

TOWN COUNCIL

ORDINANCE NO. 23-2022

**AN ORDINANCE TO AMEND
THE PLAINFIELD ZONING ORDINANCE
OF THE TOWN OF PLAINFIELD, INDIANA,
AND FIXING A TIME WHEN
THE SAME SHALL TAKE EFFECT
(Off-Street Parking Regulations)**

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 of the Town of Plainfield, Indiana, and has certified such petition TA-22-033 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 repealing Article 4.10: Off Street Parking Regulations and replacing it with a new Article 4.10: Off Street Parking Regulations; and amending Article 13.2: Definitions 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 13th day of June, 2022.

TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA

DocuSigned by:
Robin G. Brandgard
09958F6F9B57437...
Robin G. Brandgard, President

DocuSigned by:
Bill Kirchoff
78C608CAFF9B48C...
Bill Kirchoff, Vice President

DocuSigned by:
Kent McPhail
6ABFDF470D254D9...
Kent McPhail

DocuSigned by:
Dan Bridget
D9736EE181004F8...
Dan Bridget

DocuSigned by:
Lance Angle
32E36D005E374BD...
Lance Angle

ATTESTED BY:

DocuSigned by:
Mark J. Todisco
5C89C0DDFB03426...
Mark J. Todisco, Clerk Treasurer, of the
Town of Plainfield, Indiana

EXHIBIT 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 six hundred (600) feet of the ~~Building, Structure~~ 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.

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~~.

5. ~~Off-Street Parking Area Connectivity.~~

- a. ~~Off-Street Parking Areas~~ for abutting Commercial Uses or Multi-family developments shall have connecting maneuvering aisles to provide for internal cross-access movements.
- b. Where ~~Off-Street Parking Areas~~ connect, or are planned for connection, a cross-access easement the width of the maneuvering aisle shall be established and recorded.

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):

Total Parking Spaces Required	Minimum Number of Reserved Spaces
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).

G. Required Bicycle Parking.

Commercial Retail Centers greater than ten thousand (10,000) square feet and Multi-family developments shall provide bicycle parking at the rate of one (1) bicycle parking space for every thirty (30) *Off-Street Parking Spaces*. The maximum number of required bicycle parking spaces shall be fifteen (15).

1. A bicycle rack, bicycle loops or other device as approved by the *Director* shall be installed to secure bicycles within the *Bicycle Parking Area*.
2. The *Bicycle Parking Area* shall be located near or inside the main entrance of the Primary Structure.
3. The location of the *Bicycle Parking Area* when fully occupied shall not obstruct any pedestrian way and a five (5) foot wide pedestrian path shall be maintained at all times.
4. A *Bicycle Parking Area* may not be located in any *Minimum Front, Side or Rear Yard or Bufferyard*.

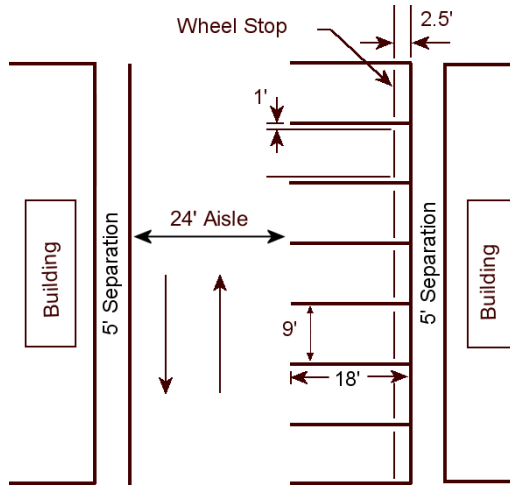
H. Land Banking for Reduced Parking in GC, C-I, I-1, I-2, I-3 and I-4 Districts.

The number of *Off-Street Parking Spaces* for all uses allowed in the above zoning *Districts* as required per Table 4.10-B for either *Single Use Sites* or *Integrated Centers* that have shared *Off-Street Parking Areas* may be reduced by thirty percent (30%) subject to compliance with the following regulations:

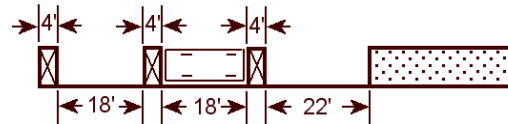
1. Enough land to accommodate additional *Off-Street Parking Spaces* shall be set aside as a *Land-Banked Area* so that the total number of *Off-Street Parking Spaces* required for the use or uses per Table 4.10-B can be built on site in the future should the need arise.
2. The owner shall provide a recorded site plan that identifies the *Land-Banked Area* as a "No-Build Area" prohibiting any permanent or temporary structure from being built within the so denoted area. Landscaping and limited use of utilities may be allowed within the "No-Build Area".
3. A drainage plan in full compliance with Town of Plainfield standards for on-site stormwater management for the total number of *Off-Street Parking Spaces* as required per Table 4.10-B for the use or uses shall be approved prior to issuance of an *Improvement Location Permit (ILP)* for a site plan with the reduced parking.
4. If the *Director* finds that insufficient parking is provided for the use or uses and vehicles are parking in the designated "No-Build" or *Land-Banked Areas* on a periodic or continued basis, a violation notice shall be served and the owner shall have six (6) months from the date of notice to install the total amount of *Off-Street Parking Spaces* required for the use or uses per Table 4.10-B.

**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" (one way)
45°	8'-6"	18'-0"	15'-0" (one way)
Parallel	8'-0"	22'-0"	12'-0" (one way)



ANGLE PARKING



PARALLEL PARKING

**TABLE 4.10-B
REQUIRED OFF-STREET PARKING
MINIMUM PARKING REQUIREMENT**

<u>USE</u>	<u>MINIMUM PARKING REQUIREMENT</u>
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) *Parking Space* for each two hundred (200) square feet of *Gross Floor Area*.
4. BOWLING ALLEYS:
- a. ~~Four (4) *Parking Spaces* for each alley/lane~~
- 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).

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, SANITARIUMS, 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~~.

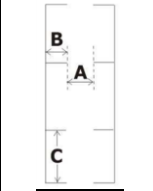
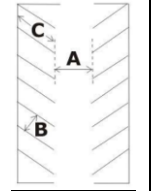
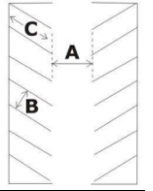
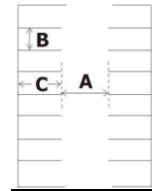
- ~~b. MULTIFAMILY DWELLINGS~~ Two (2) *Parking Spaces* per *Dwelling Unit* for the first fifty (50) *Dwelling Units*, plus one and three-quarter (1.75) *Parking Spaces* for each additional *Dwelling Unit* over fifty (50).
26. RESTAURANT:
- ~~a. FAMILY (DINE-IN ONLY)~~ One (1) *Parking Space* per each three (3) customer seats (including outdoor seating areas) (minimum of five (5) *Parking Spaces* required).
- ~~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)

- 31. ~~SCHOOLS; COMMERCIAL, TRADE OR BUSINESS:~~ ~~square feet of *Gross Floor Area* in the building. 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.~~
- 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.~~

4.10 Off-Street Parking Regulations.

- A. **Intent.** The Intent of this Article is to provide flexibility in the number and location of Off-Street Parking spaces to ensure that land is used efficiently, individual parking spaces are adequate for use, safe pedestrian paths are available between the vehicle and desired land use, and that adequate parking provisions for the motoring public are available. Provisions for electric car charging stations, either for immediate use or future development, are encouraged.
- B. **Parking for Building, 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.
- C. **Location.** *Off-Street Parking Areas* shall be located:
 - 1. For new development or redevelopment, behind or to the side of buildings for all single-use commercial sites or Outlots in an *Integrated Center* unless deemed impractical by the *Plan Commission* due to site-specific reasons.
 - 2. on the same *Lot*.
 - 3. within the same *Integrated Center*, or,
 - 4. Within a defined *Parkingshed*.
- D. **Design and Construction.** The following standards shall apply to the design of *Off-Street Parking Areas* required by this Ordinance in all *Districts* (except for the AG and RR *Districts*).
 - 1. **Standard Parking Geometrics.** The layout of all *Parking Areas* shall be in compliance with the requirements set forth in Table 4.10.D.1 - *Parking Lot Geometrics*.

<u>Table 4.10.D.1.</u>	<u>Angle of Parking Space (in degrees)</u>			
<u>Standard Parking Geometrics</u>	0° (Parallel)	45°	45 -60°	61-90°

<u>(in feet)</u>					
<u>Symbol</u>	<u>Description</u>				
<u>A</u>	<u>Drive Aisle (one way)</u>	<u>12</u>	<u>15</u>	<u>18</u>	<u>24</u>
	<u>Drive Aisle (two way)</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>24</u>
<u>B</u>	<u>Parking Space Width</u>	<u>8</u>	<u>8.5</u>	<u>9</u>	<u>9</u>
<u>C</u>	<u>Parking Space Depth</u>	<u>22</u>	<u>18</u>	<u>18</u>	<u>18</u>

2. Surface of Parking Areas.
 - a. All Off-Street Parking Areas and the ingress/egress to and from such Off-Street Parking Areas shall be hard-surfaced with one or more of the following materials:
 - 1) Asphalt
 - 2) Concrete
 - 3) Permeable Asphalt or Concrete (subject to additional administrative review)
 - b. The following materials are not allowable for Off-Street Parking Areas and the ingress/egress to and from such Off-Street Parking Areas unless approved by the Plan Commission:
 - 1) Gravel/Stone/Stone Dust
 - 2) Asphalt millings or concrete chunks
 - 3) Pavers
 - 4) Other materials not listed in section 4.10.D.2.a.
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 and be accessible from a sidewalk connecting to the entrance of the building.
4. Pedestrian Access. Parking lots shall be designed to allow pedestrians to safely move from their vehicles to the building or neighboring lots by providing the following pedestrian facilities:
 - a. All parking lots shall include pathways within or adjoining the parking area that channel pedestrians from the vehicle to the building and to any existing or proposed off-site sidewalks, trails, pathways, or sidepaths as defined in the current Sidewalk and Trail Master Plan
 - b. No parking space shall be more than 100' from a pedestrian pathway which shall be delineated by a paving material that differs from that of vehicular areas and be planted to provide shade (see right for examples of how this could be designed)
 - c. Pedestrian pathways are to be identified by pedestrian crossing treatments wherever said pathway crosses an Interior Access Drive or Interior Access Driveway.



5. The use of Low Impact Design/runoff reducing elements such as bioswales is encouraged.
6. Definition of Parking Spaces. All Parking Spaces shall be provided with curbing to ensure that motor vehicles do not encroach beyond the Parking Area or into a required Yard. Wheel stops may be utilized when curbing would conflict with an approved bio swale.
7. Off-Street Parking Area Cross Access Connection.

- a. The following situations shall require the provision for at least one (1) interior access driveway connecting lots with uses described in Table 4.10.D.5.a: Required Cross Access Connection

Table 4.10.D.5.a: Required Cross Access Connection	Subject Property Use	
Adjacent Property	Commercial	Multi-Family
<u>Commercial Use</u>	<u>Yes</u>	<u>Yes</u>
<u>Multi-Family Use</u>	<u>Yes</u>	<u>Yes</u>
<u>Commercial Zoned Property ⁽¹⁾</u>	<u>Yes</u>	<u>Yes</u>
<u>Multi-Family Zoned Property ⁽¹⁾</u>	<u>Yes</u>	<u>Yes</u>
<u>Property Designated for Commercial Use in the Comprehensive Plan ⁽¹⁾</u>	<u>Yes</u>	<u>Yes</u>
<u>Property Designated for Multi-Family Use in the Comprehensive Plan ⁽¹⁾</u>	<u>Yes</u>	<u>Yes</u>

⁽¹⁾ Vacant or developed

- b. Where Off-Street Parking Areas connect, or are planned for connection, a cross-access easement the width of the maneuvering aisle shall be established and recorded.

E. Required Bicycle Parking. Non-Residential and Multi-family developments shall provide bicycle parking at the rate of one (1) bicycle parking space for public access door.

1. All bicycle parking requirements (short and long-term) shall be demonstrated on the Development Plan or Improvement Location Permit.
2. A bicycle rack, bicycle loops or other device as approved by the Director shall be installed to secure bicycles within the Bicycle Parking Area.
3. The Bicycle Parking Area shall be located near or inside the main entrance of the Primary Structure.
4. The location of the Bicycle Parking Area when fully occupied shall not obstruct any pedestrian way and a five (5) foot wide pedestrian path shall be maintained at all times.
5. A Bicycle Parking Area may not be located in any Minimum Front, Side or Rear Yard or Bufferyard.

F. Market Based Vehicle Parking

1. ADA Compliance. 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 current edition of the "ADA Standards for Accessible Design" as published by the United States Department of Justice.
2. Considerations for Market Based Parking Review. In the process of reviewing a request by an applicant for Market Based Parking, consideration shall be given to the following:
 - a. Applicant's narrative and experience with similar facilities;
 - b. Use and intensity of use, including whether goods or services are delivered to consumers who remain in their vehicles;
 - c. Availability of scheduled transit;
 - d. Adjacency to public trails;
 - e. Parkingshed considerations, including but not limited to:
 - 1) Availability of publicly maintained parking;
 - 2) Location within an Integrated Center;
 - 3) Walkability to nearby land uses; and/or,
 - 4) Availability of a legal agreement with another nearby underutilized private parking areas deemed by the Commission to be unimpeded by conditions including, but not limited to:
 - a) Collector or higher level roadways;
 - b) Hazardous or impassible terrain; and/or
 - c) Obstructive structures such as fences, retaining walls, or similar.
 - f. Other considerations not listed above.

3. Modification of Existing Parking Areas. *Off-Street Parking Areas* shall not be reduced or increased by more than twenty five percent (25%) of the existing number of parking spaces without approval of the Plan Commission. Reductions or increases of less than twenty-five percent (25%) may be approved administratively by the Director.
4. Creation of new Parking Areas.
 - a. As a part of the Development Plan process, the applicant shall provide a justification explaining the rationale behind the number of parking spaces proposed and the location within the site for the proposed parking spaces.
 - b. Staff will review the number and location of proposed parking spaces and provide an analysis and recommendation to the Plan Commission.
 - c. The Plan Commission may do one of the following regarding the provision of parking spaces:
 - 1) Approve the proposed number and locations of parking spaces;
 - 2) Require the applicant to revise the proposed number and/or location of parking spaces;
 - 3) Require the “land banking” of spaces either greater than or less than the number of spaces determined sufficient by the Commission.
 - a) The owner shall provide a recorded site plan that identifies the *Land-Banked Area* as a “No-Build Area” prohibiting any permanent or temporary structure from being built within the so denoted area. Only landscaping may be allowed within the “No-Build Area”.
 - b) A drainage plan in full compliance with Town of Plainfield standards for on-site stormwater management for the total potential number of *Off-Street Parking Spaces* as required per the approval of the Commission for the use or uses shall be approved prior to issuance of an *Improvement Location Permit* (ILP) for a site plan with the reduced parking.
 - c) If the *Director* finds that insufficient parking is provided for the use or uses and vehicles are parking in the designated “No-Build” or *Land-Banked Areas* on a periodic or continued basis, a violation notice shall be served and the owner shall have six (6) months from the date of notice to install the total amount of *Off-Street Parking Spaces* required for the use or uses per the approval of the Commission

13.2 Definitions

PARKINGSHED A defined walkable geographical area determined for each individual development, approved by the Plan Commission or Planning Director (as applicable), within which the use of parking may be shared based upon differing peak hours of parking demand, availability of unused parking spaces, scheduled transit, and/or presence of publicly usable parking facilities.