use* or *Structure*.

DENSITY, GROSS: A unit of measurement which represents the number of units per acre of land on the aggregate total land to be developed (excluding any portion of the total land: (a) located in the *Right-of-Way* of a perimeter *Street*; (b) located within a floodway; or, (c) required for storm water management).

DESIGN REVIEW COMMITTEE: An advisory committee of citizens duly created and authorized by the *Plan Commission*.

DEVELOPED RECREATIONAL OPEN SPACE: The total horizontal area of those portions of a *Lot* which are located outside of any required *Yard* and which are set aside and developed for the recreational use and enjoyment of all residents of a project.

DEVELOPMENT INCENTIVE: The manner and extent to which *Development Requirements* or *Development Standards* may be modified or waived in connection with the approval of a *Development Plan*.

DEVELOPMENT PLAN: Specific plans for residential, commercial or industrial development of property setting forth certain information and data as required by this Ordinance.

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**DEVELOPMENT REQUIREMENTS:** *Development Standards* plus any additional requirements specified in this Ordinance which must be satisfied in connection with the approval of a *Development Plan*.

**DEVELOPMENT STANDARDS:** Area, bulk, height and other applicable regulations of a zoning *District* contained in the Ordinance which govern the physical development of real estate.

**DIRECTOR:** The Director of the Department of Planning and Zoning for the Town of Plainfield.

**DSPLAY, OUTDOOR:** The display of merchandise for sale by a retailer outdoor in the open air, which may be permanent or temporary seasonal sales.

**DISCOUNT RETAILER:** A retailer that specializes in the sell of closeout or overstocked merchandise in a building having a *Gross Floor Area* of at least fifty thousand (50,000) square feet.

**DISTRICT:** A section of the territory within the jurisdiction of *Plan Commission* for which uniform regulations governing the use, height, area, size and intensity of use of *Buildings* and land, and open spaces about *Buildings*, are established by this Ordinance.

**DRAINAGE POND:** An artificially created body of water which is required in connection with a storm water management system.

**DRIVE, INTERIOR ACCESS:** A way for internal vehicular movement in and around an individual *Lot* or *Integrated Center*.

**DRIVEWAY:** *Access* for vehicular ingress/egress between the *Right-of-Way* of a *Public* or *Private Street* and the minimum required *Setback Line* on a *Lot*.

**DRIVEWAY, INTERIOR ACCESS:** A minor, *Private Street* providing for vehicular egress/ingress between the minimum required *Setback Lines* of separate *Lots* or between *Lots* within the boundaries of an *Integrated Center*.

**DWELLING:** Any *Building*, or portion of a *Building*, which is designed or used primarily for residential purposes, including *Single Family*, *Two Family* and *Multifamily Dwellings* but not including *Hotels*, *Boarding Houses*, lodging houses and tourist *Dwellings*.

**DWELLING, MANUFACTURED HOME:** A *Dwelling Unit* which is fabricated in one or more modules at a location other than the home site, by assembly-line type production techniques or by other construction methods unique to an off-site manufacturing process; provided, that each module must bear a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards; and provided further, that each unit must have been built after January 1, 1981, and must have at least 900 square feet of *Main Floor Area* (exclusive of *Garages*, *Carports*, and open *Porches*).

**DWELLING, MOBILE:** A movable or portable *Dwelling Unit* that:

- (a) is fabricated in one or more modules at a location other than the home site, by assembly-line type production techniques or by other construction methods unique to an off-site manufacturing process;
- (b) is designed for occupancy by one *Family*;
- (c) is erected or located as specified by the Town of Plainfield Building Code; and,



Drives & Related Areas

- (d) was either:
- (1) constructed prior to June 15, 1976 and bears a seal attached under Indiana Public Law 135, 1971, certifying that it was built in compliance with the standards established by the Indiana Administrative Building Council; or,
  - (2) constructed subsequent to or on June 15, 1976 and bears a seal, certifying that it was built in compliance with the Federal Mobile Home Construction and Safety Standards law.

DWELLING, MODULAR HOME: A *Dwelling Unit* which is fabricated in one or more modules at a location other than the home site, by assembly-line type production techniques or by other construction methods unique to an off-site manufacturing process, designed for residential occupancy; provided, that each module must bear the seal certified that it was built in compliance with Indiana Public Law 360; and, provided further, that the unit must have been built in compliance with the CABO One and Two-Family Dwelling Code.

DWELLING, MULTIFAMILY: A *Building* consisting of three (3) or more *Dwelling Units*, including *Condominiums*, with varying arrangements of entrances and party walls.

DWELLING, SINGLE FAMILY: An individual, detached *Building* containing one (1) *Dwelling Unit* which is either:

- (a) built in compliance with the CABO One and Two-Family Code and the Town of Plainfield Building Code;
- (b) a *Modular Dwelling*; or,
- (c) a *Manufactured Dwelling*.

DWELLING, TWO FAMILY: A *Building* consisting of two (2) *Dwelling Units* which may be either attached side by side or one above the other, and each *Dwelling Unit* having a separate or combined entrance.

DWELLING UNIT: A room or group of rooms designed and equipped exclusively for use as living quarters for only one (1) *Family* and its household employees, including provisions for sleeping, *Lawful Cooking*, and sanitary facilities. The term shall include *Mobile Dwellings*, *Modular Dwellings* and *Manufactured Dwellings* but shall not include recreational vehicles.

FAÇADE PLANE: A flat portion of a façade of a building that does not modulate either in depth or in height.

FAMILY: One or more human beings related by blood, marriage, adoption, foster care or guardianship, together with *Incidental* domestic servants and temporary, non-compensating guests; or, not more than four (4) human beings not so related, occupying a *Dwelling Unit* and living as a single housekeeping unit.

FARMERS MARKET: The temporary seasonal selling at retail of home-grown vegetables or produce, occurring in a pre-designated area as approved by the Plainfield Town Council, where the vendors are the same individuals who have raised the products for sale.

FLEA MARKET: An occasional or periodic market held in an open area or structure where goods are offered for sale to the general public by individual sellers from open or semi-open facilities or temporary structures. Flea market shall not include informal garage or yard sales.

FLEX-SPACE: A light industrial use which includes a combination of office space and either warehouse or light assembly operations, provided that a minimum of fifteen (15) percent of the *Gross Floor Area* of each tenant space shall be devoted to office use.

FLOOR AREA: For *Single Family Dwellings* and *Two Family Dwellings*, the sum of all horizontal surface areas of all floors of all roofed portions of a *Building* enclosed by and within the surrounding exterior walls or roofs, or the centerline(s) of party walls separating such

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*Buildings* or portions thereof. The *Floor Area* of a *Building* shall exclude all areas with a vertical height clearance less than seventy-eight (78) inches, exterior open balconies, and open *Porches*.

For *Multifamily Dwellings*, the sum of all horizontal surface areas of all floors of all roofed portions of all *Buildings* enclosed by and within the surrounding exterior walls or roofs, or the centerline(s) of party walls separating such *Buildings* or portions thereof. However, this shall not include the following:

- (a) all areas with a vertical height clearance less than seventy-eight (78) inches;
- (b) all exterior open balconies, and open *Porches*;
- (c) *Floor Area* or *Basement Floor Area* devoted to *Off-Street Parking* or *Off-Street Loading*, including aisles, ramps and maneuvering space;
- (d) *Floor Area* or *Basement Floor Area* provided for recreational uses, available to occupants of two or more *Dwelling Units* within a project; or
- (e) *Basement Floor Area* provided for storage facilities, allocated to serve individual *Dwelling Units* with a project.

**FLOOR AREA, FINISHED:** That portion of *Floor Area* constructed, completed and usable for living purposes with normal living facilities which includes sleeping, dining, cooking, sanitary, or combination thereof. A *Floor Area* or portion thereof used only for storage purposes and not equipped with the facilities mentioned above shall not be considered *Finished Floor Area*.

**FLOOR AREA, GROSS:** For *Dwelling Units*, the total area, computed on a horizontal plane inclusive of finished *Basements*, attached *Garages*, entrances, hallways, stairways and other enclosed areas, but exclusive of unfinished *Basements*, cellars and attics.

For commercial or industrial *Buildings* or *Structures*, the sum of all horizontal surface areas of all floors of a *Building* or *Structure* measured from the exterior faces of the exterior walls or from the center line of walls separating abutting *Buildings* or *Structures*.

**FLOOR AREA, GROSS LEASABLE:** That portion of the *Gross Floor Area* which is designated for the exclusive use and occupancy of a tenant.

**FLOOR AREA, MAIN:** That portion of the *Finished Floor Area* located on the first floor of the *Dwelling Unit*.

**FRONTAGE:** The line of contact of an abutting property with the *Street Right-of-Way* along a *Front Lot Line* which allows unobstructed, direct *Access* to the property.

**GAME COURT:** In Residential *Districts*, a type of recreation facility which consists of an unpaved or paved, *Accessory*, surface area of ground open and essentially unobstructed to the sky, on the same *Lot* as the primary *Structure*, designed and intended for the playing of a recognized sport as an *Accessory*, recreational activity by the occupants and guests of the primary *Structure*, which may include fencing, screening, nets, goals, or other necessary appurtenances required for recreational use.

**GARAGE:** An *Accessory Building* to a residential use, or an enclosed area attached to or integrated into a residential *Building*, which is primarily designed and intended to be used for the storage of the private vehicle(s) for the occupant(s) of said residence and is not a separate commercial enterprise available to the general public.

**GARAGE, PARKING:** Any *Building* or *Structure* designed and intended for the storage of motor vehicles for compensation.

**GARAGE SALE:** A public or private sale conducted by the owner or occupier of a premises of six or more items of personal property owned by the owner or occupier of the premises, which personal property was not acquired by the owner or occupier for the purpose of

resale.

**GASOLINE SERVICE STATION:** Any *Building*, land area or other premises or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels, which may include as an *Accessory Use*: minor automotive repairs; the sale and installation of lubricants, tires, or batteries; car washes; and similar uses. Such establishments shall provide a facility where gasoline and other motor fuels are stored and subsequently dispensed by means of fixed, approved dispensing equipment by customers or employees.

**GATEWAY CORRIDOR:** All land areas lying within the corporate limits of the Town of Plainfield which are within six hundred (600) feet of the *Right-of-Way* of the following *Street* segments:

S.R. 267 - from the south *Right-of-Way* of US 40 to the southern corporate limits of the Town of Plainfield;

I-70 - from the eastern corporate limits of the Town of Plainfield to the western corporate limits of the Town of Plainfield;

U.S. 40 - from the eastern corporate limits of the Town of Plainfield to the western corporate limits of the Town of Plainfield;

Stafford Road - from the eastern *Right-of-Way* line of new S.R. 267 to the eastern corporate limits of the Town of Plainfield;

North-South Corridor (a/k/a Ronald Reagan Parkway) - from the northern corporate limits of the Town of Plainfield to the southern corporate limits of the Town of Plainfield;

Perimeter Parkway (as identified in the *Comprehensive Plan*) - entire length; and,

Metropolis Parkway – from the eastern *Right-of-Way* of new S.R. 267 to the western *Right-of-Way* of Ronald Reagan Parkway.

**GOLF COURSE MASTER PLAN:** A *Concept Plan* that provides general guidelines for the development of a golf course, including but not limited to: a listing of the types of recreational uses proposed; the overall golf course layout and design of the clubhouse, outdoor or indoor swimming pool, pro shop, maintenance structures, cart sheds, driving range, practice area, putting greens, etc. (i.e., location of activity areas or structures, including *Off-Street Parking Areas*, cart paths and *Signs*); conceptual building elevations for major *Buildings* or *Structures*; and, the approximate size or scope of proposed recreational facilities.

**GRADE:** The average level of the finished surface of the ground five (5) feet from the *Building*, *Structure* or proposed *Building* pad; provided, however, for the purposes of the Town of Plainfield Subdivision Control Ordinance, the term *Grade*, when referring to “street grade” shall mean the slope of a *Street* specified in percentage (%) terms.

**GROUP HOME:** A residential facility licensed by the Community Residential Facilities Council, or its successor in authority, and authorized by I.C. 12-17.4-5 in which care is provided on a twenty-four (24) hour basis for not more than ten (10) children in need of services or who have committed a delinquent act.

**HEDGE PLANT:** A woody plant of relatively low height (not exceeding ten to twelve (10-12) feet in height), branching from the base.

**HOME OCCUPATION:** An occupation or business activity carried on within a legally established *Dwelling Unit* by a resident of said *Dwelling*, where the occupation or business activity:

- (a) is clearly *Incidental* and subordinate to the residential use;
- (b) does not alter the interior or exterior residential character of the *Dwelling Unit*;
- (c) is carried on within the principal *Building* and only by members of the *Family*

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occupying the premises; and,

- (d) does not include any *Outdoor Storage* or activities other than receipt or delivery associated with the business activity.

**HOTEL:** Any *Building* or group of *Buildings* containing five (5) or more rooms without direct entrance to or from the outside, designed or intended to be occupied for sleeping purposes by guests for a fee, often with general kitchen and dining room facilities provided within the *Building* or an *Accessory Building*, and which caters to the traveling public.

**IMPROVEMENT:** Any man-made, immovable item which becomes part of, placed upon, or is affixed to real estate.

**IMPROVEMENT LOCATION PERMIT:** A permit stating that the proposed erection, construction, enlargement or moving of a *Building* or *Structure*, and uses thereof, complies with the provisions of the Zoning Ordinance and the Subdivision Control Ordinance.

**INCIDENTAL:** A minor occurrence or condition which is customarily associated with a *Permitted Use* and is likely to ensue from normal operations.

**INCREMENTAL LOT:** A *Lot of Record* created through the *Incremental Plat* process.

**INCREMENTAL PLAT:** A phased method of obtaining *Secondary Plat* approval for a *Non-Residential Subdivision* and which contains only a portion of the real estate included in the *Primary Plat* for the proposed *Non-Residential Subdivision*.

**INTEGRATED CENTER:** An area of development (commercial, industrial, or any combination of commercial, industrial and residential uses) of one or more *Lots*, comprised of:

- (a) Two or more individual, non-related and separately operated uses in one *Building* that is at least 10,000 square feet in *Gross Floor Area* sharing common site facilities;
- (b) One or more *Buildings* containing non-related and separately operated uses occupying a common site, which utilizes one or a combination of common site facilities, such as *Driveways*, *Parking Areas*, *Interior Access Drives*, maintenance and similar common services; or,
- (c) One or more *Buildings* containing non-related and separately operated uses occupying individual sites, which are interrelated by the utilization of one or a combination of common facilities, such as *Driveways*, internal *Public* or *Private Street* network developed in accordance with an approved *Subdivision*, *Parking Areas*, maintenance or other services.

**INDUSTRIAL PARK:** See *Integrated Center*.

**JUNK YARD:** Any place at which personal property is or may be salvaged for reuse, resale, or reduction or similar disposition and is owned, possessed, collected, accumulated, dismantled, or assorted, including but not limited to, used or salvaged base metal or metals, their compounds or combinations, used or salvaged rope, bags, paper, rags, glass, rubber, lumber, millwork, brick and similar property except animal matter; and used motor vehicles, machinery or equipment which does not carry a current, valid license, and is used, owned or possessed for the purpose of wrecking or salvaging parts there from.

**LAND BANKED AREA –** An area of land to be preserved with no *Structures* that can be used for required *Off-Street Parking* for a *Primary Use* if additional parking is needed in the future. Required landscaping may be planted in the *Land Banked Area* with the understanding that if additional parking is needed in the future, the landscaping will have to be moved or replaced.

LAWFUL COOKING - A room or area in which food may be prepared and cooked and which contains the following:

- (a) A kitchen sink in good working condition and properly connected to an approved water supply and approved sewer/septic system. The sink must provide an adequate amount of water under pressure, both unheated and heated to no more than 120 ° F;
- (b) Cabinets, shelves, counters or tables used for storage of food, eating, drinking or cooking equipment and utensils shall be of sound condition furnished with surfaces that are easily cleanable and that will not impart any harmful effect to food; and,
- (c) A stove, oven or microwave oven for cooking food and a refrigerator for safe storage of food at temperatures less than 45 ° F.. These appliances shall be properly installed with all necessary connections for safe, sanitary and efficient operation and shall be maintained in good working condition.

LOADING AREA: A hard-surfaced, off-street area maintained and intended for the maneuvering and temporary parking of vehicles while transferring goods or materials to and from a facility. A *Loading Area* includes *Loading Space* and maneuvering area required to enter the *Loading Space*.

LOADING, OFF-STREET: A *Loading Area* located completely on a *Lot* and accessed via *Interior Access Drives*, *Interior Access Driveways*, *Access Drives*, or *Driveways* in which no individual *Loading Spaces* gain direct *Access* to a *Public* or *Private Street*.

LOADING SPACE: A hard-surfaced, off-street area used for the temporary parking of a commercial vehicle while transferring goods or materials to and from a facility.

LOT: A piece, parcel, plot or tract of land designated by its owner or developer to be used, developed or built upon as a unit under single ownership or control and may consist of:

- (a) a single *Lot of Record*;
- (b) a portion of a *Lot of Record*; or
- (c) a combination of complete *Lots of Record*, or complete *Lots of Record* and portions of *Lots of Record*, or of portions of *Lots of Record*.

A *Lot* may or may not coincide with a *Lot of Record*. For purpose of this definition, the ownership of a *Lot* is further defined to include:

- (a) the person(s) who holds either fee simple title to the property or is a life tenant as disclosed in the records of the township assessor; or,
- (b) a long-term lessee (but only if the lease is recorded among the records of the Hendricks County Recorder and has a term (exclusive of non-exercised extensions and renewals) of at least twenty-five (25) years remaining before its expiration at the time of applying for a permit).

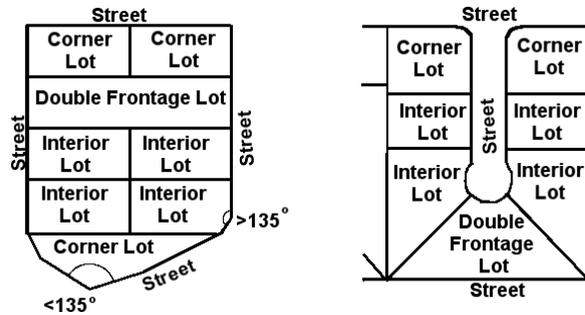
Provided, however, for the purposes of the Town of Plainfield Subdivision Control Ordinance, the term *Lot* shall mean that portion of a *Subdivision* which is proposed to be recorded in the office of the Hendricks County Recorder as a *Lot of Record*.

LOT AREA: The area bounded on all sides by the *Front*, *Rear*, and *Side Lot Lines* that is available for use or development and does not include any area lying within the *Right-of-Way* of any *Public* or *Private Street* or easement for surface *Access* into the subject *Lot* or adjoining *Lots*.

LOT, CORNER - A *Lot* abutting two (2) or more *Streets* at their intersections, or upon two parts of the same *Street* forming an interior angle of less than one-hundred and thirty-five (135) degrees.

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**LOT COVERAGE:** The total ground area within the *Lot* or project covered by the primary *Structure* plus any *Accessory Structures* (including *Decks*, *Patios*, above-ground pools, in-ground pools, *Garages*, *Carpports* and storage sheds), excluding *Driveways*, sidewalks, fences and walls not attached in any way to a roof.



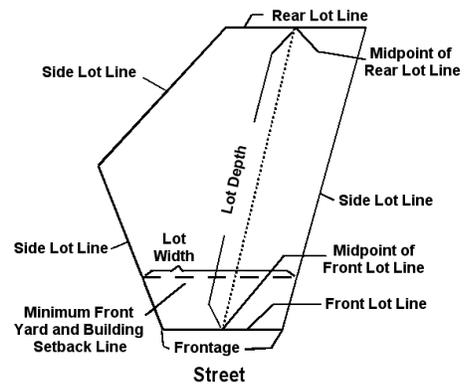
**LOT DEPTH:** The distance from the midpoint of the *Front Lot Line* to the midpoint of the *Rear Lot Line*.

**LOT, DOUBLE FRONTAGE -** A *Lot* abutting two (2) parallel *Streets*, or abutting two (2) *Streets* which do not intersect at the boundaries of the *Lot*.

**LOT, INTERIOR -** A *Lot* which is not a *Corner Lot* or a *Double Frontage Lot*.

**LOT LINE -** The line of separation of a *Lot* from any abutting *Street* or adjoining *Lot*, provided, however, for the purposes of the Town of Plainfield Subdivision Control Ordinance, the term *Lot Line* shall mean the line of separation between a *Lot of Record* and any abutting *Street* or adjoining *Lot of Record*.

Types of Lots



Lot Depth & Lot Width

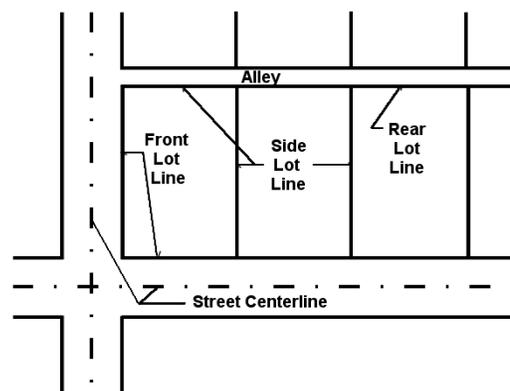
**LOT LINE, FRONT:** The *Lot Line* separating a *Lot* from any abutting *Street*.

**LOT LINE, REAR:** A *Lot Line* which is opposite and most distant from the *Front Lot Line*, or in the case of a triangularly shaped *Lot*, a line ten (10) feet in length within the *Lot*, parallel to and at the maximum distance from the *Front Lot Line*. However, in the case of a *Corner Lot*, any *Lot Line* which intersects with a *Front Lot Line* shall not be considered a *Rear Lot Line*.

**LOT LINE, SIDE:** Any *Lot Line* not designated as a *Front* or *Rear Lot Line*.

**LOT OF RECORD:** A *Lot* which is part of a *Subdivision* recorded in the office of the County Recorder, or a *Lot* or parcel described by metes and bounds, the description of which has been so recorded.

**LOT WIDTH:** The full width of a *Lot* measured along the minimum *Front Yard* and minimum *Building Setback Line* required by this Ordinance.



Lot Lines

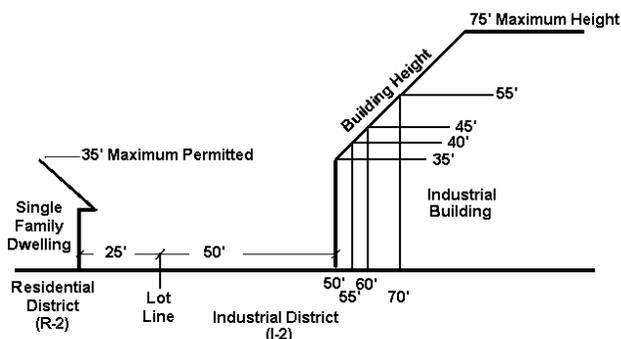
**MAINTENANCE BOND -** A legally binding agreement whereby the *Subdivider* posts a surety in a form acceptable to the *Plan Commission* for the maintenance of *Improvements*, installations and *Lot Improvements* required by the Town of Plainfield Subdivision Control Ordinance, any other applicable ordinances of the Town of Plainfield,

and any requirements, covenants, conditions or commitments which may be imposed by the *Plan Commission*.

MAJOR RESIDENTIAL SUBDIVISION: See *Subdivision, Major Residential*.

MANUFACTURE - The mechanical or chemical transformation of materials or substances into new products or into a useable form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured parts), or the blending of materials such as lubricating oils, plastics, resins or liquors.

MARQUEE: A covered, roof-like projection over the entrance to a *Building* that may include changeable copy.



MAXIMUM BUILDING HEIGHT: The vertical distance measured from finished *Grade* to the highest point of the roof.

MINOR RESIDENTIAL SUBDIVISION: See *Subdivision, Minor Residential*.

MOTEL: Any *Building* or group of *Buildings* containing five (5) or more rooms with at least twenty-five percent (25%) of all rooms having direct entrance to and from the outside without the necessity of passing through the main lobby of the *Building(s)*, designed and intended to be occupied for sleeping purposes by guests for a fee, where general kitchen and dining room facilities may be provided within the *Building* or an *Accessory Building*, and which caters to the traveling public.

NEIGHBORHOOD RECYCLING COLLECTION POINT: A site where individuals bring household recyclable materials to either drop off without compensation, or, to redeem the materials for monetary compensation. Beyond any limited sorting, no other processing of the materials takes place at the site. All materials are stored completely within the *Structure* while awaiting periodic shipment to the processing facilities. While these collection points may be developed as freestanding sites, they typically are *Accessory Uses* sharing the site of a larger *Primary Use*. Possible *Structures* for this type of operation include such *Recycling Containers* as "igloos", reverse vending machines, trailers, or similar *Structures*.

NONCONFORMING BUILDING OR STRUCTURE, LEGALLY ESTABLISHED: Any continuous, lawfully established *Building* or *Structure* erected or constructed: (a) prior to the time of adoption, revision or amendment of the zoning ordinance but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning *District*; or (b) pursuant to a granted variance of the zoning ordinance.

NONCONFORMING USE, LEGALLY ESTABLISHED: Any continuous, lawful land use having commenced: (a) prior to the time of adoption, revision or amendment of the zoning ordinance but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning *District*; or (b) pursuant to a granted variance.

NON-RESIDENTIAL SUBDIVISION: See *Subdivision, Non-Residential*.

NON-RESIDENTIAL INCREMENTAL SUBDIVISION: See *Subdivision, Non-Residential, Incremental*.

OFFICE PARK: See *Integrated Center*.

OUT LOT: That portion of land in a *Subdivision, Integrated Center, Industrial Park* or planned

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development which does not contain the central or primary *Building* of the development and is: (a) usually located adjacent to a *Street* or *Frontage Street*; and, (b) is intended for the development of a smaller, additional and separate *Building* or *Buildings*. In a *Subdivision*, *Integrated Center* or *Industrial Park* where there is no central or primary *Building* of the development and individual *Lots* are developed independently of each other, each *Lot* shall be considered an *Out Lot*.

**PARK MASTER PLAN:** A *Concept Plan* that provides general guidelines for the improvement of a park, including but not limited to: a listing the types of recreational uses proposed; the overall park 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*; and, the approximate size or scope of proposed recreational facilities.

**PARKING AREA:** Any area of paving other than an open exhibition or display area, not inclusive of *Interior Access Drives*, *Driveways*, *Interior Access Driveways* and *Access Drives*, intended for the temporary storage of automotive vehicles including *Parking Spaces* and the area allocated to the egress/ingress of automotive vehicles to and from the actual *Parking Space*.

**PARKING GARAGE:** See *Garage, Parking*.

**PARKING, OFF-STREET:** A *Parking Area* located completely on a *Lot* and accessed via *Interior Access Drives*, *Interior Access Driveways*, *Access Drives*, or *Driveways* in which no individual *Parking Spaces* gain direct *Access* to a *Public* or *Private Street*.

**PARKING, ON-STREET:** A *Parking Area* located partially or completely within the *Right-of-Way* of a *Public Street* or *Private Street*.

**PARKING LOT:** The primary or *Accessory Use* of a *Lot* or a portion of a *Lot* for the parking of automotive vehicles.

**PARKING SPACE:** An off-street portion of the *Parking Area*, which shall be used only for the temporary placement of an operable motor vehicle.

**PATIO:** A hardsurfaced area *Accessory Structure* to a *Primary Use* or *Structure* of which the horizontal area is at *Grade* level with at least one (1) side open to the weather and essentially unobstructed to the sky. This area is specifically designed and intended for the recreational enjoyment of the occupant(s) and guest(s) of the *Primary Use* or *Structure* and is not designed or intended for use by automotive vehicles.

**PENNANT:** A *Sign* of lightweight plastic, fabric, or other similar material, whether or not containing a message of any kind, which is suspended from a rope, wire or string, usually in a series, and which is designed to move in the wind. Flags of any government or political unit shall not be considered *pennants*.

**PERFORMANCE BOND -** A legally binding agreement whereby the *Subdivider* posts a surety in a form acceptable to the *Plan Commission* for the construction of *Improvements*, installations and *Lot Improvements* required by the Town of Plainfield Subdivision Control Ordinance, any other applicable ordinances of the Town of Plainfield, and any requirements, covenants, conditions or commitments which may be imposed by the *Plan Commission*.

**PERMITTED USE:** The use of land or the use of a *Building* or *Structure* on land which is allowed, either as a matter of right or under limited conditions (i.e., as a *Special Exception Use*, an *Accessory Use*, a *Home Occupation*, or a *Temporary Use*) in the zoning *District* applicable to the land.

**PLAN COMMISSION:** The Town of Plainfield Plan Commission established pursuant to the Advisory Planning Law of the State of Indiana.

- PLANT CATEGORIES: The grouping of plants based upon the nature, size and species of the plants.
- PLANT UNIT VALUE: A numeric value assigned to plants within the various *Plant Categories*.
- PLAT: A drawing, map, plan or other graphic representation of a *Subdivision* of a tract of land or a replat of such a tract of land into *Lots of Record*.
- PLAT, INCREMENTAL: See *Incremental Plat*.
- PLAZA: An open space that may be improved and landscaped, usually surrounded by *Streets* or *Buildings*.
- PORCH: A roofed *Structure* with at least one side exposed to the weather, supported from the ground and attached to or part of a *Building* at the area of entrance or exit to said *Building*.
- PRIMARY BUILDING: The *Building* in which the primary *Permitted Use* of the *Lot* is conducted.
- PRIMARY PLAT: Any initial request for the *Subdivision* of real estate filed before the *Plan Commission* pursuant to I.C. 36-7-4-700, et. seq.
- PRIMARY USE: A *Permitted Use* of land or a *Permitted Use* of a *Building* or *Structure* on land which is allowed as a matter of right in the zoning *District* applicable to the land, subject only to compliance with the *Development Standards* applicable to that zoning *District*.
- RECYCLING CONTAINER: A receptacle designed and intended for the collection of cleaned, sorted, solid household waste products, including, but not limited to glass, plastic, metal and paper.
- RECYCLING FACILITY: A recycling operation involving further processing (relative to a *Neighborhood Recycling Collection Point*) of materials to improve the efficiency of subsequent hauling. Such a facility typically features sorting, the use of a crushing apparatus, and the storage of the material until it is shipped out.
- RELIGIOUS USE: A land use and all *Buildings* and *Structures* associated therewith devoted primarily to the purpose of divine worship together with reasonably related *Accessory Uses*, which are subordinate to and commonly associated with the *Primary Use*, which may include but are not limited to educational, instructional, social, residential or *Child Care Ministry* uses.
- RESEARCH PARK: See *Integrated Center*.
- RESIDENTIAL FACILITY FOR THE DEVELOPMENTALLY DISABLED: A residential facility established under a program authorized by I.C. 12-11-1 which provides residential services for not more than eight (8) developmentally disabled individuals.
- RESIDENTIAL FACILITY FOR THE MENTALLY ILL: A residential facility established under a program authorized by I.C. 12-22-1-1 which provides residential services for mentally ill individuals.
- RESOURCE RECOVERY: The processing of solid waste into commercially valuable materials or energy.
- RIGHT-OF-WAY: Specific and particularly described land, property, or interest therein devoted to and subject to the lawful use, typically as a thoroughfare for passage of pedestrians, vehicles, or utilities, as set forth in a written grant, declaration or conveyance that is recorded in the office of the Hendricks County Recorder.
- RIGHT-OF-WAY, EXISTING: The total *Right-of-Way* width of a *Street* as created or expanded by the most recent grant, declaration or conveyance ~~for~~ that is recorded by the office of the Hendricks County Recorder.
- RIGHT-OF-WAY, PUBLIC: Specific and particularly described strip of land, property, or interest

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therein dedicated to and accepted by the municipality, County or State to be devoted to and subject to use by the general public for general transportation purposes or conveyance of utilities whether or not in actual fact improved or actually used for such purposes, as set forth in a written grant, declaration or conveyance that is recorded by the office of the Hendricks County Recorder.

RIGHT-OF-WAY, PRIVATE: Specific and particularly described strip of privately-held land devoted to and subject to use for general transportation purposes or conveyance of utilities whether or not in actual fact improved or actually used for such purposes, as set forth in a written grant, declaration or conveyance that is recorded by the office of the Hendricks County Recorder.

RIGHT-OF-WAY, PROPOSED : The recommended *Right-of-Way* width for a *Street* based upon that *Street's* classification in the *Thoroughfare Plan* portion of the *Comprehensive Plan*.

SEATING / DINING, OUTDOOR: An area designated for the sole purpose of outdoor seating to allow for outdoor dining, which may or may not be roofed as an *Accessory Use* to any restaurant, bar or tavern.

SEASONAL RETAIL SALES: A *Temporary Use* established for a fixed period of time, for the retail sale of seasonal products, including but not limited to, such items as food, Christmas trees, and live plants. This use may or may not involve the construction or alteration of any permanent *Building* or *Structure*.

SECONDARY PLAT: Any *Plat* approved by the *Plan Commission* and authorized for filing with the Hendricks County Auditor and for recording by the Hendricks County Recorders Office in accordance with I.C. 36-7-4-710.

SECRETARY: The *Secretary* of the *Plan Commission* as duly appointed by the *Plan Commission* in accordance with I.C. 36-7-4-304.

SETBACK: That distance measured perpendicularly from the property line to the closest point of the *Building, Structure, Sign Structure, Parking Area* or any other permanent *Improvement*.

SETBACK LINE: A line that establishes the minimum distance that a *Building, Structure*, or portion thereof, can be located from a *Lot Line* or *Right-of-Way* line.

SETBACK, MAXIMUM: The largest distance allowed by this Ordinance from a *Front Lot Line* for the location of a *Building, Structure* or any other permanent *Improvement* (excluding *Parking Areas*).

SETBACK, MINIMUM: The smallest distance required by this Ordinance from a *Lot Line* to the closest point of a *Building, Structure, Sign Structure, Parking Area, Loading Area, Storage Area*, or any other permanent *Improvement*. A *Minimum Setback* may be a *Minimum Front Setback, Minimum Side Setback* or *Minimum Rear Setback*. Said distance shall be measured perpendicularly from the *Lot Line*.

SETBACK, MINIMUM FRONT: The minimum distance required by this Ordinance from a *Front Lot Line* to the closest point of the *Building, Structure, Sign Structure, Parking Area, Loading Area, Storage Area*, or any other permanent *Improvement*. Said distance shall be measured perpendicularly from the *Front Lot Line*.

SETBACK, MINIMUM REAR: The minimum distance required by this Ordinance from a *Rear Lot Line* to the closest point of the *Building, Structure, Sign Structure, Parking Area, Loading Area, Storage Area*, or any other permanent *Improvement*. Said distance shall be measured perpendicularly from the *Rear Lot Line*.

SETBACK, MINIMUM SIDE: The minimum distance required by this Ordinance from a *Side Lot Line* to the closest point of the *Building, Structure, Sign Structure, Parking Area* or any other permanent *Improvement*. Said distance shall be measured perpendicularly from the *Side Lot Line*.

SIGN: Any *Structure*, fixture, placard, announcement, declaration, device, demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or interests.

SIGN, A-FRAME: A *Portable Sign* containing two (2) *Sign Faces* and whose framing is hinged at the apex at an angle less than forty-five (45) degrees.

SIGN, AWNING: A *Building Identification Sign* or graphic printed on or in some fashion attached directly to the material of an awning.

SIGN, BANNER: A *Sign* of lightweight fabric or similar material mounted at one or more corners or edges by a permanent frame or fixture. Flags of any governmental or political subdivision shall not be considered banners.

SIGN, BUILDING: A *Sign* that is an integral part of or attached to a *Building* or *Structure* whose principal function is something other than the support of a *Sign*.

SIGN, BUSINESS: See, *Sign, Identification*.

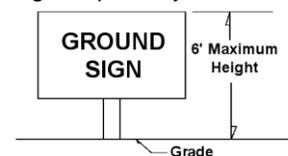
SIGN, CANOPY: Any *Sign* that is part of or attached to a canopy over a door, entrance, or window.

SIGN, CHANGEABLE COPY: See *Reader Board Sign* or *Electronic Variable Message Sign*.

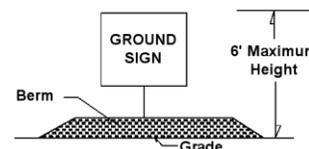
SIGN, DIRECTIONAL: Any *Incidental Sign* which serves solely to designate the location of or direction to any place or area located on the same *Lot*.

SIGN, ELECTRONIC VARIABLE MESSAGE (EVMS): A *Sign*, or portion thereof, where the message copy includes characters, letters or illustrations that can be changed or rearranged electronically without touching or physically altering the primary surface of the *Sign*. Message copy may be changed in the field or from a remote location.

SIGN, FREESTANDING: A *Sign* that is attached to, erected on or supported by some *Structure* (such as a pole, mast or frame) that is not itself an integral part of or attached to a *Building* or *Structure* whose principal function is something other than the support of a *Sign*.



SIGN, FUEL PRICE: A *Freestanding* or *Wall Sign* that is either a *Reader Board Sign* or *Electronic Variable Message Sign* that lists the price of various fuel types at a *Gasoline Service Station* or *Convenience Store* that sells fuel.



SIGN, GROUND: Any *Freestanding Sign* constructed in or on the ground surface with a maximum height not exceeding six (6) feet above *Grade* or as otherwise set forth in the *Sign Regulations*.

SIGN, IDENTIFICATION: Any *Sign* which is limited to the name, address and number of a *Building*, institution or person and to the activity carried on in the *Building* or institution (not including the price or cost of such activity), or the occupancy of the person.

SIGN, INCIDENTAL: A *Sign* relating to the *Lot* or use thereof and designated *Accessory Uses*.

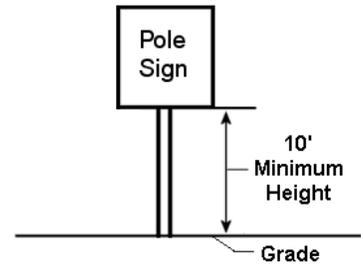
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SIGN, MARQUEE: Any *Building Identification Sign* painted, mounted, constructed or attached in any manner on a marquee.

SIGN, NONCONFORMING: A *Sign* which qualifies as a *Legally Established Nonconforming Structure*.

SIGN, OFF-PREMISE: See *Sign, Advertising*.

SIGN, ON-PREMISE: A *Sign* which directs attention to a *Building*, business, product, activity, or service offered on the property on which the *Sign* is located.



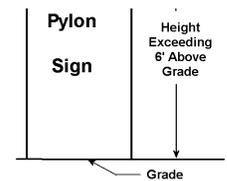
SIGN, PARKING AND LOADING: Any *Incidental Sign* which serves to designate the location of any *Parking* or *Loading Area* on a *Lot* and may include the name of the owner or the establishment for which such *Parking* or *Loading Area* it is provided.

SIGN, POLE: Any *Freestanding Sign* which has its supportive *Structure(s)* anchored in the ground and which has the lowest portion of its *Sign* display surface elevated a minimum of ten (10) feet above the *Grade*.

SIGN, PROJECTING: Any *Sign* which is affixed to a *Building* or wall in such a manner that the leading edge extends more than eighteen (18) inches beyond the surface of such *Building* or wall face.



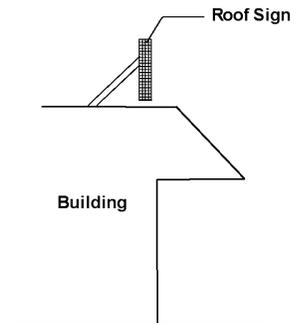
SIGN, PYLON: Any *Freestanding Sign* anchored in the ground with its *Sign* display surface extending upward from the ground surface and which has a height exceeding six (6) feet above *Grade*.



SIGN, REAL ESTATE: A *Temporary Sign* which announces the sale, rent or lease, together with information identifying the owner or agent, of the *Lot* on which the *Sign* is located.

SIGN, ROOF: Any *Sign* erected on or wholly constructed upon a roof of any *Building* and supported solely on the roof *Structure*.

SIGN, SIDEWALK: A movable *Sign* which is intended to convey information to pedestrians.

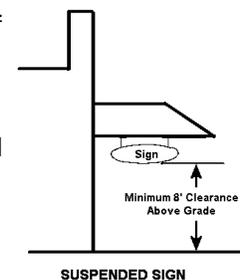


SIGN STRUCTURE: Any *Structure* including supports, uprights, bracing and framework which supports or is capable of supporting any *Sign*.

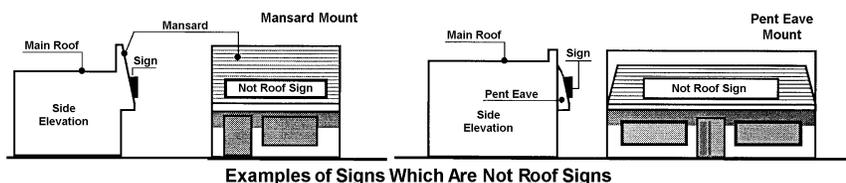
SIGN SURFACE: The surface of the *Sign* upon, against, or through which the message of the *Sign* is exhibited.

SIGN SURFACE AREA: The area of a *Sign Surface* (which is also the *Sign Surface Area* of a *Wall Sign* or other *Sign* with only one face). *Sign Surface Area* shall be computed by using the smallest square, rectangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the *Sign* from the backdrop or *Structure* against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets the applicable regulations of this Ordinance and is clearly *Incidental* to the display itself.

SIGN, SUSPENDED: Any *Sign* that is suspended from the underside of a horizontal plane surface and is connected to the horizontal plane surface.



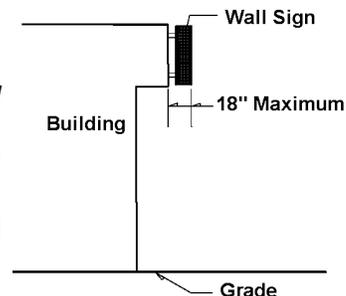
**SIGN, T-FRAME:** A *Portable Sign* utilizing an inverted "T" style of framing to support the *Sign*.



Examples of Signs Which Are Not Roof Signs

**SIGN, TEMPORARY:** Any *Sign* or *Sign Structure* which is not permanently affixed or installed, and is intended to be displayed for limited periods only.

**SIGN, WALL:** Any *Sign* attached to or erected on a wall of a *Building* or *Structure*, with the exposed face of the *Sign* in a plane parallel to the plane of said wall, within eighteen (18) inches of said wall, and containing only one *Sign* display surface.

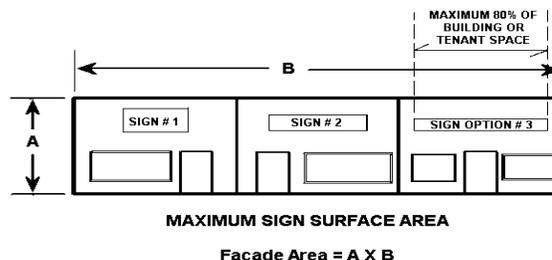


**SIGN, WIND:** A *Sign* of lightweight fabric or similar material attached at one end to a pole or similar apparatus so as to swing freely, inflate and flutter by movement of the wind.

**SIGN, WINDOW:** Any *Sign* placed: (i) inside of and within two (2) feet of a window; or, (ii) upon a window, and is intended to be seen from the exterior of the window.

**SINGLE USE SITE:** A *Lot* which is developed and intended for use by one *Permitted Use*.

**SKETCH PLAN -** A graphic representation of a site or *Subdivision*, drawn to an appropriate scale by hand or other drawing method, capable of depicting the general pattern proposed for a development or *Subdivision* layout in compliance with the applicable provisions of the Plainfield Zoning Ordinance or the Plainfield Subdivision Control Ordinance.



**SPANDREL:** A roof-like *Structure* that covers the gasoline pump dispenser, serves as a second-tier canopy, is a lighting source for the dispensing area, serves to identify the gasoline pumps by numerical designation, and may display *Signs*.

**SPECIAL EXCEPTION USE:** The use of land or the use of a *Building* or *Structure* on land which is allowed in the zoning *District* applicable to the land only through the grant of a Special Exception by the *Board of Zoning Appeals*.

**STAFF:** The *Secretary* of the *Plan Commission*, the *Director* of the Department of Planning and Zoning, any employee of the *Plan Commission*, or any attorney or agent of the *Secretary* of the *Plan Commission* or the *Director* of the Planning and Zoning Department.

**STORAGE AND TRANSFER ESTABLISHMENT:** A facility at which products, goods or materials are received from various locations and temporarily warehoused while awaiting distribution or shipment via a subsequent carrier, possibly along with other products, goods or materials to another destination.

**STORAGE, OUTSIDE:** The storage of any product, goods, equipment, machinery, vehicles, boats, supplies, *Building* materials or commodities, including raw, semi-finished and

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finished materials for a period of time in excess of three (3) days, the storage of which is not accessory to a residential use, provided, however, that vehicular parking and the display of automobiles, boats, trucks or farm equipment associated with a legally established dealership shall not be deemed *Outside Storage*.

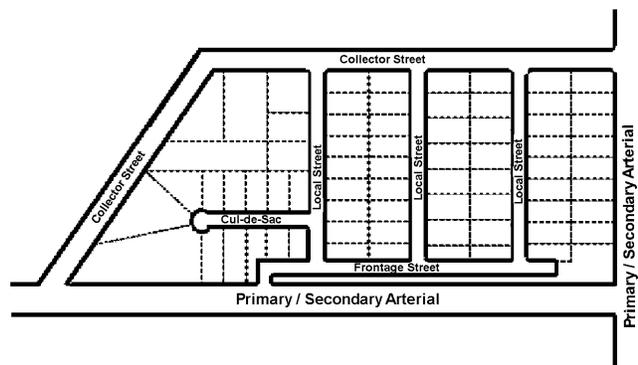
**STORY:** That part of a *Building*, with an open height of no less than seventy-eight inches (78”), except a mezzanine, included between the upper surface of one floor and the lower surface of the next floor, or if there is no floor above, then the ceiling next above. A *Basement* shall constitute a *Story* only if it provides *Finished Floor Area*.

**STREET:** Any *Public* or *Private Right-of-Way*, with the exception of *Alleys*, essentially open to the sky and open and dedicated to the general public for the purposes of vehicular and pedestrian travel affording *Access* to abutting property, whether referred to as a *Street*, lane, road, drive, expressway, arterial, thoroughfare, highway, or any other term commonly applied to a *Right-of-Way* for said purposes. A *Street* may be comprised of pavement, shoulders, gutters, curbs, sidewalks, *Parking Space*, and similar features.

**STREET, COLLECTOR:** A *Street* designated on the *Thoroughfare Plan* as a Collector.

**STREET, CUL-DE-SAC:** A *Local Street* having one open end and being permanently terminated at the other by a vehicular turnaround.

**STREET, FRONTAGE:** A *Street* located along side and generally parallel with a more heavily traveled *Street* and which provides *Access* to abutting property(ies).



**STREET, INTERSTATE:** A *Street* designated on the *Thoroughfare Plan* as an Interstate.

**STREET, LIMITED ACCESS:** A *Street* along which *Access* is restricted due to the acquisition of *Access* rights from adjoining properties by the appropriate governmental agency having jurisdiction over such *Street*.

**STREET, LOCAL -** A *Street* primarily designed and intended to carry low volumes of vehicular traffic movement at low speeds within the immediate geographic area with direct *Access* to abutting properties.

**STREET, LOCAL COLLECTOR -** That portion of a *Local Street* which serves as the main entrance into a *Major Residential Subdivision*, from the *Right-of-Way* line of the *Street* from which the *Major Residential Subdivision* gains *Access*, to the *Right-of-Way* line of the first intersecting *Street* within the *Major Residential Subdivision*.

**STREET, PRIMARY ARTERIAL:** A *Street* designated on the *Thoroughfare Plan* as a Primary Arterial.

**STREET, PRIVATE:** A privately-held *Right-of-Way*, with the exception of *Alleys*, essentially open to the sky and open to the general public for the purposes of vehicular and pedestrian travel affording *Access* to abutting property, whether referred to as a *Street*, easement, road, expressway, arterial, thoroughfare, highway, or any other term commonly applied to a right-of-way for said purposes. A *Private Street* may be comprised of pavement, shoulders, curbs, sidewalks, *Parking Space*, and similar features.

**STREET, PUBLIC:** A publicly dedicated, accepted and maintained *Right-of-Way*, with the exception of *Alleys*, essentially open to the sky and open to the general public for the

purposes of vehicular and pedestrian travel affording *Access* to abutting property, whether referred to as a *Street*, lane, road, drive, expressway, arterial, thoroughfare, highway, or any other term commonly applied to a *Public Right-of-Way* for said purposes. A *Public Street* may be comprised of pavement, shoulders, gutters, curbs, sidewalks, *Parking Space*, and similar features.

**STREET, SECONDARY ARTERIAL:** A *Street* designated on the *Thoroughfare Plan* as a Secondary Arterial.

**STRUCTURE:** Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, *Structures* include *Buildings*, mobile homes, walls, *Parking Areas*, *Signs* and *Billboards*.

**SUBDIVIDER** - The owner, developer, or *Authorized Agent* of the owner or developer of real estate, who is responsible for all designs, reservations and *Improvements* related to the petition for *Primary* or *Secondary Plat* approval or the development of a *Subdivision*.

**SUBDIVISION:** The division of a parcel of land into two (2) or more *Lots*, parcels, sites, units, *Plats*, or interests for the purpose of offer, sale, lease, or development, either on the installment plan or upon any and all other plans, terms, and conditions, including resubdivision. *Subdivision* includes the division or development of land opened for residential and nonresidential uses, whether by deed, metes and bounds description, devise, intestacy, lease, map, *Plat*, or other recorded instrument. The following kinds of division of existing parcels of land are exempt:

- (a) a division of land for the sale or exchange of tracts by adjoining landowners to correct errors in an existing legal description, provided that no additional *Building* sites other than for *Accessory Buildings* are created by the division;
- (b) a division of land for the acquisition of *Street* or utility *Right-of-Way* or easement;
- (c) a division of land for the sale or exchange of tracts between adjoining land owners, provided that no additional development sites other than for *Accessory Buildings* are created by the division;
- (d) a division of land into cemetery plots for the purpose of burial; and,
- (e) a division of a *Lot of Record*, which is or may be legally developed with a *Two Family Dwelling* or a *Multifamily Dwelling*, into *Sub-Lots* for the purpose of transfer of ownership of the individual *Dwelling Units* and their associated portion of the *Lot of Record*, provided that no additional development sites are created by the division and that no *Sub-Lots* are created which do not contain a *Dwelling Unit*.

**SUBDIVISION, MAJOR RESIDENTIAL:**

- (a) A *Subdivision* of a tract of land into four (4) or more parcels or *Lots*, including any remainder of the original tract, for *Single Family* or *Two Family Dwelling* purposes;
- (b) Any *Single Family* or *Two Family Dwelling Subdivision* which involves the creation of new *Streets*, extension of water lines or sewer lines, or the creation of public *Improvements*; or
- (c) A *Subdivision* for a *Multifamily Dwelling* development.

**SUBDIVISION, MINOR RESIDENTIAL:** A *Subdivision* of a tract of land into less than four (4) parcels or *Lots*, including any remainder of the original tract, for *Single Family* or *Two Family Dwelling* purposes, which does not involve the creation of new *Streets*, extension of water lines or sewer lines, or the creation of public *Improvements*.

**SUBDIVISION, NON-RESIDENTIAL:** A *Subdivision* of a tract of land, including any remainder of the original tract, for any commercial, industrial, or *Special Exception Use*.

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**SUBDIVISION, NON-RESIDENTIAL INCREMENTAL:** A *Subdivision* of a tract of land, including any remainder of the original tract, for any commercial, industrial, or *Special Exception Use* which is submitted for *Primary* and *Secondary Plat* approval through the *Incremental Plat* approval process.

**SUB-LOTS:** Portions of a *Lot of Record* created in connection with the transfer of ownership of individual *Dwelling Units* in a *Two Family* or *Multifamily Dwelling*.

**TECHNICAL ADVISORY COMMITTEE (TAC):** A committee of technical consultants established to provide the *Director* with technical assistance in the review of plans for compliance the provisions of this Ordinance, the Plainfield Subdivision Control Ordinance and other applicable rules and regulations of federal, state or local agencies.

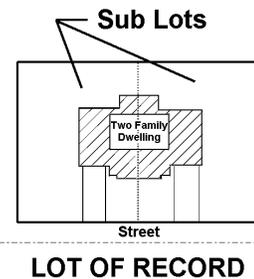
**TEMPORARY SEASONAL RETAIL SALES:** A *Temporary Use* established for a fixed period of time, for the retail sale of seasonal products, including, but not limited to, such items as Christmas trees, pumpkins, and fireworks. This use may or may not involve the construction or alteration of any permanent *Building* or *Structure*.

**TEMPORARY USE:** A land use established for a limited and fixed period of time with the intent to discontinue such use upon the expiration of the time period.

**THOROUGHFARE PLAN -** That portion of the *Comprehensive Plan* which sets forth recommendations for major *Street* alignments and *Street* classifications.

**TOURIST HOME:** See *Bed and Breakfast*.

**TOWN ENGINEER:** The licensed engineer designated by the Town of Plainfield to furnish engineering assistance and advice in the administration of the Plainfield Zoning Ordinance and the Plainfield Subdivision Control Ordinance.



**TOWN STANDARDS:** Those drawings, memorandum and specifications established by the *Town Engineer*, under the authority of the Town Council, for the sole purpose of identifying the minimum quality and performance standards for facilities, or components thereof, which, in the opinion of the *Town Engineer*, may impact the integrity of the public works system, thereby impacting the public health, safety, comfort, convenience and general welfare of the Town of Plainfield.

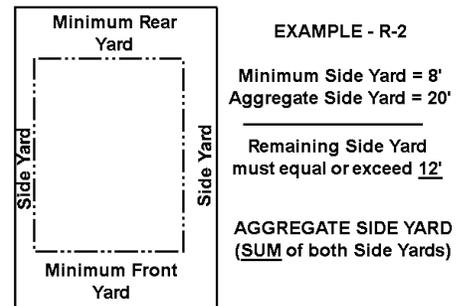
**TRANSFER STATION:** A facility where solid waste is transferred from a vehicle or container to another vehicle or container for transportation. The term does not include the following:

- (a) a facility where the solid waste that is transferred has been generated by the facility; or,
- (b) a *Recycling Facility*. (For reference see Indiana Code 13-7-1.)

**UNDERGROUND FACILITIES:** An *Accessory Structure* which is at least seventy-five (75) percent subterranean, utilized for storage of personal property or as a temporary shelter for people, such as a storm cellar or fallout shelter.

**WALKWAY:** A defined pedestrian way, typically improved with concrete or asphalt, which provides for pedestrian movement on private property. A *Walkway* may or may not be located in an pedestrian easement.

**WAREHOUSE AND DISTRIBUTION CENTER:** A *Building* or *Structure* for the storage of goods, materials or products awaiting shipment to another location for



wholesale or retail trade.

WEEKEND DIRECTIONAL SIGN: See, *Sign, Weekend Directional*.

YARD: An open space, unobstructed to the sky, extending fully across the *Lot* while situated between the *Front, Side or Rear Lot Line* and the established *Front, Side or Rear Building Line*.

YARD, AGGREGATE SIDE: The total combined distance of both *Side Yards* on an individual *Interior Lot or Double Frontage Lot*.

YARD, FRONT: An open space, unobstructed to the sky, extending fully across the *Lot* while situated between the *Front Lot Line* and the established front *Building Line*.

YARD, INTERIOR: An open space, unobstructed to the sky, extending out from the wall of a *Multifamily Dwelling*.

YARD, MINIMUM: An open space unobstructed to the sky, extended fully across the *Lot* situated between a *Lot Line* and a *Setback Line*. *Minimum Yards* may be a *Front Yard*, a *Side Yard* or a *Rear Yard* depending on which *Lot Line* the required *Yard* abuts.

YARD, PERIMETER: An open space, unobstructed to the sky, extending fully across the *Lot* while situated between any *Front, Side and Rear Lot Line* and the minimum required front, side and rear *Setback*.

YARD SALE: See *Garage Sale*.

YARD, SIDE: An open space, unobstructed to the sky, extending fully across the *Lot* while situated between a *Side Lot Line* and the established *Side Building Line*.

YARD, REAR: An open space, unobstructed to the sky, extending fully across the *Lot* while situated between the *Rear Lot Line* and the established *Rear Building Line*.

