

**TOWN COUNCIL**

**ORDINANCE NO. 22-2022**

**AN ORDINANCE TO AMEND  
THE PLAINFIELD ZONING ORDINANCE  
OF THE TOWN OF PLAINFIELD, INDIANA,  
AND FIXING A TIME WHEN  
THE SAME SHALL TAKE EFFECT  
**(Commercial Indoor Lodging)****

**WHEREAS**, I.C. 36-7-4, et seq., empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

**WHEREAS**, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and has certified such petition TA-22-032 to the Town Council of the Town of Plainfield with a favorable recommendation:

**NOW, THEREFORE, BE IT ORDAINED BY THE  
TOWN COUNCIL OF THE TOWN OF PLAINFIELD,  
HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

**Section 1. Amendment of Plainfield Zoning Ordinance**

That the Plainfield Zoning Ordinance, Ordinance No. 21-97, as amended, be further amended in the following manner: by adding Article 4.20 and by deleting the ~~strikeout~~ text and inserting the double-underlined text as set forth in the attached **Exhibit A** attached hereto and incorporated herein.

**Section 2. Severability**

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

**Section 3. Effective Date**

This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 13<sup>th</sup> day of June, 2022.

TOWN COUNCIL, TOWN OF PLAINFIELD  
HENDRICKS COUNTY, INDIANA

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Robin G. Brandgard, President

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ATTESTED BY:

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*Mark J. Todisco*  
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Mark J. Todisco, Clerk Treasurer, of the  
Town of Plainfield, Indiana

## EXHIBIT A

### 4.20 Standards for Commercial Indoor Lodging facilities.

Intent: To establish physical and design requirements of Commercial Indoor Lodging facilities

**A. Types of Commercial Indoor Lodging facilities.** This ordinance differentiates between two (2) types of Commercial Indoor Lodging facilities as stated in the requirements below:

1. Transient Commercial Indoor Lodging
2. Extended stay Commercial Indoor Lodging

**B. General Requirements.** All Commercial Indoor Lodging facilities shall comply with the following requirements, except where differentiated below.

1. Operations Standards
  - a. No operator, owner, keeper, or proprietor of any Commercial Indoor Lodging shall rent or provide a room for any number of persons greater than the sleeping accommodations provided within the particular rental unit.
  - b. No operator, owner, keeper, or proprietor, patron, visitor, or guest of any Commercial Indoor Lodging shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit except when temporarily designated as a hospitality suite by the Commercial Indoor Lodging.
  - c. The utilization of clotheslines or other clothes-drying equipment or facilities outside of a room that are located on or are visible from the outside of a room of Commercial Indoor Lodging are prohibited.
  - d. Excepting dwelling units for an onsite manager/maintenance/security employee, Commercial Indoor Lodging facilities are not to serve as a residence.
  - e. No occupational tax certificate shall be issued for the purpose of conducting business from a guest room of a Commercial Indoor Lodging facility.

**Table 4.20.B.1 Operations Standards**

	Transient	Extended Stay
Duration of Stay	No more than 30 nights	Up to and more than 30 nights
Housekeeping	Required and included within standard room rate	Available and may be included at an extra charge

#### 2. Building / Facility Amenities

- a. **Room Access.** Primary access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open. Private balconies/patios are allowed.

**Table 4.20.B.2 Building/Facility Amenities Differentiated by Types of Commercial Indoor Lodging**

	Transient	Extended Stay
Minimum Height (in stories)	2	3
<b>Required Facility Amenities</b>	Transient	Extended Stay
24-hour desk staffing;	Optional	Yes
Prohibition of storage of any personal possessions within shared common areas or exterior balconies of the building and/or site;	Yes	Yes
In-room or common area (5 washer/dryer units per 100 rooms or portion thereof) laundry facilities	Optional	Yes
<b>Optional Facility Amenities</b>	Transient	Extended Stay

Business center of a size at least 120 square feet	Optional	(1)
Fitness center of at least 350 square feet for every 200 rooms or portion thereof	Optional	(1)
Swimming pool at least 375 sf x 4 feet of depth	Optional	(1)
Meeting areas or conference rooms	Optional	(1)
On-site restaurant or other available food options (such as room service on an on-site convenience retail store.)	Optional	(1)
Other options as approved by the Plan Commission	Optional	(1)
(1) At least four (4) of the optional amenities which must be maintained to retain Extended Stay status.		

3. Room Standards. All Commercial Indoor Lodging facilities shall comply with the following requirements, except where differentiated in Table 4.20.B.3.
  - a. Every operator, owner, keeper, or proprietor of any Commercial Indoor Lodging shall keep and maintain in each rental unit, a telephone equipped to place a direct call to 911.
  - b. Guest Room Amenities

Table 4.20.B.3 Guest Room Amenities		
Required Amenities	Transient	Extended Stay
Room or space in which people sleep	Yes	Yes
Water Closet with bathtub and/or shower	Yes	Yes
Closet (enclosed or open)	Yes	Yes
Kitchen Facilities (which may not be located in the bedroom or bathroom) including a refrigerator, cooktop, dedicated sink, and cabinets for cooking/dining supplies.	Optional	Yes
Each guest room of an Extended Stay Commercial Indoor Lodging shall be equipped with a sprinkler system and hard-wired smoke detector approved by the fire marshal.	Optional	Yes

**C. Compliance**

1. The common areas and unoccupied rooms of an extended stay Commercial Indoor Lodging facility are subject to inspection by the Town of Plainfield.
2. No extended stay Commercial Indoor Lodging shall be initially constructed or thereafter operated, and no transient Commercial Indoor Lodging may be converted to be and operated as extended stay Commercial Indoor Lodging unless in full compliance with each of the above provisions.
3. An extended stay Commercial Indoor Lodging facility that fails to meet the requirements of this ordinance is then classified as transient and is thus prohibited from offering any extended stay Commercial Indoor Lodging in more than two (2) of its guest rooms.
4. Any Commercial Indoor Lodging operated, conducted, or maintained contrary to the provisions of this article may be declared to be unlawful and a violation of the Unsafe Building Ordinance. The Town may, in addition, or in lieu of all other remedies, commence actions or proceedings for abatement, removal or enjoinder thereof, in the manner provided by state law and this Code.

**2.8 TC - Town Center District**

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

**A. Permitted Uses.**

(1) *Primary uses.*

(f) *Miscellaneous.*

1. Bus station;
2. Clinic, medical, dental or optometrists;
3. Electrical repair;
4. ~~Hotel;~~ Commercial Indoor Lodging
5. Mortuary/funeral home/crematories;
6. Print shop;
7. Sign painting; and
8. Tourist home/bed and breakfast.

## 2.10 OD - Office District

Intent - OD: Office *Districts* are established to promote the development of areas where office uses, compatible office-type businesses, and some public and semi-public uses are developed in close proximity with commercial areas while serving as a buffer or transitional area between commercial areas and existing or future residential areas. Uses within the OD *Districts* are regulated in character to assure harmonious development with the residential *Districts* which the OD *Districts* buffers from more intense commercial development.

### A. *Permitted Uses.*

(2) *Special exception uses.*

(c) *Miscellaneous.*

1. Artificial lake; and
2. ~~Hotel;~~ Commercial Indoor Lodging

## 2.11 GC - General Commercial

Intent. GC: General Commercial Districts are established to provide a location for higher volume and higher intensity commercial uses than the NR District. Activities in this District are often large space users located along a primary arterial street and the perimeter parkway and may include outdoor sales or operations.

### A. *Permitted Uses.*

(1) *Primary uses.*

(g) *Miscellaneous.*

1. Agriculture seed sales;
2. Bus station;
3. Clinic, medical, dental or optometrists;
4. Electrical repair;
5. Hospital/sanitarium/rehabilitation center;
6. ~~Hotel;~~ Commercial Indoor Lodging
7. Mortuary/funeral home/crematories;
8. Print shop;
9. Radio/television stations (without transmission towers);
10. Sign painting;
11. Tool/equipment rental (without truck rental, outdoor display or storage);
12. Tourist home/bed and breakfast; and

13. Veterinary hospital, including boarding (without outdoor pet runs or kennels).

(2) *Special exception uses.*

(h) *Miscellaneous.*

1. Artificial lake;
2. Boat sales, service and storage;
3. Farm equipment sales and service;
4. ~~Motel (within 600 feet of a Gateway Corridor);~~
5. Radio/television stations (with transmission towers);
6. Self-storage (mini-) warehouse (not within 600 feet of a Gateway Corridor);
7. Tool/equipment rental (with outdoor display or storage); and
8. Veterinary hospital, including boarding (with outdoor pet runs or kennels).

## 2.19 AC - Automotive Commercial

Intent - AC: Automotive Commercial *Districts* are established to provide a location for uses that cater to the needs of automobiles and automobile users. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway*.

### A. *Permitted Uses.*

1. *Primary Uses*
  - a. Convenience Store
  - b. *Indoor Maintenance Service*
  - c. *Indoor Sales and Service*
  - d. *In-Vehicle Sales and Service*
  - e. Restaurant
  - f. Tool / Equipment Rental (without outdoor display or storage)
  - g. *Vehicle Sales*
  - h. *Vehicle Parts and Accessories: Sales and Repair*
2. *Special Exception Uses*
  - a. Any Permitted use which includes the sale of alcoholic beverages for on-site consumption or carry-out
  - b. Farmers Market
  - c. Fueling Station
  - d. ~~Motel (not within 600' of a Gateway Corridor)~~ Commercial Indoor Lodging
  - e. *Parking Garage*
  - f. Roadside Food Sales Stand
  - g. Self-storage (Mini-) Warehouse (not within 600' of a *Gateway Corridor*)
  - h. Tool / Equipment Rental (with outdoor display or storage)

## 3.9 HB – Highway Business *District*

Intent - HB: Highway Business *Districts* are established to:

1. Provide for a mixture of uses that are conducive to and provided reasonable access and visibility to the Interstate Highway System; and
2. Provide an attractive view of the community from the Interstate 70 and adjacent areas through architectural and signage controls, landscaping, screening, building orientation, and other features; and

3. To provide an integrated Interstate 70 district designed to offer to the motoring public a limited mixture of land uses made mutually compatible through the use of controls and land use standards

**A. Permitted Uses.**

1. *Primary Uses*
  - (a) Car Wash
  - (b) *Convenience Store* without Gasoline Sales
  - (c) Dine In/Drive Thru restaurant
  - (d) Drug Store
  - (e) Fire and Police
  - (f) ~~Hotel~~ Commercial Indoor Lodging
  - (g) Restaurants
2. *Special Exception Uses*
  - (a) Fueling Station
  - (b) Alcohol Sales
  - (c) Auto Parts
  - (d) *Automobile Repair-Minor*
  - (e) *Automobile Repair-Major*
  - (f) Liquor Store

## 13.2 Definitions

**COMMERCIAL INDOOR LODGING** Includes land uses which provide overnight housing in individual rooms or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers.

~~**MOTEL:** Any building or a group of detached buildings containing five or more rooms with at least 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 containing a bedroom, bathroom space, and each room having convenient access to a parking space for the use of the room's occupants. The rooms, with the exception of the on-site manager or caretaker, are devoted to the sole use of the traveling public who are in need of overnight accommodations for no more than fifteen (15) consecutive nights.~~

~~**HOTEL.** Any building or a group of detached buildings containing five or more rooms without direct entrance to and from the outside, designed and intended to be occupied for sleeping purposes by guests for a fee containing a bedroom, bathroom and closet space, with an option of general kitchen and/or dining room facilities provided within the building or an accessory building and having convenient access to a parking space for the use of the room's occupants. The rooms, with the exception of the on-site manager or caretaker, are devoted to the sole use of the traveling public who are in need of overnight accommodations for no more than fifteen (15) consecutive nights.~~