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INTRODUCTION

PROJECT

INDY 40, LLC, an Indiana limited liability company ("Developer") is pleased to submit the following proposed PUD District Ordinance in support of its request to rezone approximately 37.10 acres of real estate to a planned unit development district. The real estate which is the subject of this request is located on the northwest side of the interchange currently under construction from Interstate 70 to the existing County Road 1050 and is located west of the relocated road (which will thereafter be named the Ronald Reagan Parkway). Generally speaking, this request will allow the development of a mixed-use project consistent with the wide variety of uses in the Town of Plainfield in the area of the Greater Indianapolis Metropolitan Airport. Proposed uses include warehouse and distribution, light industrial and manufacturing, flex space, office uses and other compatible commercial uses. The resulting commercial development, to be known as Sierra Gateway Park, will be an integration of high quality commercial land uses. Sierra Gateway Park will include commercial, light manufacturing and light industrial buildings tailored to the specific needs of diverse users, compatible with other commercial uses in the area, but not limited to the large bulk warehouse and distribution facilities that dominate certain developments in the area. Sierra Gateway Park would also contain associated cross parking and access areas serving the individual buildings in the park to eliminate the need for an interior roadway system, thereby reducing the land area used for motor vehicle access, while providing efficient traffic patterns within the park.

PETITIONER

The Developer is a company recently formed by the principals of Sierra Crest Equities, LLC, together with several other investors, and Sierra Crest has had a significant presence in Indiana for over five years, having acquired, developed, owned and managed significant industrial projects in Indianapolis, Ft. Wayne and Greenwood through its affiliated companies. Developer's portfolio currently includes commercial developments in California, Nevada, Tennessee and West Virginia. Sierra Crest has primary offices in Sacramento, California and Chicago, Illinois, with a permanent office to be located at the Pan Am Plaza in Indianapolis. Sierra Crest has recently completed or begun construction and development of commercial projects in Clovis, California (Fresno) and Elk Grove, California (Sacramento). The Developer is committed to providing the highest quality commercial development at Sierra Gateway Park consistent with sound design and planning principles, responsible environmental policies, and sound economic principles. The Developer is also committed to bringing a new tenant base to the area that is different from the users of large bulk warehouse and distribution buildings that currently saturate the area. Developer believes that Sierra Gateway Park will meet the demands of further positive commercial growth in the Town of Plainfield, Indiana.

**SIERRA GATEWAY PARK
PUD DISTRICT ORDINANCE**

BY INDY 40, LLC,

**PUD DISTRICT ORDINANCE ESTABLISHING THE
SIERRA GATEWAY PARK PLANNED UNIT DEVELOPMENT DISTRICT**

WHEREAS, Section 6.1 of the Town of Plainfield Zoning Ordinance, as amended (the "Zoning Ordinance"), provides for the establishment of a PUD District in accordance with the requirements of IC 36-7-4-1500 et. seq. (the "PUD Statute");

WHEREAS, Indy 40, LLC, an Indiana limited liability company ("Developer"), submitted an application to the Town of Plainfield Plan Commission (the "Plan Commission") to adopt a PUD District Ordinance for certain property located in the Town of Plainfield, Hendricks County, Indiana, as further described herein;

WHEREAS, Developer's application is consistent with the provisions of the Zoning Ordinance and the PUD Statute;

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and the Zoning Ordinance, the Plan Commission conducted a public hearing concerning Developer's application for a PUD District Ordinance on _____, 2004 at _____ p.m.;

WHEREAS, the Plan Commission has given a _____ recommendation to the ordinance set forth herein which establishes the Sierra Gateway Park planned unit development district (the "District");

NOW, THEREFORE, be it ordained by the common council of the Town of Plainfield, Indiana (the "Council"), that pursuant to IC-36-7-4-1500 et. seq., it adopts this ordinance as an amendment to the Zoning Ordinance.

1. Legislative Intent. Having given reasonable regard to the matters specified in Section 6.1 of the Zoning Ordinance, the intent of the Council in adopting this PUD District Ordinance Establishing The Sierra Gateway Park Planned Unit Development District (the "PUD Ordinance") is to ensure that the increased flexibility, permitted uses and specific development requirements over land development offered herein is carried out in the administrative standards and procedures.

2. Applicability of Ordinance. The official zoning map, a part of the Zoning Ordinance, is hereby changed to designate that certain real estate located in the Town of Plainfield, Hendricks County, Indiana, as further described on Exhibit A attached hereto, as a plan unit development district.

3. PUD Development. Development in the District shall be governed entirely by the provisions of this PUD Ordinance and the provisions of the Zoning Ordinance specifically referenced within this PUD Ordinance and as in effect as of the date hereof.

4. Uses Permitted in the Sierra Gateway Park PUD District.

4.1 Permitted Uses. The following uses shall be permitted in the District:

(a) Those uses shown as Permitted Uses in Sections 2.12 A. and 2.13 A., and Accessory Uses in Section 4.1 A., of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, the schedule of which uses is attached hereto as Schedule 1-A;

(b) Manufacturing Uses;

(i) Light Assembly or Repair of Medical Devices;

(ii) Light Manufacturing, Assembly and Repair categorized as "Industrial Uses" in Section 2.14 A. of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, excluding Petroleum Tank Farm (Commercial), the schedule of which uses is attached hereto as Schedule 1-B;

Provided, however, in no event shall any single user within the District be permitted to occupy more than fifty thousand (50,000) square feet for Manufacturing Uses set forth in this Section 4.1 (b).

4.2 Prohibited Uses. No building or land use shall be used and no building shall be erected, reconstructed or structurally altered within the District which is arranged, intended or designed to be used for any purpose other than a use which is listed in Paragraph 4.1 above. No special uses or contingent uses shall be permitted in the District.

4.3 Additional Prohibited Uses. In addition, the display of pornographic materials is prohibited, as well as strip clubs, go go bars or other similar offensive uses; rental car lots are also prohibited.

5. Development Requirements of the Sierra Gateway Park.

5.1 Height. The maximum Height of any structure located in the District shall not be greater than fifty (50) feet. Height shall mean the vertical distance from ground level to the highest point of the structure.

5.2 Front, Rear and Side Yard Setback. The minimum setback lines shall be as shown in Section 2.12 B. of Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, except as specifically modified on the schedule attached hereto as Schedule 2. Specifically, the Front Yard Setback along Ronald Reagan Parkway shall be sixty (60) feet, and the Front Yard Setback along Columbia Road shall be thirty (30) feet.

5.3 Minimum Building Separation. No portion of any building shall be located closer than twenty (20) feet to another building, excluding porches, patios, decks and architectural appurtenances.

5.4 Encroachment. Architectural features and appurtenances may encroach into the Rear Yard Setback, the Front Yard Setback or the Rear Yard Setback up to a maximum of three (3) feet. Parking and drive areas may encroach into the Front Yard Setback along Ronald Reagan Parkway; provided, however, no portion of any parking shall be closer than twenty-five feet (25') from the right-of-way for Ronald Reagan Parkway.

5.5 Signs. The signs in the District shall be consistent with the design and style of the buildings in the District and the overall development, all of which will blend with the overall development of the interchange at Interstate 70 and the new Ronald Reagan Parkway. The nature of Sierra Gateway Park dictates specific signage needs and criteria. Similar to modern development, sign identification is essential, for the entire development as well as the individual components and uses within the development. Signage must be effectively used for traffic control and direction.

(a) Integrated Center Signage. Integrated Center Signage will be limited to identification signage for the entire development. Such signs will be designed as monument signs, using colors and materials that complement the architecture of the buildings in the development, made of precast concrete with aluminum or vinyl die-cut letters. An example of such signage is attached as Schedule 3-A. There shall be a maximum of two (2) such signs each on the frontage of the District on Ronald Reagan Parkway and Columbia Road. Any such signage located on the frontage of Ronald Reagan Parkway shall not contain any tenant or building occupant names;

(b) Building Signage. Building signage for the tenants or occupants of each building within the District may consist of any color and font and may contain company logos. The illumination for such signs will be limited to internally illuminated, individual letters, except an internally illuminated, box style sign may be used for company logos; provided in no event may the area of all signs on any building, including any box sign, exceed the maximum "Sign Surface Area" set forth in Section 7.4 D. of the Zoning Ordinance in effect as of the date this PUD Ordinance, which is attached hereto as Schedule 3-B;

(c) Directional Signage. Directory signs containing information regarding the identification of buildings within the District shall be limited to one (1) such sign at each entry to the development and at each such point in the development at intersecting drive areas where such signage would be beneficial in identifying the location of individual buildings. Such signs may include addresses and directional arrows, as well as identification of individual occupants of buildings within the District. The maximum sign surface area of each such sign shall be twenty-four (24) square feet.

(d) Address Signage. Individual, non-illuminated numbers may be located on the façade of each building, at one or more locations, to facilitate emergency response service.

(e) Prohibited Signs. Signs that are prohibited under the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, the schedule of which uses is attached hereto as Schedule 3-C, shall be prohibited in the District.

5.6 Drive Areas.

(a) Drive areas within the district shall be located in the parking areas serving individual lots and building and shall be designated as cross-access areas in a recorded cross access and parking agreement (the "Declaration") so that there shall be unimpeded flow of vehicular traffic to and from all lots in the district by means of such internal drive areas.

5.7 Lighting.

(a) Street lamps shall be provided along all streets at intervals not to exceed one hundred (100) feet. The location and standard specifications for a street lamp shall be included in the Detailed Final Plan.

(b) The maximum height for a light standard or street lamp shall be twenty five (25) feet.

(c) All light standards in the District shall be of a uniform design and material. Lighting shall not exceed 0.50 footcandles at the property lines of the District.

(d) A photometric diagram shall be submitted with the Detailed Final Plan.

5.8 Landscaping.

(a) The perimeter landscaping along Ronald Reagan Parkway and Columbia Drive shall comply with the Level 4 landscaping requirements as set forth in Table 4.7 B. of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, which requirements are attached hereto as Schedule 4-A.

(b) The perimeter landscaping for all other portions of the District shall comply with the Level 2 landscaping requirements as set forth in Table 4.7 B. of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, which requirements are attached hereto as Schedule 4-A.

(c) The general landscaping requirements for the District shall comply with Section 4.7 of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, which requirements are attached hereto as Schedule 4-B,

with the perimeter landscaping being established pursuant to Paragraphs 5.8 (a) and (b) above.

(d) There shall be landscaping around the foundation of each building constructed within the District satisfying the landscaping requirements as set forth in Section 4.7 C. of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, which requirements are contained in Schedule 4-B attached hereto.

5.9 Architectural Guidelines.

(a) Architecture shall be contemporary in nature.

(b) The general colors of the buildings shall be light in value with darker colors as accents. Each building will have a minimum of two colors of exterior materials excluding windows.

(c) "Wing" walls, freestanding walls, canopies, changes to wall heights, or similar treatments may be used to accentuate major building entries.

(d) All building facades facing public roads will be broken up with building offsets of 2' or greater in depth or a change in exterior wall parapet height of 2' or higher. These changes in exterior wall will be a maximum of 200' on center.

(e) Building materials will be contemporary in nature.

(f) The following materials are permitted:

(i) Glass

(ii) Brick

(iii) Precast or Tilt-up concrete wall panels. Panels shall be painted or have a uniform finish of exposed aggregate, or uniform sandblasted finish.

(iv) Concrete block with textured, split face, ribbed, sandblasted or ground faces

(v) Glass Block

(vi) Composite metal clad, or stone clad wall panels ie. "Alucobond".

(g) Residential style buildings are not permitted.

(h) The following materials are not permitted:

- (i) Mansard style roofs, wood or asphalt shakes or shingles
- (ii) Wood, wood composite, or vinyl sidings
- (iii) Ribbed metal wall panels
- (iv) Galvanized industrial standing seam roof panels.

(i) Other materials not noted within will be subject to review and approval by the Plan Commission.

5.10 Parking and Off-Street Loading. Off-Street Parking requirements shall comply with the requirements of Section 4.10 of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, which requirements are attached hereto as Schedule 5-A, and Off-Street Loading requirements shall comply with the requirements of Section 4.11 of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, which requirements are attached hereto as Schedule 5-B; provided, however, the requirements set forth in Section 4.11 C. and Section 4.11 D. shall not apply to the District.

5.11 Utilities.

(a) Storm Water. All impervious surfaces shall be designed to provide for adequate storm water run off, including necessary retention and/or detention areas. The District shall include an adequate storm water sewer system in accordance with the current standards of the Town of Plainfield. All necessary easements for the storm water system shall be provided. All swales, open ditches or other similar drainage structures shall be constructed in exact conformance with the submitted plans and specifications as shown on the Final Detailed Plan, and all open ditches or swales shall be seeded or sodded to the extent required under the guidelines of the Hendricks County Soil and Water Conservation District. Detailed plans for the entire storm water system shall be included in the Final Detailed Plan.

(b) Sanitary Sewer. The District shall include an adequate sanitary sewer system. The sanitary sewer system shall connect with a public utility system with adequate capacity to serve the District. Plans for the sanitary sewer system shall be included in the Final Detailed Plan. Upon completion of the installation of the sanitary sewer system, two sets of plans for such system as built shall be filed with the Town of Plainfield Building Commissioner.

(c) Potable Water. The District shall include a watermain supply system, which shall be connected to a municipal or community water supply approved by the Indiana State Board of Health. Plans for the installation of a watermain supply system shall be submitted with the Final Detailed Plan, and these plans and systems shall be built in accordance with the current standards of the Town of Plainfield or the standards and specifications of the appropriate public or private utility service. Upon completion of the water supply installation,

two sets of plans for such system as built shall be filed with the Town of Plainfield Building Commissioner.

(d) Fire Hydrants. Fire hydrants shall be provided in the District according to current standards of the Town of Plainfield, or the standards and specifications of the appropriate public or private water utility. The location of all fire hydrants and the standard specifications for such fire hydrants shall be submitted with the Final Detailed Plan.

(e) Electric Service. The District shall include an adequate system for the distribution of electric service for buildings and uses located in the District. Such electric service system shall be built according to the requirements of the applicable electric utility providing service to the District.

6. Preliminary Development Plan.

6.1 Preliminary Development Plan. This PUD Ordinance shall include the following, all of which are hereby incorporated by reference and made a part of this PUD District Ordinance, and all of which are hereinafter considered the "Proposed Preliminary Plan":

(a) Preliminary Development Plan prepared by The Schneider Corporation as Project No. _____, dated _____, comprised of _____.

6.2 Final Detailed Plan Secondary Approval. Approval of a Final Detailed Plan for all or a portion of the District shall be governed by the provisions of Section 6.1 D. of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, which requirements are attached hereto as Schedule 6-A.

6.3 Improvements Location Permit. Approval of any modification of the Preliminary Proposed Plan affecting all or any portion of the District shall be governed by the provisions of Section 6.1 E. of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, which requirements are attached hereto as Schedule 6-B.

7. Amendment.

7.1 This PUD Ordinance may only be amended in compliance with the procedures set forth in Section 6.1 E of the Zoning Ordinance in effect as of the date this PUD Ordinance is enacted, which requirements are attached hereto as Schedule 7-A.

PASSED by the Common Council of the Town of Plainfield, Indiana, this ____ day of _____, 2004, by a vote of ____ ayes and ____ naves.

COMMON COUNCIL FOR THE TOWN OF PLAINFIELD

DELETED
USES
SCHEDULE 1-A

2.12 I-1: Research / Office Industrial

Intent - The I-1: Research / Office Industrial *Districts* are established to promote the development of research facilities, testing laboratories, and administrative facilities that are office-like in physical appearance and service requirements. This *District* is used as a transitional use or buffer between residential areas and more intense industrial uses.

A. Permitted Uses.

1. Primary Uses

Agricultural Uses

Commercial Greenhouse
Cropland and Orchards
Plant Nursery

Communication/Utilities

Communication Relay Tower
Telephone Exchange

Educational Use

School - Commercial, Trade or
Business

Governmental Use

Police Station
Post Office
Fire Station

Industrial Uses

Engineering Laboratories
Flex-Space
Research Laboratories

Miscellaneous

Mail Order Distribution

Office/Professional Services

Architect
Artist
Bank Machines
Bank/Credit Union
Dentist
Design Services
Engineer
Insurance Agent
Lawyer
Musician
Physician
Pharmacist
Professional Offices
Real Estate Office
Photographic Studio
Service Organization Office
Travel Agency

Public Facilities

Public Park

2.13 I-2: Office / Warehouse Distribution

Intent - The I-2: Office / Warehouse Distribution *Districts* are established to encourage the development of office/warehouse, warehouse/distribution, wholesale and assembly business establishments which are: clean, quiet, free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare; operated entirely within enclosed structures; and, which require reasonable *Access to Arterial Streets or Collector Streets*. This *District* is designed as a transitional use between heavy manufacturing uses and other less intense business uses.

A. *Permitted Uses.*

1. *Primary Uses*

Agricultural Uses

Commercial Greenhouse
Cropland and Orchards
Plant Nursery

Communications/Utilities

Communication Relay Tower
Telephone Exchange

Educational Use

School - Commercial, Trade or
Business

Food Sales and Service

Wholesale Produce Terminal

Governmental Use

Fire Station
Police Station
Post Office

Industrial Uses

Bottled Gas Storage and
Distribution
Engineering Laboratories
Distribution Center

Manufacture, Assembly or Repair
of:

Appliances:

light
portable
household

Bottling of Beverages

Bottling of Food

Bottling of Milk Products

Clocks and Watches

Cloth products from
finished cloth

Electric Hand Tools

Electric Neon Signs

Electric Materials

Electric Motors

Electrical components and
sub-assemblies

Jewelry (including
engraving)

Leather Products from
Finished Leather

Light Component Parts of
Products

Mattresses

Medicine

Musical Instruments

Office Equipment
including assembly

Article 2.13
Office / Warehouse District

Manufacture, Assembly or Repair
of (Cont.):

Office machinery,
electrical
and mechanical
Optical Goods
Paper box and paper
products from finished
paper
Pharmaceutical Products
Phonograph Records &
Compact Discs
Pre-manufactured Parts,
Sub-assemblies or
Components
Recording Instruments
Sports Equipment
Tools and Implements
(electrical or non-
electrical)
Toys
Research Laboratories
Warehouse
Warehouse and Distribution
Center

Miscellaneous

Mail Order Distribution
Wholesale Business

Office/Professional Services

Offices (related to and in
conjunction with another
permitted use)
Construction Companies,
Contractors, and Home
Remodeling Companies
(including storage of materials
and equipment with accessory
offices but no retail commercial
activities)

Public Facilities

Public Park

~~2. Special Exception Uses~~

Communication/Utilities

Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Industrial Use

Truck Terminal

Miscellaneous

Artificial Lake
Self-storage (Mini-) Warehouse
(not within 600' of a Gateway
Corridor)
Welding

Public Facilities

Neighborhood Recycling
Collection Point

3. Accessory Uses - See Article IV.

~~4. Temporary Uses - See Article IV.~~

~~B. Development Standards.~~

SCHEDULE 1-B

~~2.14-1.3. Light Manufacturing~~

~~Intent~~ ~~The I-3 Light Manufacturing Districts are established to encourage~~
development of manufacturing and processing facilities which may require limited
amounts of *Outside Storage*. These activities require extensive community facilities,
and excellent *Access to Arterial Streets or Collector Streets*. *Permitted Uses* in this
District may have Outdoor Storage/service areas and may generate heavy traffic, but
such operations shall be subject to specific *Development Standards*.

~~A. Permitted Uses.~~

~~1. Primary Uses~~

~~Agricultural Uses~~

Commercial Greenhouse
Cropland and Orchards
Plant Nursery

~~Automobile Service~~

Auto/truck Storage (Outdoor)
Painting and Customizing
Racing and Testing

~~Communications/Utilities~~

Communication Relay Tower
Storage Tanks - Non-hazardous
Telephone Exchange

~~Educational Use~~

School - Commercial, Trade or
Business

~~Food Sales and Service~~

Farmers Market
Wholesale Produce Terminal

~~Governmental Use~~

Fire Station
Police Station
~~Post Office~~

Industrial Uses

Bottled Gas Storage and
Distribution
Distribution Center
Engineering Laboratories
Manufacture, Assembly or Repair
of:

Alcoholic beverages

Appliances:

light
major electric or
gas
portable
household

Bottling of Beverages
Bottling of Food
Bottling of Milk Products
Brewing Distillation of
Liquor and Spirits

Cabinets
Cans
Clocks and Watches
Cloth products from
finished cloth
Coating (excluding tar
products)
Communication equipment
and assembly
Construction Equipment
and Machinery
Containers

Article 2.14
Light Manufacturing District

Industrial Uses (Continued)

Cosmetics
Dairy or Milk Products
Detergents and Soaps
Electric Hand Tools
Electric Neon Signs
Electric Materials
Electric Motors
Electrical components and
sub-assemblies
Elevators
Furniture
Jewelry (including
engraving)
Leather Products from
Finished Leather
Light Component Parts of
Products
Machinery and Machinery
components
Malt Products
Marine Equipment
Mattresses
Medicine
Musical Instruments
Non-alcoholic Beverages
Office Equipment
including assembly
Office machinery,
electrical
and mechanical
Optical Goods
Paper box and paper
products from finished
paper
Pharmaceutical Products
Phonograph Records &
Compact Discs

Pre-manufactured Parts,
Sub-assemblies or
Components
Prefabricated Wood
Building and Structural
Members
Recording Instruments
Sports Equipment
Starch
Textiles
Tools and Implements
(electrical or non-
electrical)
Toys

Petroleum Tank Farm
(Commercial)
Research Laboratories
Truck Terminal
Warehouse
Warehouse and Distribution
Center

~~Office/Professional Services~~
Construction Companies,
Contractors, and Home
Remodeling Companies
(including storage of materials
and equipment with accessory
offices but no retail commercial
activities)

Miscellaneous
Mail Order Distribution
Welding
Wholesale Business

Public Facilities
~~Public Park~~

2. ~~Special Exception Uses~~

~~Communication/Utilities~~
~~Public Utility Substation~~
~~Public Wells~~

~~Sewage Treatment Plant~~

~~Water Treatment Plant~~

SCHEDULE 2

Article 2.12
Research / Office Industrial District

~~2. Special Exception Uses~~

~~Communication/Utilities
Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant~~

~~Food Sales and Service
Restaurant without Alcoholic
Beverages
Restaurant with Alcoholic
Beverages~~

~~Educational Uses
Child Care Center
Kindergarten~~

~~Miscellaneous
Artificial Lake~~

~~Public Facilities
Neighborhood Recycling
Collection Point~~

~~3. Accessory Uses - See Article IV.~~

~~4. Temporary Uses - See Article IV.~~

B. Development Standards.

1. Minimum Lot Width and Frontage - each Lot, Integrated Center or Industrial Park shall have a minimum of 75 feet on a Public Street.

2. Minimum Yards and Minimum Building Setbacks

a. Front - a minimum Front Yard and minimum Building Setback measured from the Proposed Right-of-Way shall be provided as follows:

Interstate Street:	60' - RONALD REAGAN HWY
Primary Arterial Street:	30' - COLUMBIA ROAD
Secondary Arterial Street:	30'
Collector Street:	30'
Local Street / Cul-de-sac Street:	30'

b. Minimum Side Yard and Setback - shall be provided from the Lot Line as follows:

- (1) Minimum Side Yard - 10 feet
- (2) Minimum Side Bufferyard - 25 feet

c. Minimum *Rear Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

- (1) Minimum *Rear Yard* - 10 feet
- (2) Minimum *Rear Bufferyard* - 25 feet

3. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:

- a. Minimum *Front Yards* and Minimum *Front Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV;
- b. Minimum *Side* and *Rear Yards* - minimum *Side* and *Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said yards shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV;
- c. Minimum *Side* and *Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV.

~~4. Maximum *Building Height* - 35 feet~~

5. *Parking* and *Loading* - See Article IV.

6. *Signs* - See Article VII.

7. *Outside Storage* and *Operations* - All storage, servicing and operations, except for parking and loading, shall be conducted within completely enclosed *Buildings*.

8. *Landscape Requirements* - See Article IV.

SCHEDULE 3-C

Article 7.3
Signs: Prohibited

7.3 Prohibited Signs

The following *Signs* shall be prohibited in all zoning *Districts*:

- A. *Signs* located on, in or above the *Right-of-Way* of any *Street* or *Alley*, except for: (i) official *Signs* or *Signs* erected on behalf of or pursuant to authorization of a governmental body; and (ii) *Projecting Signs* as may be permitted by later Sections of this Article.
- B. *Signs* which interfere with *Street* intersections. No *Sign*, permanent or temporary, shall be erected so that it interferes with the Vision Clearance Area provided for in Article 4.14.
- C. *Signs* which interfere with, obstruct the view of, or be confused with any authorized traffic *Sign*, signal, or device.
- D. Outline lighting of *Lot Lines* or open sales areas.
- E. *Portable Signs*, including but not limited to: A- or T-frame *Signs*; *Signs* on trailer frames; menu and sandwich board *Signs*; balloon *Signs* (except as permitted by Article 7.2, H.); umbrellas used for advertising; and, *Signs* attached to or painted on a vehicle parked and visible from the *Public Right-of-Way*, provided, however, a vehicle which is used in the normal day-to-day operation of the business shall not be considered a *Portable Sign*.
- F. Any rotating beam, beacon, intermittent light, lights of changing degrees of intensity, or flashing illumination in connection with any *Sign Surface*, except *Signs* indicating the time, date or weather conditions (except as permitted by Article 7.2, H.).
- G. *Signs* attached to trees.
- H. *Signs* attached to utility poles, except for *Signs* erected on behalf of or pursuant to authorization of a governmental body.
- I. Pennants, banners, streamers and wind *Signs*, except that banners may be used in connection with a special event as provided for by Article 7.2, H.
- J. *Signs* that bear or contain statements, words or pictures of an obscene, pornographic, immoral character, or which contain advertising matter which is untruthful or will offend public morals or decency.
- K. *Signs* or any portion thereof which moves or assumes any motion or gives the illusion of moving.

SCHEDULE 3-B

Article 7.4

Signs: On-Premise, Commercial, Industrial

D. Building Identification Signs.

1. Type of Signs.

Building Identification Signs shall be limited to Wall Signs.

2. Number of Building Identification Signs.

There shall be no limit to the number of *Wall Building Identification Signs* per facade, provided that the total *Sign Surface Area* of all *Wall Signs* located on each *Building* facade shall not exceed the maximum *Sign Surface Area* for the *Building* facade upon which such *Signs* are located.

3. Maximum Sign Surface Area of Building Identification Signs.

The total *Sign Surface Area* of all *Building Identification Signs* oriented to an individual facade shall not exceed:

- a. Front Facade - ten (10) percent of the total area of the front facade of the *Structure* or tenant space;
- b. Side and Rear Facades - five (5) percent of the side or rear facade of the *Structure* or tenant space; and,
- c. The linear measurement of a *Business Identification Wall Sign* shall not exceed eighty (80) percent of the linear width of the facade of the *Structure* or tenant space on which the *Sign* is located.

Provided, that for any *Building* which has more than one *Street Frontage*, the maximum *Sign Surface Area* of ten (10) percent shall apply to all *Building* facades with *Street Frontages*.

~~E. Incidental Signs.~~

~~1. Type of Signs~~

~~Incidental Signs shall be Ground or Wall Signs.~~

SCHEDULE 4-A

TABLE 4.7-B - LEVELS OF PERIMETER PLANTINGS

- Level 1 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 1.0 for each one-hundred (100) lineal feet.
- Level 2 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 2.0 for each one-hundred (100) lineal feet, provided that at least 25% of the *Plant Unit Value* shall be derived from Deciduous Shade (Overstory) Trees, Deciduous Ornamental (Understory) Trees, Evergreen Trees or Evergreen Trees - Narrow Spread.
- Level 3 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 3.0 for each one-hundred (100) lineal feet, provided that at least 25% of the *Plant Unit Value* shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 25% of the *Plant Unit Value* shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.
- Level 4 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 4.0 for each one-hundred (100) lineal feet, provided that at least 25% of the *Plant Unit Value* shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 50% of the *Plant Unit Value* shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.
- Level 5 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 5.0 for each one-hundred (100) lineal feet, provided that at least 10% of the *Plant Unit Value* shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 75% of the *Plant Unit Value* shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.

4. Foundation planting areas shall maintain a minimum depth in the smallest dimension of six (6) feet ; and,
5. Foundation planting areas shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as a foundation planting strip in compliance with the requirements for a Level 1 Plantings as set forth in Table 4.7-B; and

D. Parking Lot Landscaping in Commercial and Industrial Districts.

1. *Interior Parking Lot Landscaping in Commercial and Industrial Districts.*

All new surface *Parking Lots* and expanded surface *Parking Lots* (except for semi-truck loading and maneuvering areas and *Parking Areas*) located in any Commercial or Industrial *District* shall include at least one interior landscape island measuring eight feet by eighteen feet (8' X 18') minimum for every fifteen (15) *Parking Spaces*. Each interior landscape island shall contain at least one Deciduous Shade (Overstory) Tree, Deciduous Ornamental (Understory) Tree or Evergreen Tree. All trees shall comply with the size at time of planting as indicated in Table 4.7-C.

Space devoted to interior landscape islands shall be in addition to any required *Front, Side or Rear Yards*, required front, side or rear *Bufferyards*, or required foundation plantings.

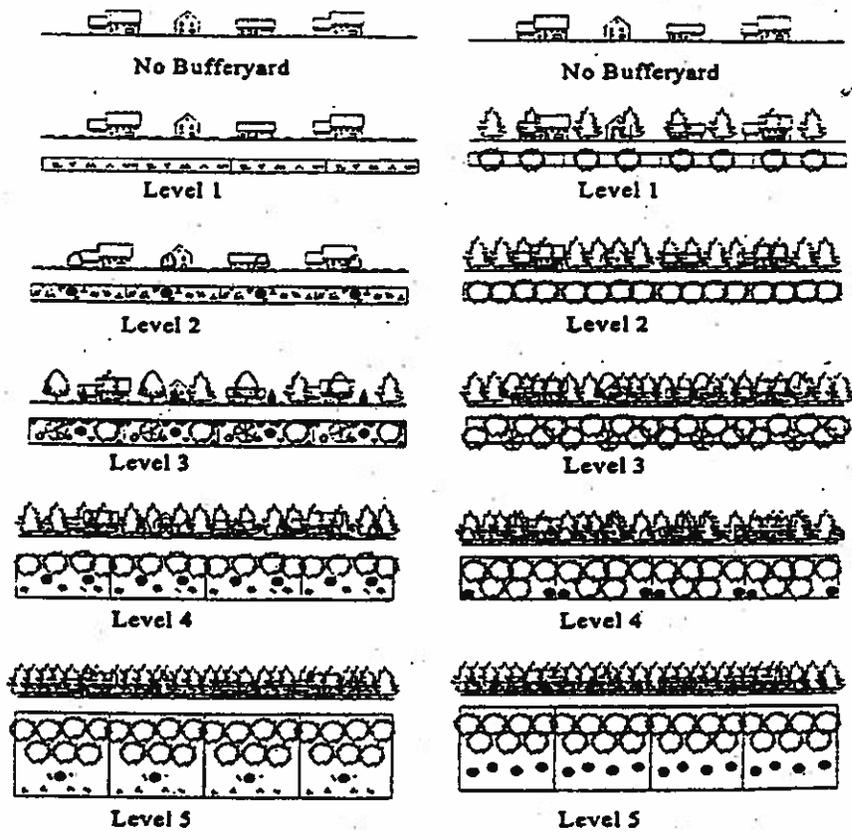
The area devoted to interior landscape islands may be located individually in the interior of the *Parking Lot* or may be aggregated into one or more landscape areas. When located individually, interior landscape islands shall be located so as to define vehicular and pedestrian traffic patterns. When aggregated into one or more landscape areas, interior landscape islands shall function to: preserve existing trees, create boulevard treatments, create landscape features, create common open space areas for passive recreational activities, or define vehicular and pedestrian traffic patterns.

2. *Perimeter Landscaping of Parking Lots in Commercial and Industrial Districts.*

In addition to landscaping provided in required *Yards* and required *Bufferyards*, if a *Parking Area* is located between a *Building* and a required *Front Yard* or between a *Building* and a required front, side or

rear *Bufferyard*, the side of the *Parking Area* facing the *Front Yard* or the front, side or rear *Bufferyard* shall be screened by:

- a. a compact hedge row located between the *Front Yard* or a *Bufferyard* and the edge of the *Parking Area* planted three feet on-center (3' o.c.) and between twenty-four and thirty inches (24" - 30") in height at the time of planting; or
- b. hedge plants in combination with: an ornamental, decorative fence or masonry wall or earthen berm provided that the *Plant Unit Value* of the hedge, wall and/or berm equals 1.5.



SAMPLE LANDSCAPING
Maximizing Use of Shrubs

SAMPLE LANDSCAPING
Maximizing Use of Evergreens

NOTE: Each sample area represents a total length of four hundred (400) feet. Depth of the sample areas varies for illustrative purposes only. Trees indicated are at full growth, not at time of planting.

TABLE 4.7-A - PERIMETER LANDSCAPE YARDS

Adj. Prop	Zoning Of Subject Property															
	AG	RR	R-1	R-2	R-3	R-4	R-5	R-6	TC	OD	NR	GC	L1	L2	L3	L4
AG	NA	NA	NA	NA	NA	NA	1	1	NA	1	2	3	1	2	3	4
RR	NA	NA	NA	NA	NA	NA	2	2	NA	2	3	4	2	3	4	5
R-1	NA	NA	NA	NA	NA	NA	2	2	NA	2	3	4	2	3	4	5
R-2	NA	NA	NA	NA	NA	NA	2	2	NA	2	3	4	2	3	4	5
R-3	NA	NA	NA	NA	NA	NA	2	2	NA	2	3	4	2	3	4	5
R-4	NA	NA	NA	NA	NA	NA	2	2	NA	2	3	4	2	3	4	5
R-5	NA	NA	NA	NA	NA	NA	2	2	NA	2	3	4	2	3	4	5
R-6	NA	NA	NA	NA	NA	NA	1	1	NA	2	3	4	2	3	4	5
TC	NA	NA	NA	NA	NA	NA	1	1	NA	1	1	1	1	1	1	2
OD	NA	NA	NA	NA	NA	NA	1	1	NA	1	1	1	1	1	1	2
NR	NA	NA	NA	NA	NA	NA	1	1	NA	1	1	1	1	1	1	2
GC	NA	NA	NA	NA	NA	NA	1	1	NA	1	1	1	1	1	1	2
I-1	NA	NA	NA	NA	NA	NA	1	1	NA	1	1	1	1	1	1	2
I-2	NA	NA	NA	NA	NA	NA	1	1	NA	1	1	1	1	1	1	2
I-3	NA	NA	NA	NA	NA	NA	1	1	NA	1	1	1	1	1	1	2
I-4	NA	NA	NA	1	NA	NA	2	2	NA	1	1	1	1	1	1	2
LA	NA	NA	NA	NA	NA	NA	1	1	NA	1	1	2	1	1	2	3

LA = Limited Access Right-of-Way.
 3 = Level 3.
 NA = Screening not required.
 4 = Level 4.
 1 = Level 1.
 5 = Level 5.
 2 = Level 2.
 Town of Plainfield
 4.7.4

TABLE 4.7-B - LEVELS OF PERIMETER PLANTINGS

- Level 1 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 1.0 for each one-hundred (100) lineal feet.
- Level 2 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 2.0 for each one-hundred (100) lineal feet, provided that at least 25% of the *Plant Unit Value* shall be derived from Deciduous Shade (Overstory) Trees, Deciduous Ornamental (Understory) Trees, Evergreen Trees or Evergreen Trees - Narrow Spread.
- Level 3 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 3.0 for each one-hundred (100) lineal feet, provided that at least 25% of the *Plant Unit Value* shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 25% of the *Plant Unit Value* shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.
- Level 4 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 4.0 for each one-hundred (100) lineal feet, provided that at least 25% of the *Plant Unit Value* shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 50% of the *Plant Unit Value* shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.
- Level 5 = Any combination of plants selected from the *Plant Categories* listed in Table 4.7-C which equals or exceeds a *Plant Unit Value* of 5.0 for each one-hundred (100) lineal feet, provided that at least 10% of the *Plant Unit Value* shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 75% of the *Plant Unit Value* shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.

TABLE 4.7-C - PLANT UNIT VALUES

<u>Plant Categories</u> <u>(Minimum size at Time of Planting)</u>	<u>Plant Unit</u> <u>Value</u>
Deciduous Shade (Overstory) Tree (2 1/2" caliper)	.75
Deciduous Ornamental (Understory) Tree (1 1/2" caliper)	.50
Evergreen Tree (6' high)	.50
Evergreen Tree - Narrow Spread (4' high)	.25
Hedge Plant (24" - 30" high)	.05

E. Ground Cover Within Required Landscaping.

All landscaping required above shall, at a minimum, consist of living vegetation (i.e., trees and shrubs) and grasses or ground cover materials, or preserved existing natural vegetation (i.e., thickets). Loose stone, rock or gravel may be used as a landscaping accent, but shall not exceed twenty (20) percent of the area of the required landscape area in which it is used.

F. Wall, Fence or Berm.

In addition to living vegetation required above, landscaping in a required *Yard* or a required *Bufferyard* may include a fence, wall or berm as regulated below.

1. Fence or Wall in a *Front Yard*.

An ornamental, decorative fence or masonry wall may be used in conjunction with required *Front Yard* or required front *Bufferyard* landscaping. Any fence or wall used in a *Front Yard* shall not exceed three (3) feet in height if solid or six (6) feet in height if the sight barrier is less than fifty (50) percent. Any fence or wall which maintains a height of between thirty (30) inches and three (3) feet if solid or between five (5) feet and six (6) feet if the sight barrier is less than fifty (50) percent shall count as up to a .50 *Plant Unit Value* for each one-hundred (100) lineal feet against the required *Plant Unit Value* specified by Table 4.7-B.

2. **Berm in a *Front Yard* or *Front Bufferyard*.**

An undulating earthen berm, may be used in conjunction with required *Front Yard* or required front *Bufferyard* landscaping. Any berm used in a *Front Yard* shall have a maximum height not to exceed three (3) feet when located in a Residential or Commercial *District* or five (5) feet when located in an Industrial *District*, shall have a minimum crown width of two (2) feet and shall have a side slope of not greater than three feet horizontal to one foot vertical (3:1). Any berm shall be planted and covered with live vegetation. A retaining wall may be used on the side of the berm facing away from the *Public Right-of-Way*. Any berm which maintains its maximum height for a minimum of sixty (60) percent of the lineal distance of the *Yard* shall count as up to a .50 *Plant Unit Value* for each one-hundred (100) lineal feet against the required *Plant Unit Value* specified by Table 4.7-B.

3. **Fence or Wall in a *Side* or *Rear Yard* or *Side* or *Rear Bufferyard*.**

An ornamental, decorative fence or masonry wall may be used in conjunction with required *Side* or *Rear Yard* or required side or rear *Bufferyard* landscaping. Any fence or wall used in a *Side* or *Rear Yard* or side or rear *Bufferyard* shall not exceed six (6) feet in height if solid or ten (10) feet in height if the sight barrier is less than fifty (50) percent. Any fence or wall which maintains a height of between four (4) feet and six (6) feet if solid or between six (6) feet and ten (10) feet if the sight barrier is less than fifty (50) percent shall count as up to a .75 *Plant Unit Value* for each one-hundred (100) lineal feet against the required *Plant Unit Value* specified by Table 4.7-B.

4. **Berm in a *Side* or *Rear Yard* or *Side* or *Rear Bufferyard*.**

An undulating earthen berm, may be used in conjunction with required *Side* or *Rear Yard* or required side or rear *Bufferyard* landscaping. Any berm used in a *Side* or *Rear Yard* or side or rear *Bufferyard* shall have a maximum height not to exceed six (6) feet, shall have a minimum crown width of two (2) feet and shall have a side slope of not greater than three feet horizontal to one foot vertical (3:1). Any berm shall be planted and covered with live vegetation. A retaining wall may be used on the side of the berm facing away from the *Side* or *Rear Lot Line*. Any berm which maintains its maximum height for a minimum of sixty (60) percent of the lineal distance of the *Yard* shall count as up to a .75 *Plant Unit Value* for each one-hundred (100) lineal feet against the required *Plant Unit Value* specified by Table 4.7-B.

Article 4.7
Landscape Provisions

G. Installation of Landscaping.

All landscaping required by this Article shall be:

1. installed prior to commencement of the use on the real estate; or,
2. if seasons and weather conditions are not appropriate for the installation of landscaping immediately prior to commencement of the use, all landscaping required by this Article shall be installed by the end of the next planting season after the use is commenced.

H. Maintenance of Landscaping.

The owner or property manager shall:

1. Maintain all required landscaping by keeping lawns mowed, all plants maintained as disease-free, and planting beds groomed (except in areas of preserved existing natural vegetation (i.e., thickets); and,
2. Replace any required planting, which is removed or dies after the date of planting. Such replacement shall occur during the next planting season.

I. Credit for Preservation of Existing Trees. ✓

In order to encourage the preservation of existing stands of trees or tree rows and to enhance the quality of the built environment, the *Director* may approve an alternative landscape plan which utilizes the designation of a Tree Save Area in lieu of new plantings within a required *Yard*, a required *Bufferyard*, foundation plantings or interior landscape islands in *Parking Lots* provided that such alternative landscape plan:

1. provides for the saving of trees in the Tree Save Area at a rate of two (2) caliper inches for every one (1) caliper inch otherwise required for new plantings in the required *Yard*, required *Bufferyard*, foundation plantings or interior landscape islands in *Parking Lots*;
2. provides that all trees which are to be preserved in a Tree Save Area shall be maintained without injury and with sufficient area for the root system to sustain the tree;
3. provides that protective care and physical restraint barriers at the drip line, such as temporary protective fencing, shall be provided in the Tree Save Area to prevent alteration, compaction or increased depth of the soil in the root system area prior to and during groundwork and

construction; and

4. provides that, in the event trees designated for saving in the Tree Save Area are damaged during construction or die within three (3) years of completion of construction on the site, replacement trees shall be planted in the designated Tree Save Area at a rate of one tree for every tree which was damaged or which died.

SCHEDULE 5-A

4.10 Off-Street Parking Regulations.

A. Parking for Buildings, Structures or Uses.

All new development, *Building* additions or conversions of use for which an *Improvement Location Permit* is required by this Ordinance shall provide required *Off-Street Parking Areas* in accordance with the following regulations.

B. Existing Parking Areas.

Off-Street Parking Areas shall not be reduced below the minimum requirement for such use as required by this Ordinance. Any *Off-Street Parking Areas* existing prior to the effective date of this Ordinance which were already below the standards established by this Ordinance shall not be further reduced.

C. Location of Parking Areas.

Off-Street Parking Areas shall be located on the same *Lot*, within the same *Integrated Center*, or within three hundred (300) feet of the *Building* or use served by the *Off-Street Parking Area*. *Off-Street Parking* for any use shall be located within a zoning *District* which permits the use for which the *Off-Street Parking* is required.

D. Design and Construction of Parking Areas.

The following standards shall apply to the design of *Off-Street Parking Areas* required by this Ordinance in all *Districts* (except for *Single Family Dwellings* located in the *AG* and *RR Districts*, and *Agricultural Uses* located in the *AG District*).

1. Standard Parking Schemes.

The layout of all *Parking Areas* shall be in compliance with the requirements set forth in Table 4.10-A - Parking Lot Design.

2. Surface of Parking Areas.

All required *Off-Street Parking Areas* and the ingress/egress to and from such *Off-Street Parking Areas* shall be hardsurfaced with asphalt, concrete or other material to provide a dust-free surface. A gravel surface may be used for a period not to exceed six (6) months after the commencement of the use for which the *Parking Area* is provided, where ground or weather conditions are not immediately suitable for permanent surfacing as specified herein.

Article 4.10
Off-Street Parking Regulations

3. Distance from Buildings in Commercial and Industrial Districts

All *Parking Spaces*, *Parking Areas* and *Interior Access Drives* located in any Commercial and Industrial *District* shall maintain a minimum five (5) foot separation from the wall of a *Building*.

4. Definition of *Parking Spaces*

All *Parking Spaces* shall be provided with wheel stops or other devices to insure that motor vehicles do not encroach beyond the *Parking Area* or into a required *Yard*.

E. Minimum Number of Off-Street Parking Spaces.

Off-Street Parking for all uses shall be provided in accordance with the minimum requirements set forth in Table 4.10-B. When the computation of required *Parking Spaces* results in a fraction of one-half (1/2) or greater, the number of required *Parking Spaces* shall be rounded up to the next whole number.

F. Required Parking for the Disabled.

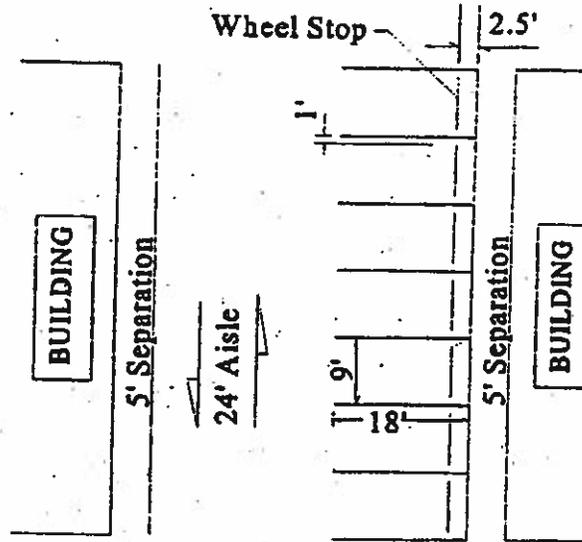
Every *Parking Lot* and *Parking Garage* available to the public shall have *Parking Spaces* reserved for the use of physically handicapped persons according to the following schedule (as required by ADA Accessibility Guidelines for Buildings and Facilities, Chapter 4.1.2 (5)(a), published in the Federal Register, Volume 56, No. 144, dated July 26, 1991):

<u>Total Parking Spaces Required</u>	<u>Minimum Number of Reserved Spaces</u>
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	Two percent (2%) of the total number of parking spaces.
1001 and over	Twenty (20), plus one (1) for each one hundred (100) spaces over one thousand (1000).

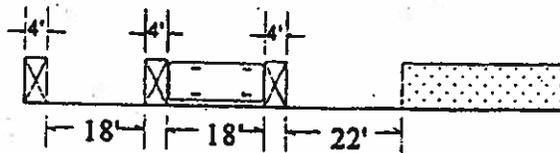
TABLE 4.10-A

PARKING LOT DESIGN

<u>Angle of Parking Space</u>	<u>Width of Parking Space</u>	<u>Depth of Parking Space</u>	<u>Width of Maneuvering Aisle</u>
61° - 90°	9'-0"	18'-0"	24'-0"
46° - 60°	9'-0"	18'-0"	18'-0"
45°	8'-6"	18'-0"	15'-0"
Parallel	8'-0"	22'-0"	12'-0"



ANGLE PARKING



PARALLEL PARKING

TABLE 4.10-B

REQUIRED OFF-STREET PARKING

USE	MINIMUM PARKING REQUIREMENT
1. ANY COMMERCIAL RECREATIONAL ENTERPRISE involving the assembling of persons (unless other-wise specified in this table):	
a. INDOOR	One (1) <i>Parking Space</i> for each two hundred fifty (250) square feet of <i>Gross Floor Area</i> .
b. OUTDOOR	One (1) <i>Parking Space</i> for each two hundred (200) square feet of <i>Gross Floor Area</i> plus one (1) <i>Parking Space</i> for each six hundred (600) square feet of site area accessible to the public, exclusive of the <i>Parking Area</i> .
2. AUTOMOBILE, TRUCK, BUS, BOAT, RECREATIONAL VEHICLE OR MOTORCYCLE SALES OR RENTAL:	One (1) <i>Parking Space</i> for each five hundred (500) square feet of <i>Gross Floor Area</i> , plus one (1) space for each seven thousand (7,000) square feet of outdoor display area.
3. BANKING: BANK, SAVINGS AND LOAN, CREDIT UNION	
a. COMBINED DRIVE-THROUGH AND WALK-IN FACILITIES	One (1) <i>Parking Space</i> for each two hundred-fifty (250) square feet of <i>Gross Floor Area</i> .
b. DRIVE-THROUGH FACILITY ONLY	One (1) <i>Parking Space</i> for each drive-up bay.
c. WALK-IN FACILITY ONLY	One (1) <i>Parking Space</i> for each two hundred (200) square feet of <i>Gross Floor Area</i> .
4. BOWLING ALLEYS:	
a. Four (4) <i>Parking Spaces</i> for each alley/lane	

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Off-Street Parking Regulations

- b. If, in addition, there are other uses or accessory uses located within or operated in conjunction with the bowling alley, such as restaurants, night clubs, and the like, additional *Parking Spaces*, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of *Gross Leasable Floor Area* for uses located within or operated in conjunction with the bowling alley.
5. a. **RELIGIOUS USES**, including Church or Synagogue: One (1) *Parking Space* for each four (4) permanent seats in the sanctuary.
- b. **AUDITORIUMS, ASSEMBLY HALLS, RECITAL HALLS:** One (1) *Parking Space* for each four (4) seats at maximum capacity calculated pursuant to Fire Code.
6. **COMMUNITY CENTERS, MUSEUMS, CIVIC CLUBS, AND PHILANTHROPIC INSTITUTIONS:** One (1) *Parking Space* for each four hundred (400) square feet of *Gross Floor Area*.
7. **CONVENIENCE STORE** Three and one half (3.5) *Parking Spaces* for each one-thousand (1000) square feet of *Gross Floor Area*. *Parking Spaces* at gasoline pumps may be included in the calculation of required parking.
8. **DAY NURSERIES, CHILD CARE CENTERS, KINDERGARTENS, NURSERY SCHOOLS:** One (1) *Parking Space* for each eight (8) pupils based upon maximum capacity.
9. **FIRE STATION:** Three (3) *Parking Spaces* for truck bay, plus a minimum of three (3) additional *Parking Spaces*.

10. FURNITURE/FLOOR OR WALL COVERING STORE
One (1) *Parking Space* for each four hundred (400) square feet of *Gross Floor Area*.
11. GASOLINE SERVICE STATIONS, TIRE AND AUTO SERVICE CENTER, AUTOMOBILE REPAIR, OTHER AUTO SERVICE FUNCTIONS:
One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area* devoted to retail sales, plus two (2) spaces per service bay, (a service bay shall not be considered a *Parking Space*), plus three (3) customer spaces
12. GASOLINE SERVICE STATION/ CONVENIENCE STORE
Same as (7) CONVENIENCE STORE
13. GROCERY / SUPERMARKET
One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area*.
14. HARDWARE/PAINT/HOME IMPROVEMENT STORE
One (1) *Parking Space* for each three hundred (300) square feet of *Gross Floor Area* plus one (1) *Parking Space* for each one thousand (1000) square feet of the facility devoted to outside operations or storage, exclusive of the *Parking Area*.
15. HEALTH SPA / FITNESS CENTER
 - a. One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area*
 - b. If, in addition, there are other uses or accessory uses located within or operated in conjunction with the health spa or sports club, such as dining areas, restaurants, night clubs, retail stores and the like, additional *Parking Spaces*, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of *Gross Leasable Floor Area* for such uses located within or operated in conjunction with the health spa or sports club).

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Off-Street Parking Regulations

16. **HOTELS, MOTELS:**
- a. One (1) *Parking Space* for each rental sleeping unit.
 - b. If, in addition to sleeping units, there are other uses or accessory uses located within or operated in conjunction with the *Hotel or Motel*, such as ballrooms, meeting rooms, dining areas, retail stores, auditoriums, restaurants, night clubs, and the like, additional *Parking Spaces*, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of *Gross Leasable Floor Area* for such uses located within or operated in conjunction with the *Hotel or Motel*).
17. **LIBRARY:** One (1) *Parking Space* for each four hundred (400) square feet of *Gross Floor Area*.
18. **MEDICAL, DENTAL, OPTOMETRISTS CLINICS/ OFFICES:** One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area*.
19. **MINI-WAREHOUSES** One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area* devoted to office space, plus one (1) *Parking Space* per resident/ manager, plus one (1) *Parking Space* for each thirty (30) storage units. Required *Off-Street Parking Spaces* shall not be utilized as rental or leased spaces.
20. **MINIATURE GOLF** Four (4) *Parking Spaces* for each golf hole, plus one (1) space per each one hundred (100) square feet devoted to *Accessory* retail or amusement establishments.

21. MORTUARY / FUNERAL HOME /
CREMATORIES
One (1) *Parking Space* for each fifty (50) square feet of floor area in parlors and assembly rooms.
22. NURSING CARE,
CONVALESCENT HOME,
HOSPITAL, SANIARIUMS,
REHABILITATION CENTERS:
One (1) *Parking Space* for each two (2) patient beds.
23. OFFICE COMMERCIAL USE,
GENERAL: (To include, but not be
limited to) BUSINESS,
PROFESSIONAL OFFICE, POST
OFFICE, OFFICE PARK,
RESEARCH CENTER
Three and one-half (3.5) *Parking Spaces* for each one thousand (1000) square feet of *Gross Floor Area*.
24. TENNIS / RACQUET CLUB:
Four (4) *Parking Spaces* per game court, plus one (1) *Parking Space* for each two hundred (200) square feet of the remaining *Gross Floor Area* in the *Building* devoted to office or retail activities.
25. RESIDENTIAL:
 - a. SINGLE FAMILY
DWELLING (INCLUDING
INDIVIDUAL MOBILE
DWELLINGS) AND TWO-
FAMILY DWELLINGS
Two (2) *Parking Spaces* per *Dwelling Unit*.
 - b. MULTIFAMILY
DWELLINGS
Two (2) *Parking Spaces* per *Dwelling Unit* for the first fifty (50) *Dwelling Units*, plus one and three-quarter (1.75) *Parking Spaces* for each additional *Dwelling Unit* over fifty (50).
26. RESTAURANT:
 - a. FAMILY (DINE-IN ONLY)
One (1) *Parking Space* per each three (3) customer seats (including outdoor seating areas) (minimum of five (5) *Parking Spaces* required).

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- b. FAST FOOD, WITH OR WITHOUT DRIVE-THROUGH
One (1) *Parking Space* per each five (5) customer seats (minimum of five (5) *Parking Spaces* required).
- c. FAST FOOD, DRIVE-THROUGH ONLY (NO SEATING)
One (1) *Parking Space* per one hundred (100) square feet of *Gross Floor Area* (minimum of four (4) *Parking Spaces* required).
- 27. TAVERNS AND NIGHT CLUBS
One (1) *Parking Space* per each seventy-five (75) square feet of *Gross Floor Area*.
- 28. RETAIL OR SERVICE COMMERCIAL USES - INDIVIDUAL, FREESTANDING USES: including but not limited to: BAKERIES; DRUG STORES; BEAUTY AND BARBER SHOPS; LIQUOR STORES; LAUNDROMATS, PHOTO STUDIOS; JEWELRY, GIFT, APPLIANCE AND SIMILAR STORES; PERSONAL SERVICE SHOPS;
Three and one half (3.5) *Parking Spaces* for each one thousand (1000) square feet of *Gross Leasable Floor Area* shall be required for any individual, freestanding retail or service commercial use unless listed separately in this section, in which case the parking requirement noted for that specific use shall be utilized.

Provided, however, that in no case shall any individual use provide less than five (5) *Parking Spaces*.
- 29. RETAIL OR SERVICE COMMERCIAL USES - INTEGRATED CENTERS
 - a. If the total *Gross Leasable Floor Area* of an *Integrated Center* is less than 400,000 square feet, four (4) *Parking Spaces* for each one thousand (1,000) square feet of *Gross Leasable Floor Area* shall be required,
 - b. If the total *Gross Leasable Floor Area* of an *Integrated Center* is greater than 400,000 square feet, but less than 600,000 square feet, four and one half (4.5) *Parking Spaces* for each one thousand (1,000) square feet of *Gross Leasable Floor Area* shall be required,

- c. If the total *Gross Leasable Floor Area* of an integrated center is greater than 600,000 square feet, five (5) *Parking Spaces* for each one thousand (1,000) square feet of *Gross Leasable Floor Area* shall be required.

Provided, however:

- (1) in no case shall any individual use provide less than five (5) *Parking Spaces*; and,
- (2) the following individual uses: grocery store/ supermarket; theaters - motion picture or legitimate; bowling alley; or night club, shall provide *Parking Spaces* as required for the individual use by this section and such calculation shall be separate from the calculation of the *Gross Leasable Floor Area* calculation of the *Integrated Center*.

30. SKATING RINK (Roller or Ice)

One (1) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area* in the building.

31. SCHOOLS: COMMERCIAL,
TRADE OR BUSINESS:

One (1) *Parking Space* for each one hundred (100) square feet of *Gross Floor Area* in the building, or one (1) *Parking Space* per each twenty-five (25) square feet of classrooms, whichever provides the greater number of spaces.

32. THEATER, INDOOR

One (1) *Parking Space* for each three (3) seats.

Article 4.10
Off-Street Parking Regulations

33. ASSEMBLY, MANUFACTURING,
OR SIMILAR USE

- a. One (1) *Parking Space* for each one thousand (1,000) square feet of *Gross Floor Area* devoted to such use.
- b. If, in addition, there is space devoted to office, retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided.

34. DISTRIBUTION, WAREHOUSE,
OR SIMILAR USE

- a. One (1) *Parking Space* for each three thousand (3,000) square feet of *Gross Floor Area*.
- b. If, in addition, there is space devoted to office, retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided.

35. USES NOT SPECIFIED

For any use not specified above, specific requirements shall be determined by the *Director* and shall be based upon requirements for similar uses, expected demand and traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.

SCHEDULE 5-B

4.11 Off-Street Loading Regulations.

A. Loading for Buildings, Structures or Uses.

All commercial or industrial development or conversions of use for which an *Improvement Location Permit* is required by this Ordinance shall provide required *Off-Street Loading Areas* in accordance with the following regulations.

B. Design and Construction of Loading Areas.

The following standards shall apply to the design of *Off-Street Loading Areas* required by this Ordinance.

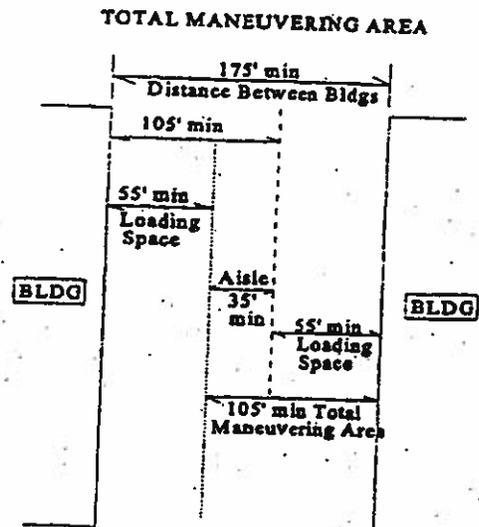
1. Loading Space Dimensions

- A required *Off-Street Loading Space* shall be at least twelve (12) feet in width by at least fifty-five (55) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet.

2. Minimum Aisle Width - Each required *Off-Street Loading Space* shall open directly upon an aisle or *Interior Access Drive* with

a width of at least thirty-five (35) feet and creating a total maneuvering area, inclusive of the *Loading Space*, of at least one-hundred and five (105) feet.

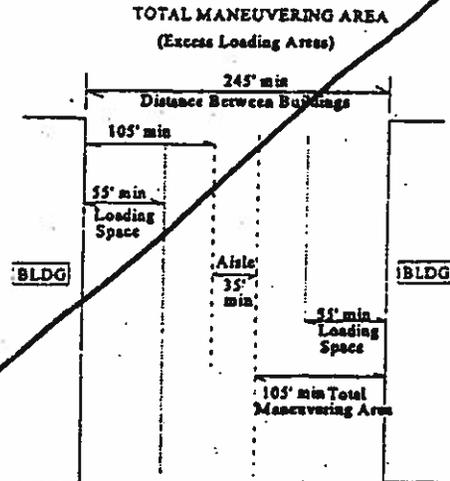
3. Each maneuvering area, aisle and *Interior Access Drive* shall be so designed and located as to provide safe and efficient ingress/egress to each required *Loading Space* and so that trucks do not back from or into a *Public Street*, or onto an adjoining property (unless the subject property and the adjoining property are located within the same *Industrial Park* and such maneuvering area is subject to a recorded easement allowing such maneuvering).



Article 4.11
Off-Street Loading Regulations

~~C. Design of Excess Loading Areas.~~

Any use which provides *Loading Spaces* at a rate of greater than four (4) *Loading Spaces* and more than two (2) times the minimum required by this Ordinance shall provide a total maneuvering area of at least one-hundred and five (105) feet which is separate and distinct from the minimum aisle width requirement of thirty-five (35) feet.



D. Location of Off-Street Loading Spaces.

1. All required *Loading Spaces* shall be located on the same *Lot* as the use served.
2. All *Loading Spaces* shall be oriented toward a *Side or Rear Lot Line*.
3. No *Loading Space* shall be located between the *Front Lot Line* and the front line of any portion of the *Building* served.
4. No *Loading Space* shall be located in a required *Side or Rear Yard or required side or rear Bufferyard*.

E. Use of Required Loading Area.

Space allocated for required *Off-Street Loading Spaces* and associated maneuverability shall not be used to satisfy *Off-Street Parking Space* requirements.

F. Surface of Loading Areas.

All required *Off-Street Loading Areas* and the ingress/egress to and from such *Off-Street Loading Areas* shall be hardsurfaced with asphalt, concrete or other material to provide a dust-free surface. A gravel surface may be used for a period not to exceed six (6) months after the commencement of the use for which the *Loading Area* is provided, where ground or weather conditions are not immediately suitable for permanent surfacing as specified herein.

G. Minimum Number of Off-Street Loading Spaces.

Off-Street Loading Spaces for all uses shall be provided in accordance with the minimum requirements set forth in Table 4.11-A.

TABLE 4.11-A

REQUIRED OFF-STREET LOADING

<u>Gross Floor Area of Building (Square Feet)</u>	<u>Required Number of Loading Spaces</u>
< 10,000	0
10,000 - 40,000	1
40,000 - 100,000	2
100,000 - 200,000	3
Each Additional 200,000 or portion thereof.	1 Additional

~~3. Determination by the *Plan Commission*.~~

~~In its determination of the appropriateness of the proposed PUD and whether to recommend approval of the Zone Map Change to the Town Council, the *Plan Commission* shall be guided by the extent to which the proposal: (a) accomplishes the intent set forth in Article 6., A., above; and, (b) provides for the protection or provision of the site features and amenities outlined in Article 6., C., 4., a., above.~~

4. Commitments Required by the *Plan Commission*.

~~The *Plan Commission* may require or permit the owner of a parcel of property to make written commitments concerning the use or development of the subject property in connection with the recommendation of approval of a PUD or a Final Detailed Plan Secondary Approval pursuant to Article 4.15, of this Ordinance.~~

D. Final Detailed Plan Secondary Approval

Secondary Review of a Detailed Final Plan is required in the PUD *District* as a prerequisite to the issuance of an *Improvement Location Permit* for development of any real property in such *District*. The *Plan Commission* shall approve or disapprove each Detailed Final Plan submitted to it for review pursuant to this Article.

If Final Detailed Plan Secondary Approval is not obtained from the *Plan Commission* in a joint hearing with the petition for Zone Map Change, petitioner shall have a period of up to three (3) years from the date of the approval of the petition for Zone Map Change in which to file for Final Detailed Plan Secondary Approval, in total or in phases, for approval by the *Plan Commission*. The *Plan Commission* shall review the Final Detailed Plan for consistency with the Preliminary Plan approved by the Town Council in connection with the petition for Zone Map Change. If a Final Detailed Plan Secondary Approval is filed for in phases, each subsequent phase shall be filed for within three (3) years of the approval of the prior phase.

A determination by the *Plan Commission* on whether or not to grant Final Detailed Plan Secondary Approval shall be made at a public hearing of the *Plan Commission*. The nature and type of application, fees, and any other relevant matters for the review and approval of a Final Detailed Plan shall be in accordance with and as specified in the Rules of the *Plan Commission*.

In the event that Final Detailed Plan Secondary Approval is not obtained for all or a portion of the PUD within the time frames outlined above, the Preliminary

Plan shall be deemed to have expired for that portion of the PUD that has not received Final Detailed Plan Secondary Approval, except for the location and density of proposed land uses depicted on such Preliminary Plan. Once a Preliminary Plan has expired for any portion of the PUD, no development shall occur within the expired portions of the PUD until: (a) a new Preliminary Plan is approved by the *Plan Commission* at a public hearing, notice of which shall be given in the same manner as for a petition for Zone Map Change; and, (b) a Final Detailed Plan Secondary Approval as required by this Article has been obtained.

A Final Detailed Plan shall expire three (3) years after the date of approval by the *Plan Commission* unless a *Building Permit* has been issued for the use or development of the property. Once a Final Detailed Plan has expired for any portion of the PUD, no development shall occur within the expired portions of the PUD until a new Final Detailed Plan as required by this Article has been approved by the *Plan Commission*.

Before the *Plan Commission* approves a Final Detailed Plan, the petitioner must submit a Final Detailed Plan consisting of the following:

1. Area map insert showing the general location of the proposed development referenced to major *Streets* and section lines.
2. Location map showing the names of all metes and bounds property owners, boundary lines of recorded *Subdivisions*, zoning and land uses of adjacent properties.
3. Proposed name of the PUD.
4. Legal description of the real estate.
5. Boundary lines of the proposed PUD.
6. Location and name of all existing and proposed public or private roads, *Access* easements and *Rights-of-Way* within two-hundred (200) feet of the real estate.
7. Location of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
8. Layout, number and dimension of all *Lots* and *Out Lots* with zoning *Setback Lines*.

Article 6.1
Planned Unit Development District

9. Location, delineation and elevation of all floodway and floodway fringe areas within the boundaries of the PUD.
10. Drainage Plan for all watersheds in and around the proposed PUD, indicating the general drainage pattern of *Lots*, the location of all drainage channels and sub-surface drainage *Structures*, the proposed method of disposing of all stormwater runoff including data to show that the proposed outlet(s) are adequate to accommodate the drainage requirements of the PUD, and all existing and proposed detention facilities.
11. An erosion control plan for all areas of site disturbance.
12. Topographic contour every five (5) feet superimposed upon the proposed Final Detailed Plan.
13. Proposed elevation of all *Building* pads within the proposed development.
14. All *Improvements* to *Street* system on-site and off-site.
15. Sidewalk plan or alternate plan for pedestrian ways.
16. Plans and specifications for all infrastructure *Improvements* required or proposed in the PUD.
17. Areas reserved for park, conservation, wetland, common area, lake or other similar uses.
18. Proposed covenants, conditions and restrictions.
19. The character and approximate density of all proposed uses and *Structures* in the plan area.
20. Any other information requested in writing by the *Plan Commission* or *Staff*.

The *Plan Commission* may approve a Final Detailed Plan only upon a finding that: (a) the Final Detailed Plan satisfies the *Development Standards* specified in the PUD *District* ordinance establishing such *District*; (b) the Final Detailed Plan accomplishes the intent set forth in this Article VI; and, (c) the Final Detailed Plan provides for the protection or provision of the site features and amenities outlined in Article 6., C., 4., a., above. The *Plan Commission* shall specify any plan documentation or supporting information in addition to that

required by Article VI that must be supplied before an *Improvement Location Permit* may be issued for the development of any real estate located in the PUD District. The *Plan Commission* shall make written findings concerning each decision to approve or disapprove a Final Detailed Plan, and each such written finding shall be signed by the President of the *Plan Commission*.

Said Final Detailed Plan, upon approval, shall be sealed with the *Plan Commission* Seal and retained in the office of the *Plan Commission* to be used in its continuing administration of the PUD.

~~E. Modification of Preliminary Plan~~

~~Minor modifications to an approved PUD District ordinance which do not involve an increase in intensity of land uses or the designation of additional land uses may be authorized by the Director without a public hearing in its continuing administration of the PUD if, in the determination of the Director, the requested modifications do not adversely impact the purpose or intent of the overall development.~~

~~If the Director determines that the proposed modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Zone Map Change.~~

~~Any decision of the Director under this Article 6., E., may be appealed by the petitioner to the Plan Commission within thirty (30) days of being notified of such determination.~~

~~The Plan Commission is delegated the authority to establish rules governing the nature of proceedings and notice required to make a modification under this Article.~~

F. Secondary Plat Approval

~~Secondary Plat Approval for any development pursuant to this PUD Ordinance shall be issued in a manner consistent with that for any other Subdivision under the jurisdiction of the Plan Commission in compliance with the procedures set forth in the Plainfield Subdivision Control Ordinance and with any additional requirements or commitments entered into in connection with the approval of the Final Detailed Plan pursuant to this PUD Ordinance.~~

SCHEDULE 6 - B

Article 6.1
Planned Unit Development District

~~required by Article VI that must be supplied before an *Improvement Location Permit* may be issued for the development of any real estate located in the PUD District. The *Plan Commission* shall make written findings concerning each decision to approve or disapprove a Final Detailed Plan, and each such written finding shall be signed by the President of the *Plan Commission*.~~

~~Said Final Detailed Plan, upon approval, shall be sealed with the *Plan Commission Seal* and retained in the office of the *Plan Commission* to be used in its continuing administration of the PUD.~~

E. Modification of Preliminary Plan

Minor modifications to an approved PUD *District* ordinance which do not involve an increase in intensity of land uses or the designation of additional land uses may be authorized by the *Director* without a public hearing in its continuing administration of the PUD if, in the determination of the *Director*, the requested modifications do not adversely impact the purpose or intent of the overall development.

If the *Director* determines that the proposed modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Zone Map Change.

Any decision of the *Director* under this Article 6., E., may be appealed by the petitioner to the *Plan Commission* within thirty (30) days of being notified of such determination.

The *Plan Commission* is delegated the authority to establish rules governing the nature of proceedings and notice required to make a modification under this Article.

~~**F. Secondary Plat Approval**~~

~~*Secondary Plat* Approval for any development pursuant to this PUD Ordinance shall be issued in a manner consistent with that for any other *Subdivision* under the jurisdiction of the *Plan Commission* in compliance with the procedures set forth in the Plainfield Subdivision Control Ordinance and with any additional requirements or commitments entered into in connection with the approval of the Final Detailed Plan pursuant to this PUD Ordinance.~~

~~required by Article VI that must be supplied before an Improvement Location Permit may be issued for the development of any real estate located in the PUD District. The Plan Commission shall make written findings concerning each decision to approve or disapprove a Final Detailed Plan, and each such written finding shall be signed by the President of the Plan Commission.~~

~~Said Final Detailed Plan, upon approval, shall be sealed with the Plan Commission Seal and retained in the office of the Plan Commission to be used in its continuing administration of the PUD.~~

E. Modification of Preliminary Plan

Minor modifications to an approved PUD District ordinance which do not involve an increase in intensity of land uses or the designation of additional land uses may be authorized by the Director without a public hearing in its continuing administration of the PUD if, in the determination of the Director, the requested modifications do not adversely impact the purpose or intent of the overall development.

If the Director determines that the proposed modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Zone Map Change.

Any decision of the Director under this Article 6., E., may be appealed by the petitioner to the Plan Commission within thirty (30) days of being notified of such determination.

The Plan Commission is delegated the authority to establish rules governing the nature of proceedings and notice required to make a modification under this Article.

~~F. Secondary Plat Approval~~

~~Secondary Plat Approval for any development pursuant to this PUD Ordinance shall be issued in a manner consistent with that for any other Subdivision under the jurisdiction of the Plan Commission in compliance with the procedures set forth in the Plainfield Subdivision Control Ordinance and with any additional requirements or commitments entered into in connection with the approval of the Final Detailed Plan pursuant to this PUD Ordinance.~~