

TOWN COUNCIL

ORDINANCE NO. 36-2022

**AN ORDINANCE TO AMEND THE PLAINFIELD ZONING ORDINANCE
OF THE TOWN OF PLAINFIELD, INDIANA, AND FIXING A TIME
WHEN THE SAME SHALL TAKE EFFECT
(Land Use Matrix)**

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-22-058 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: Amendments to Title XV Land Usage, Chapter 154 Zoning Ordinance, Articles: 2.1 RR- Rural Residential District, 2.2 R-1 Low Density Residential District, 2.3 R-2 Low Density Residential District, 2.4 R-3 Medium Density Residential District, 2.5 R-4 Medium Density Residential District, 2.6 R-5 High Density Residential District, 2.7 R-6 High Density Residential District, 2.8 TC Town Center District, 2.9 NR Neighborhood Retail Commercial District, 2.10 OD Office District, 2.11 GC General Commercial District, 2.12 I-1 Research/Office Industrial District, 2.13 I-2 Office/Warehouse Distribution District, 2.14 I-3 Light Manufacturing District, 2.15 I-4 Heavy Manufacturing District, 2.16 AG Agriculture District, 2.17: RU Urban Residential District, 2.18 MU Mixed Use District, 2.19 AC Automotive Commercial District, 3.2 P Park District, 3.3 S School District, 3.4 REL Religious Use District, 3.5 C-I Commercial-Industrial District, 3.6 G Golf District, 3.8 MUN Municipal Use District, 3.9 HB Highway Business District, 13.2 Definitions; Enactment of Title XV Land Usage, Chapter 154 Zoning Ordinance, Articles: 14.0 Appendix; 14.1 Land Use Matrix; 14.2 Reserved; 14.3 List of Planned Unit Developments 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 10th day of October, 2022.

TOWN COUNCIL, TOWN OF PLAINFIELD HENDRICKS COUNTY, INDIANA

DocuSigned by:
Robin G. Brandgard
0995BF6F9B57437...
Robin G. Brandgard, President

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

DocuSigned by:
Kent McPhail
6ABFDF470D264D9...
Kent McPhail

DocuSigned by:
Dan Bridget
D9736EE181004F8...
Dan Bridget

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

ATTESTED BY:

DocuSigned by:
Mark J. Todisco
5C89C0DDFB63426...
Mark J. Todisco, Clerk Treasurer, of the
Town of Plainfield, Indiana

ARTICLE 2.1. RR: RURAL RESIDENTIAL DISTRICT

§ 2.1A PERMITTED USES.

(1) *Primary uses.* See Article 14.1 Land Use Matrix

- ~~—(a) One single-family dwelling;~~
- ~~—(b) Residential facility for the developmentally disabled; and~~
- ~~—(c) Residential facility for the mentally ill.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

- ~~—(a) *Communication/utilities.*~~
 - ~~—1. Telephone exchange;~~
 - ~~—2. Public utility substation;~~
 - ~~—3. Public wells;~~
 - ~~—4. Sewage treatment plant; and~~
 - ~~—5. Water treatment plant.~~
- ~~—(b) *Educational use.*~~
 - ~~—1. Kindergarten;~~
 - ~~—2. Child care center; and~~
 - ~~—3. School - public or private.~~
- ~~—(c) *Governmental use.*~~
 - ~~—1. Fire station;~~
 - ~~—2. Municipal/state;~~
 - ~~—3. Maintenance facility; and~~
 - ~~—4. Police station.~~
- ~~—(d) *Miscellaneous.*~~
 - ~~—1. Artificial lake; and~~
 - ~~—2. Tourist home/bed and breakfast.~~
- ~~—(e) *Public facilities.*~~
 - ~~—1. Community center;~~
 - ~~—2. Public park; and~~
 - ~~—3. Religious use.~~

- ~~—— (f) *Recreation.*~~
 - ~~—— 1. Country club or golf course; and~~
 - ~~—— 2. Private or public swimming pool.~~
- ~~—— (g) *Residential. Group home.*~~

ARTICLE 2.2. R-1: LOW DENSITY RESIDENTIAL DISTRICT

§ 2.2A PERMITTED USES.

(1) *Primary uses. See Article 14.1 Land Use Matrix*

- ~~—— (a) One single-family dwelling;~~
- ~~—— (b) Residential facility for the developmentally disabled; and~~
- ~~—— (c) Residential facility for the mentally ill.~~

(2) *Special exception uses. See Article 14.1 Land Use Matrix*

- ~~—— (a) *Communication/utilities.*~~
 - ~~—— 1. Telephone exchange;~~
 - ~~—— 2. Public utility substation;~~
 - ~~—— 3. Public wells;~~
 - ~~—— 4. Sewage treatment plant; and~~
 - ~~—— 5. Water treatment plant.~~
- ~~—— (b) *Educational use.*~~
 - ~~—— 1. Kindergarten;~~
 - ~~—— 2. Child care center; and~~
 - ~~—— 3. School - public or private.~~
- ~~—— (c) *Governmental use.*~~
 - ~~—— 1. Fire station;~~
 - ~~—— 2. Municipal/state;~~
 - ~~—— 3. Maintenance facility; and~~
 - ~~—— 4. Police station.~~
- ~~—— (d) *Miscellaneous.*~~
 - ~~—— 1. Artificial lake; and~~
 - ~~—— 2. Tourist home/bed and breakfast.~~

~~— (e) *Public facilities.*~~

~~— 1. Community center;~~

~~— 2. Public park; and~~

~~— 3. Religious use.~~

~~— (f) *Recreation.*~~

~~— 1. Country club or golf course; and~~

~~— 2. Private or public swimming pool.~~

~~— (g) *Residential.* Group home.~~

ARTICLE 2.3. R-2: LOW DENSITY RESIDENTIAL DISTRICT

§ 2.3A PERMITTED USES.

(1) *Primary uses.* See Article 14.1 Land Use Matrix

~~— (a) One single-family dwelling;~~

~~— (b) Residential facility for the developmentally disabled; and~~

~~— (c) Residential facility for the mentally ill.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

~~— (a) *Communication/utilities.*~~

~~— 1. Telephone exchange;~~

~~— 2. Public utility substation;~~

~~— 3. Public wells;~~

~~— 4. Sewage treatment plant; and~~

~~— 5. Water treatment plant.~~

~~— (b) *Educational use.*~~

~~— 1. Kindergarten;~~

~~— 2. Child care center;~~

~~— 3. Public library; and~~

~~— 4. School – public or private.~~

~~— (c) *Governmental use.*~~

~~— 1. Fire station;~~

~~— 2. Municipal/state maintenance facility; and~~

~~3. Police station.~~

~~(d) *Miscellaneous:*~~

~~1. Artificial lake; and~~

~~2. Tourist home/bed and breakfast.~~

~~(e) *Public facilities:*~~

~~1. Cemetery - without crematory, funeral home or mortuary;~~

~~2. Community center;~~

~~3. Public park; and~~

~~4. Religious use.~~

~~(f) *Recreation:*~~

~~1. Country club or golf course; and~~

~~2. Private or public swimming pool.~~

ARTICLE 2.4. R-3: MEDIUM DENSITY RESIDENTIAL DISTRICT

§ 2.4A PERMITTED USES.

(1) *Primary uses.* See Article 14.1 Land Use Matrix

~~(a) One single family dwelling;~~

~~(b) Residential facility for the developmentally disabled; and~~

~~(c) Residential facility for the mentally ill.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

~~(a) *Communication/utilities:*~~

~~1. Telephone exchange;~~

~~2. Public utility substation;~~

~~3. Public wells;~~

~~4. Sewage treatment plant; and~~

~~5. Water treatment plant.~~

~~(b) *Educational use:*~~

~~1. School - public or private;~~

~~2. Kindergarten;~~

~~3. Child care center; and~~

- ~~4. Public library.~~
- ~~(c) Governmental use:~~
 - ~~1. Fire station;~~
 - ~~2. Municipal/state maintenance facility; and~~
 - ~~3. Police station.~~
- ~~(d) Miscellaneous:~~
 - ~~1. Artificial lake; and~~
 - ~~2. Tourist home/bed and breakfast.~~
- ~~(e) Public facilities:~~
 - ~~1. Community center;~~
 - ~~2. Public park; and~~
 - ~~3. Religious use.~~
- ~~(f) Recreation:~~
 - ~~1. Country club or golf course; and~~
 - ~~2. Private or public swimming pool.~~

ARTICLE 2.5. R-4: MEDIUM DENSITY RESIDENTIAL DISTRICT

§ 2.5A PERMITTED USES.

(1) *Primary uses.* See Article 14.1 Land Use Matrix

- ~~(a) One single-family dwelling;~~
- ~~(b) Residential facility for the developmentally disabled; and~~
- ~~(c) Residential facility for the mentally ill.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

- ~~(a) Communication/utilities:~~
 - ~~1. Telephone exchange;~~
 - ~~2. Public utility substation;~~
 - ~~3. Public wells;~~
 - ~~4. Sewage treatment plant; and~~
 - ~~5. Water treatment plant.~~
- ~~(b) Educational use.~~

- ~~1. School – public or private;~~
- ~~2. Kindergarten;~~
- ~~3. Child care center; and~~
- ~~4. Public library.~~
- ~~(c) *Governmental use.*~~
 - ~~1. Fire station;~~
 - ~~2. Municipal/state maintenance facility; and~~
 - ~~3. Police station.~~
- ~~(d) *Miscellaneous.*~~
 - ~~1. Artificial lake; and~~
 - ~~2. Tourist home/bed and breakfast.~~
- ~~(e) *Public facilities.*~~
 - ~~1. Community center;~~
 - ~~2. Public park; and~~
 - ~~3. Religious use.~~
- ~~(f) *Miscellaneous.*~~
 - ~~1. Artificial lake; and~~
 - ~~2. Tourist home/bed and breakfast home.~~
- ~~(g) *Recreation.*~~
 - ~~1. Country club or golf course; and~~
 - ~~2. Private or public swimming pool.~~
- ~~(h) *Residential. Assisted living facility.*~~

ARTICLE 2.6. R-5: HIGH DENSITY RESIDENTIAL DISTRICT

§ 2.6A PERMITTED USES.

- (1) *Primary uses. See Article 14.1 Land Use Matrix*
 - ~~(a) One single-family dwelling;~~
 - ~~(b) One two-family dwelling;~~
 - ~~(c) Residential facility for the developmentally disabled; and~~
 - ~~(d) Residential facility for the mentally ill.~~

(2) *Special exception uses. See Article 14.1 Land Use Matrix*

~~—— (a) *Communication/utilities.*~~

- ~~—— 1. Telephone exchange;~~
- ~~—— 2. Public utility substation;~~
- ~~—— 3. Public wells;~~
- ~~—— 4. Sewage treatment plant; and~~
- ~~—— 5. Water treatment plant.~~

~~—— (b) *Educational use.*~~

- ~~—— 1. School – public or private;~~
- ~~—— 2. Kindergarten;~~
- ~~—— 3. Child care center; and~~
- ~~—— 4. Public library.~~

~~—— (c) *Governmental use.*~~

- ~~—— 1. Fire station;~~
- ~~—— 2. Municipal/state maintenance facility;~~
- ~~—— 3. Police station; and~~
- ~~—— 4. Post office.~~

~~—— (d) *Miscellaneous.*~~

- ~~—— 1. Artificial lake; and~~
- ~~—— 2. Tourist home/bed and breakfast.~~

~~—— (e) *Public facilities.*~~

- ~~—— 1. Community center;~~
- ~~—— 2. Public park; and~~
- ~~—— 3. Religious use.~~

~~—— (f) *Recreation.*~~

- ~~—— 1. Country club or golf course; and~~
- ~~—— 2. Private or public swimming pool.~~

~~—— (g) *Residential. Assisted living facility.*~~

ARTICLE 2.7. R-6: HIGH DENSITY RESIDENTIAL DISTRICT

§ 2.7A PERMITTED USES.

- (1) *Primary uses. See Article 14.1 Land Use Matrix*
- ~~— (a) Multi-family dwellings;~~
 - ~~— (b) Residential facility for the developmentally disabled;~~
 - ~~— (c) Residential facility for the mentally ill; and~~
 - ~~— (d) Reserved;~~
 - ~~— (e) Assisted living facility.~~
- (2) *Special exception uses. See Article 14.1 Land Use Matrix*
- ~~— (a) *Communication/utilities.*~~
 - ~~— 1. Telephone exchange;~~
 - ~~— 2. Public utility substation;~~
 - ~~— 3. Public wells;~~
 - ~~— 4. Sewage treatment plant; and~~
 - ~~— 5. Water treatment plant.~~
 - ~~— (b) *Educational use.*~~
 - ~~— 1. School – public or private;~~
 - ~~— 2. Kindergarten;~~
 - ~~— 3. Child care center; and~~
 - ~~— 4. Public library.~~
 - ~~— (c) *Governmental use.*~~
 - ~~— 1. Fire station;~~
 - ~~— 2. Municipal/state maintenance facility;~~
 - ~~— 3. Police station; and~~
 - ~~— 4. Post office.~~
 - ~~— (d) *Miscellaneous.*~~
 - ~~— 1. Artificial lake;~~
 - ~~— 2. Tourist home/bed and breakfast; and~~
 - ~~— 3. Boarding house.~~
 - ~~— (e) *Public facilities.*~~
 - ~~— 1. Community center;~~

- ~~_____ 2. Public park; and~~
- ~~_____ 3. Religious use.~~
- ~~_____ (f) *Recreation.*~~
 - ~~_____ 1. Country club or golf course; and~~
 - ~~_____ 2. Private or public swimming pool.~~

ARTICLE 2.8. TC: TOWN CENTER DISTRICT

§ 2.8A PERMITTED USES.

(1) *Primary uses. See Article 14.1 Land Use Matrix*

- ~~_____ (a) *Automobile service.* Gasoline service station without repair.~~
- ~~_____ (b) *Clothing service.*~~
 - ~~_____ 1. Dressmaking;~~
 - ~~_____ 2. Dry cleaning and laundry establishment;~~
 - ~~_____ 3. Millinery shop (fabric shop);~~
 - ~~_____ 4. Self-service laundry;~~
 - ~~_____ 5. Shoe repair shop; and~~
 - ~~_____ 6. Tailor and pressing shop.~~
- ~~_____ (c) *Educational use.*~~
 - ~~_____ 1. Child care center;~~
 - ~~_____ 2. Day nursery;~~
 - ~~_____ 3. Kindergarten;~~
 - ~~_____ 4. Library;~~
 - ~~_____ 5. Nursery school;~~
 - ~~_____ 6. School - commercial, trade or business; and~~
 - ~~_____ 7. School - public or private.~~
- ~~_____ (d) *Food sales and service.*~~
 - ~~_____ 1. Bakery - retail;~~
 - ~~_____ 2. Convenience store;~~
 - ~~_____ 3. Dairy - retail;~~

- ~~4. Delicatessen;~~
- ~~5. Farmer's market;~~
- ~~6. Grocery;~~
- ~~7. Meat market; and~~
- ~~8. Restaurant without alcoholic beverages.~~

~~(e) *Governmental use.*~~

- ~~1. Fire station;~~
- ~~2. Governmental offices;~~
- ~~3. Police station; and~~
- ~~4. Post office.~~

~~(f) *Miscellaneous.*~~

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

~~(g) *Office/professional services.*~~

- ~~1. Architect;~~
- ~~2. Artist;~~
- ~~3. Bank machines;~~
- ~~4. Bank/savings and loan/credit union;~~
- ~~5. Construction companies, contractors and home remodeling companies (office only);~~
- ~~6. Dentist;~~
- ~~7. Design services;~~
- ~~8. Engineer;~~

- ~~9. Insurance agent;~~
- ~~10. Lawyer;~~
- ~~11. Musician;~~
- ~~12. Physician;~~
- ~~13. Pharmacist;~~
- ~~14. Photographic studio;~~
- ~~15. Professional offices;~~
- ~~16. Real estate office;~~
- ~~17. Service organization office; and~~
- ~~18. Travel agency.~~

~~(h) *Personal service.*~~

- ~~1. Barber shop;~~
- ~~2. Beauty shop;~~
- ~~3. Health spa or fitness center; and~~
- ~~4. Tanning salon.~~

~~(i) *Public facilities.*~~

- ~~1. Museum;~~
- ~~2. Parking lot;~~
- ~~3. Parking garage;~~
- ~~4. Parking lot;~~
- ~~5. Public park; and~~
- ~~6. Religious use.~~

~~(j) *Recreation.*~~

- ~~1. Dancing, aerobics, gymnastics studio;~~
- ~~2. Swimming pool—private or public (indoor);~~
- ~~3. Theater, indoor;~~
- ~~4. Theater, performing arts; and~~
- ~~5. Video store.~~

~~— (k) Residential. Dwelling units. (see Article 2.8B. 13 below).~~

~~— (l) Retail.~~

- ~~— 1. Antique shop;~~
- ~~— 2. Apparel shop;~~
- ~~— 3. Appliance store;~~
- ~~— 4. Convenience store;~~
- ~~— 5. Department store;~~
- ~~— 6. Drug store;~~
- ~~— 7. Electrical supplies;~~
- ~~— 8. Floor coverings;~~
- ~~— 9. Flower shop;~~
- ~~— 10. Furniture store;~~
- ~~— 11. Gift shop;~~
- ~~— 12. Hardware store;~~
- ~~— 13. Jewelry store;~~
- ~~— 14. Liquor store;~~
- ~~— 15. Music store;~~
- ~~— 16. Newsdealer;~~
- ~~— 17. Paint store;~~
- ~~— 18. Plumbing supplies;~~
- ~~— 19. Radio, TV, music service and sales;~~
- ~~— 20. Retail showroom;~~
- ~~— 21. Shoe store;~~
- ~~— 22. Stationery and book store;~~
- ~~— 23. Sporting goods;~~
- ~~— 24. Variety store; and~~
- ~~— 25. Wall coverings.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

~~— (a) Alcoholic beverage sales. Any permitted use which includes the sale of alcoholic beverages for on-site consumption or carry out.~~

~~—— (b) *Educational use.* Child caring institution.~~

~~—— (c) *Food sales and service.*~~

~~—— 1. Restaurant with alcoholic beverages; and~~

~~—— 2. Roadside food sales stand.~~

~~—— (d) *Miscellaneous.*~~

~~—— 1. Veterinary hospital, without boarding.~~

~~—— (e) *Professional services.*~~

~~—— 1. Electrical contractors; and~~

~~—— 2. Plumbing contractors.~~

~~—— (f) *Public facilities.*~~

~~—— 1. Neighborhood recycling collection point.~~

~~—— (g) *Recreation.*~~

~~—— 1. Arcade;~~

~~—— 2. Banquet hall;~~

~~—— 3. Billiard room;~~

~~—— 4. Bowling alley;~~

~~—— 5. Fraternal organization;~~

~~—— 6. Lodge or private club;~~

~~—— 7. Night club; and~~

~~—— 8. Social club.~~

~~—— (h) *Residential.*~~

~~—— 1. Multi-family dwelling;~~

~~—— 2. Single-family dwelling (See [Article 2.8B](#)(11) for applicable development standards); and~~

~~—— 3. Two-family dwelling (See [Article 2.8B](#)(12) for applicable development standards).~~

~~—— (i) *Retail.*~~

~~—— 1. Heating and cooling sales and service; and~~

~~—— 2. Liquor store.~~

ARTICLE 2.9. NR: NEIGHBORHOOD RETAIL COMMERCIAL

§ 2.9A PERMITTED USES.

(1) *Primary uses. See Article 14.1 Land Use Matrix*

~~— (a) *Clothing service.*~~

- ~~— 1. Dressmaking;~~
- ~~— 2. Dry cleaning and laundry establishment;~~
- ~~— 3. Millinery shop (fabric shop);~~
- ~~— 4. Self-service laundry;~~
- ~~— 5. Shoe repair shop; and~~
- ~~— 6. Tailor and pressing shop.~~

~~— (b) *Communication/utilities.* Telephone exchange.~~

~~— (c) *Educational use.*~~

- ~~— 1. Child care center;~~
- ~~— 2. Day nursery;~~
- ~~— 3. Kindergarten;~~
- ~~— 4. Library;~~
- ~~— 5. Nursery school;~~
- ~~— 6. School - commercial, trade or business; and~~
- ~~— 7. School - public or private.~~

~~— (d) *Food sales and service.*~~

- ~~— 1. Bakery - retail;~~
- ~~— 2. Convenience store (no gas sales);~~
- ~~— 3. Dairy - retail;~~
- ~~— 4. Delicatessen;~~
- ~~— 5. Grocery;~~
- ~~— 6. Meat market; and~~
- ~~— 7. Restaurant without alcoholic beverages.~~

~~— (e) *Governmental use.*~~

- ~~— 1. Fire station;~~

~~2. Governmental offices;~~

~~3. Police station; and~~

~~4. Post office.~~

~~(f) Miscellaneous.~~

~~1. Clinic, medical, dental or optometrists; and~~

~~2. Tourist home/bed and breakfast.~~

~~(g) Office/professional services.~~

~~1. Architect;~~

~~2. Artist;~~

~~3. Bank machines;~~

~~4. Bank/savings and loan/credit union;~~

~~5. Dentist;~~

~~6. Design services;~~

~~7. Engineer;~~

~~8. Insurance agent;~~

~~9. Lawyer;~~

~~10. Musician;~~

~~11. Physician;~~

~~12. Pharmacist;~~

~~13. Photographic studio;~~

~~14. Professional offices;~~

~~15. Real estate office;~~

~~16. Service organization office; and~~

~~17. Travel agency.~~

~~(h) Personal service.~~

~~1. Barber shop;~~

~~2. Beauty shop;~~

~~3. Health spa or fitness center; and~~

~~4. Tanning salon.~~

~~(i) Public facilities.~~

- ~~1. Public park; and~~
- ~~2. Religious use.~~
- ~~(j) Recreation. Dancing, aerobics, gymnastics studio.~~
- ~~(k) Residential.~~
 - ~~1. Assisted living facility;~~
 - ~~2. Convalescent home; and~~
 - ~~3. Nursing home.~~
- ~~(l) Retail.~~
 - ~~1. Apparel shop;~~
 - ~~2. Convenience store (no gas sales);~~
 - ~~3. Drug store;~~
 - ~~4. Flower shop;~~
 - ~~5. Gift shop;~~
 - ~~6. Newsdealer; and~~
 - ~~7. Stationery and book store.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

- ~~(a) Automobile service. Gasoline service station without repair.~~
- ~~(b) Communication/utilities.~~
 - ~~1. Public utility substation;~~
 - ~~2. Public wells;~~
 - ~~3. Sewage treatment plant; and~~
 - ~~4. Water treatment plant.~~
- ~~(c) Food sales and service.~~
 - ~~1. Drive-in/drive-through restaurant;~~
 - ~~2. Restaurant with alcoholic beverages; and~~
 - ~~3. Roadside food sales stand.~~
- ~~(d) Miscellaneous. Print shop.~~
- ~~(e) Public facilities. Neighborhood recycling collection point.~~
- ~~(f) Recreation. Lodge or private club.~~

ARTICLE 2.10. OD: OFFICE DISTRICT

§ 2.10A PERMITTED USES.

(1) *Primary uses. See Article 14.1 Land Use Matrix*

~~— (a) *Communication/utilities.* Telephone exchange.~~

~~— (b) *Educational use.*~~

~~— 1. Child care center;~~

~~— 2. Day nursery;~~

~~— 3. Nursery school;~~

~~— 4. Kindergarten;~~

~~— 5. Library; and~~

~~— 6. School - commercial, trade or business.~~

~~— (c) *Governmental use.*~~

~~— 1. Fire station;~~

~~— 2. Governmental offices;~~

~~— 3. Police station; and~~

~~— 4. Post office (without storage of delivery vehicles).~~

~~— (d) *Miscellaneous.* Clinic, medical, dental or optometrists.~~

~~— (e) *Office/professional services.*~~

~~— 1. Architect;~~

~~— 2. Artist;~~

~~— 3. Bank machines;~~

~~— 4. Bank/savings and loan/credit union;~~

~~— 5. Dentist;~~

~~— 6. Design services;~~

~~— 7. Engineer;~~

~~— 8. Insurance agent;~~

~~— 9. Lawyer;~~

~~— 10. Musician;~~

~~— 11. Physician;~~

- ~~12. Pharmacist;~~
- ~~13. Photographic studio;~~
- ~~14. Professional offices;~~
- ~~15. Real estate office;~~
- ~~16. Service organization office; and~~
- ~~17. Travel agency.~~

~~(f) *Public facilities.*~~

- ~~1. Museum;~~
- ~~2. Public park; and~~
- ~~3. Religious use.~~

~~(g) *Residential.*~~

- ~~1. Assisted living facility;~~
- ~~2. Nursing home; and~~
- ~~3. Convalescent home.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

~~(a) *Communication/utilities.*~~

- ~~1. Public utility substation;~~
- ~~2. Public wells;~~
- ~~3. Sewage treatment plant; and~~
- ~~4. Water treatment plant.~~

~~(b) *Food sales and service.*~~

- ~~1. Restaurant without alcoholic beverages; and~~
- ~~2. Restaurant with alcoholic beverages.~~

~~(c) *Miscellaneous.*~~

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

~~(d) *Personal service.* Health spa or fitness center.~~

~~(e) *Public facilities.*~~

- ~~1. Community center;~~
- ~~2. Neighborhood recycling collection point; and~~

~~3. Parking garage.~~

ARTICLE 2.11. GC: GENERAL COMMERCIAL

§ 2.11A PERMITTED USES.

(1) *Primary uses. See Article 14.1 Land Use Matrix*

~~(a) Automobile service.~~

~~(b) Clothing service.~~

~~1. Dressmaking;~~

~~2. Dry cleaning and laundry establishment;~~

~~3. Millinery shop (fabric shop);~~

~~4. Self-service laundry;~~

~~5. Shoe repair shop; and~~

~~6. Tailor and pressing shop.~~

~~(c) Communications/utilities.~~

~~1. Communication relay tower;~~

~~2. Public wells; and~~

~~3. Telephone exchange.~~

~~(d) Educational use.~~

~~1. Child care center;~~

~~2. Library;~~

~~3. School - public or private; and~~

~~4. School - commercial, trade or business.~~

~~(e) Food sales and service.~~

~~1. Bakery - retail;~~

~~2. Dairy - retail;~~

~~3. Delicatessen;~~

~~4. Drive-in/drive-through restaurant;~~

~~5. Grocery;~~

~~6. Convenience store;~~

~~7. Meat market; and~~

~~8. Restaurant.~~

~~(f) Governmental use.~~

~~1. Fire station;~~

~~2. Governmental offices;~~

~~3. Police station; and~~

~~4. Post office, without outdoor parking of delivery vehicles.~~

~~(g) Miscellaneous.~~

~~1. Agriculture seed sales;~~

~~2. Bus station;~~

~~3. Clinic, medical, dental or optometrists;~~

~~4. Electrical repair;~~

~~5. Hospital/sanitarium/rehabilitation center;~~

~~6. 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).~~

~~(h) Office/professional services.~~

~~1. Architect;~~

~~2. Artist;~~

~~3. Bank machines;~~

~~4. Bank/savings and loan/credit union;~~

~~5. Construction companies, contractors, and home remodeling companies;~~

~~6. Dentist;~~

~~7. Design services;~~

~~8. Engineer;~~

- ~~9. Insurance agent;~~
- ~~10. Lawyer;~~
- ~~11. Musician;~~
- ~~12. Physician;~~
- ~~13. Pharmacist;~~
- ~~14. Photographic studio;~~
- ~~15. Professional offices;~~
- ~~16. Real estate office;~~
- ~~17. Research laboratories;~~
- ~~18. Service organization office; and~~
- ~~19. Travel agency.~~

~~(i) *Personal service.*~~

- ~~1. Barber shop;~~
- ~~2. Beauty shop;~~
- ~~3. Health spa or fitness center;~~
- ~~4. Locksmith/security systems; and~~
- ~~5. Tanning salon.~~

~~(j) *Public facilities.*~~

- ~~1. Museum;~~
- ~~2. Public park;~~
- ~~3. Parking lot; and~~
- ~~4. Religious use.~~

~~(k) *Recreation.*~~

- ~~1. Arcade;~~
- ~~2. Bait sales;~~
- ~~3. Banquet hall;~~
- ~~4. Billiard room;~~
- ~~5. Bowling alley;~~
- ~~6. Dancing, aerobics, gymnastics, cheerleading studio;~~
- ~~7. Indoor recreation;~~

- ~~8. Lodge or private club;~~
- ~~9. Night club;~~
- ~~10. Skating rink (ice and roller), indoor;~~
- ~~11. Social hall;~~
- ~~12. Tennis/racquet club, indoor;~~
- ~~13. Theater, indoor; and~~
- ~~14. Video store.~~

~~(l) Residential.~~

- ~~1. Assisted living facility;~~
- ~~2. Convalescent home; and~~
- ~~3. Nursing home.~~

~~(m) Retail.~~

- ~~1. Antique shop;~~
- ~~2. Apparel shop;~~
- ~~3. Appliance store;~~
- ~~4. Convenience store;~~
- ~~5. Department store;~~
- ~~6. Drug store;~~
- ~~7. Floor coverings;~~
- ~~8. Flower shop;~~
- ~~9. Furniture store;~~
- ~~10. Gift shop;~~
- ~~11. Gun shop and gunsmith shop;~~
- ~~12. Hardware store;~~
- ~~13. Home improvement store;~~
- ~~14. Jewelry store;~~
- ~~15. Music store;~~
- ~~16. Newsdealer;~~
- ~~17. Paint store;~~
- ~~18. Radio, TV, music service and sales;~~

- ~~19. Retail showroom;~~
- ~~20. Shoe store;~~
- ~~21. Stationery and book store;~~
- ~~22. Sporting goods;~~
- ~~23. Variety store; and~~
- ~~24. Vehicle parts and accessories without repair or installation; and~~
- ~~25. Wall coverings.~~

(2) *Special exception uses. See Article 14.1 Land Use Matrix*

~~(a) *Alcoholic beverage sales.* Any permitted use which includes the sale of alcoholic beverages for on-site consumption or carry-out.~~

~~(b) *Agricultural uses.*~~

- ~~1. Commercial greenhouse;~~
- ~~2. Cropland and orchards; and~~
- ~~3. Plant nursery.~~

~~(c) *Automobile service.*~~

- ~~1. Fueling station.~~

~~(d) *Communication/utilities.*~~

- ~~1. Public utility substation;~~
- ~~2. Public wells;~~
- ~~3. Sewage treatment plant; and~~
- ~~4. Water treatment plant.~~

~~(e) *Educational uses.*~~

- ~~1. Child caring institution; and~~
- ~~2. Kindergarten.~~

~~(f) *Food sales and service.*~~

- ~~1. Farmers market; and~~
- ~~2. Roadside food sales stand.~~

~~(g) *Governmental use.* Post office, with outdoor parking of delivery vehicles.~~

~~(h) *Miscellaneous.*~~

- ~~1. Artificial lake;~~

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

~~(i) *Personal service.* Tattoo, body piercing, scarifying and branding establishments.~~

~~(j) *Public facilities.*~~

- ~~1. Neighborhood recycling collection point;~~
- ~~2. Parking garage; and~~
- ~~3. Recycling facility.~~

~~(k) *Recreation.*~~

- ~~1. Amusement park;~~
- ~~2. Ball fields;~~
- ~~3. Driving range;~~
- ~~4. Miniature golf;~~
- ~~5. Outdoor commercial recreational enterprise;~~
- ~~6. Private recreational development;~~
- ~~7. Skating rink (ice and roller), outdoor;~~
- ~~8. Stadium/arena;~~
- ~~9. Tennis/racquet club, outdoor; and~~
- ~~10. Theater, outdoor.~~

~~(l) *Retail.*~~

- ~~1. Liquor store;~~
- ~~2. Lumber yard; and~~
- ~~3. Satellite dish sales and service.~~

ARTICLE 2.12. I-1: RESEARCH/OFFICE INDUSTRIAL

§ 2.12A PERMITTED USES.

- (1) *Primary uses.* See Article 14.1 Land Use Matrix

~~(a) Agricultural uses.~~

- ~~1. Commercial greenhouse;~~
- ~~2. Cropland and orchards; and~~
- ~~3. Plant nursery.~~

~~(b) Communication/utilities.~~

- ~~1. Communication relay tower; and~~
- ~~2. Telephone exchange.~~

~~(c) Educational use.~~

- ~~1. Child care center; and~~
- ~~2. School - commercial, trade or business.~~

~~(d) Governmental use.~~

- ~~1. Police station;~~
- ~~2. Post office; and~~
- ~~3. Fire station.~~

~~(e) Industrial uses.~~

- ~~1. Engineering laboratories;~~
- ~~2. Flex-space; and~~
- ~~3. Research laboratories.~~

~~(f) Miscellaneous. Mail order distribution.~~

~~(g) Office/professional services.~~

- ~~1. Architect;~~
- ~~2. Artist;~~
- ~~3. Bank machines;~~
- ~~4. Bank/credit union;~~
- ~~5. Dentist;~~
- ~~6. Design services;~~
- ~~7. Engineer;~~
- ~~8. Insurance agent;~~
- ~~9. Lawyer;~~
- ~~10. Musician;~~

- ~~11. Physician;~~
- ~~12. Pharmacist;~~
- ~~13. Professional offices;~~
- ~~14. Real estate office;~~
- ~~15. Photographic studio;~~
- ~~16. Service organization office; and~~
- ~~17. Travel agency.~~

~~(h) *Public facilities.* Public park.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

~~(a) *Communication/utilities.*~~

- ~~1. Public utility substation;~~
- ~~2. Public wells;~~
- ~~3. Sewage treatment plant; and~~
- ~~4. Water treatment plant.~~

~~(b) *Educational uses.* Kindergarten.~~

~~(c) *Food sales and service.*~~

- ~~1. Restaurant without alcoholic beverages; and~~
- ~~2. Restaurant with alcoholic beverages.~~

~~(d) *Miscellaneous.* Artificial lake.~~

~~(e) *Public facilities.*~~

- ~~1. Neighborhood recycling collection point; and~~
- ~~2. Religious use.~~

ARTICLE 2.13. I-2: OFFICE/WAREHOUSE DISTRIBUTION

§ 2.13A PERMITTED USES.

(1) *Primary uses.* See Article 14.1 Land Use Matrix

~~(a) *Agricultural uses.*~~

- ~~1. Commercial greenhouse;~~
- ~~2. Cropland and orchards; and~~
- ~~3. Plant nursery.~~

~~_____ (b) *Communications/utilities.*~~

- ~~_____ 1. Communication relay tower; and~~
- ~~_____ 2. Telephone exchange.~~

~~_____ (c) *Educational use.*~~

- ~~_____ 1. Child care center as ancillary to primary use; and~~
- ~~_____ 2. School – commercial, trade or business.~~

~~_____ (d) *Food sales and service. Wholesale produce terminal.*~~

~~_____ (e) *Governmental use.*~~

- ~~_____ 1. Fire station;~~
- ~~_____ 2. Police station; and~~
- ~~_____ 3. Post office.~~

~~_____ (f) *Industrial uses.*~~

- ~~_____ 1. Assembly of previously manufactured parts, sub-assemblies or components;~~
- ~~_____ 2. Bottled gas storage and distribution;~~
- ~~_____ 3. Engineering laboratories;~~
- ~~_____ 4. Distribution center;~~
- ~~_____ 5. Light assembly or repair of previously manufactured parts:~~
 - ~~_____ a. Appliances:~~
 - ~~_____ i. Light;~~
 - ~~_____ ii. Portable; and~~
 - ~~_____ iii. Household.~~
 - ~~_____ b. Bottling of beverages;~~
 - ~~_____ c. Bottling of food;~~
 - ~~_____ d. Bottling of milk products;~~
 - ~~_____ e. Clocks and watches;~~
 - ~~_____ f. Cloth products from finished cloth;~~
 - ~~_____ g. Electric hand tools;~~
 - ~~_____ h. Electric motors;~~
 - ~~_____ i. Electrical components and sub-assemblies;~~
 - ~~_____ j. Leather products from finished leather;~~

- ~~———— k. Light component parts of products;~~
 - ~~———— l. Office equipment including assembly;~~
 - ~~———— m. Office machinery, electrical and mechanical;~~
 - ~~———— n. Optical goods;~~
 - ~~———— o. Paper box and paper products from finished paper;~~
 - ~~———— p. Recording instruments; and~~
 - ~~———— q. Tools and implements (electrical or non-electrical).~~
 - ~~———— 6. Research laboratories;~~
 - ~~———— 7. Warehouse; and~~
 - ~~———— 8. Warehouse and distribution center.~~
 - ~~———— (g) *Miscellaneous*.~~
 - ~~———— 1. Mail order distribution; and~~
 - ~~———— 2. Wholesale business.~~
 - ~~———— (h) *Office/professional services*.~~
 - ~~———— 1. Offices (related to and in conjunction with another permitted use); and~~
 - ~~———— 2. Construction companies, contractors and home remodeling companies (including storage of materials and equipment with accessory offices but no retail commercial activities).~~
 - ~~———— (i) *Public facilities*. Public park.~~
- (2) *Special exception uses. See Article 14.1 Land Use Matrix*
- ~~———— (a) *Communication/utilities*.~~
 - ~~———— 1. Public utility substation;~~
 - ~~———— 2. Public wells;~~
 - ~~———— 3. Sewage treatment plant; and~~
 - ~~———— 4. Water treatment plant.~~
 - ~~———— (b) *Educational use*. Freestanding child care center.~~
 - ~~———— (c) *Industrial use*. Truck terminal.~~
 - ~~———— (d) *Miscellaneous*.~~
 - ~~———— 1. Artificial lake;~~
 - ~~———— 2. Self-storage (mini-) warehouse (not within 600 feet of a Gateway Corridor);~~
- and

- ~~3. Welding.~~
- ~~(e) Public facilities.~~
 - ~~1. Neighborhood recycling collection point; and~~
 - ~~2. Religious use.~~
- ~~(f) Recreation.~~
 - ~~1. Dancing, aerobics, gymnastics, cheerleading studio;~~
 - ~~2. Indoor recreation skating rink (ice and roller), indoor;~~
 - ~~3. Stadium/arena; and~~
 - ~~4. Tennis/racquet club, indoor.~~

ARTICLE 2.14. I-3: LIGHT MANUFACTURING

§ 2.14A PERMITTED USES.

- (1) *Primary uses. See Article 14.1 Land Use Matrix*
 - ~~(a) Agricultural uses.~~
 - ~~1. Commercial greenhouse;~~
 - ~~2. Cropland and orchards; and~~
 - ~~3. Plant nursery.~~
 - ~~(b) Automobile service.~~
 - ~~1. Auto/truck storage (outdoor);~~
 - ~~2. Painting and customizing; and~~
 - ~~3. Racing and testing.~~
 - ~~(c) Communications/utilities.~~
 - ~~1. Communication relay tower;~~
 - ~~2. Storage tanks - non-hazardous; and~~
 - ~~3. Telephone exchange.~~
 - ~~(d) Educational use.~~
 - ~~1. Child care center as ancillary to primary use; and~~
 - ~~2. School - commercial, trade or business.~~
 - ~~(e) Food sales and service.~~
 - ~~1. Farmers market; and~~

~~2. Wholesale produce terminal.~~

~~(f) Governmental use.~~

~~1. Fire station;~~

~~2. Police station; and~~

~~3. Post office.~~

~~(g) Industrial uses.~~

~~1. Assembly of previously manufactured parts, sub-assemblies or components;~~

~~2. Bottled gas storage and distribution;~~

~~3. Distribution center;~~

~~4. Engineering laboratories;~~

~~5. Manufacture, assembly or repair of:~~

~~a. Alcoholic beverages;~~

~~b. Appliances:~~

~~i. Light;~~

~~ii. Major electric or gas;~~

~~iii. Portable; and~~

~~iv. Household.~~

~~c. Bottling of beverages;~~

~~d. Bottling of food;~~

~~e. Bottling of milk products;~~

~~f. Brewing distillation of liquor and spirits;~~

~~g. Cabinets;~~

~~h. Cans;~~

~~i. Clocks and watches;~~

~~j. Cloth products from finished cloth;~~

~~k. Coating (excluding tar products);~~

~~l. Communication equipment and assembly;~~

~~m. Construction equipment and machinery;~~

~~n. Containers;~~

~~o. Cosmetics;~~

- ~~_____ p. Dairy or milk products;~~
- ~~_____ q. Detergents and soaps;~~
- ~~_____ r. Electric hand tools;~~
- ~~_____ s. Electric neon signs;~~
- ~~_____ t. Electric materials;~~
- ~~_____ u. Electric motors;~~
- ~~_____ v. Electrical components and sub-assemblies;~~
- ~~_____ w. Elevators;~~
- ~~_____ x. Furniture;~~
- ~~_____ y. Jewelry (including engraving);~~
- ~~_____ z. Leather products from finished leather;~~
- ~~_____ aa. Light component parts of products;~~
- ~~_____ bb. Machinery and machinery components;~~
- ~~_____ cc. Malt products;~~
- ~~_____ dd. Marine equipment;~~
- ~~_____ ee. Mattresses;~~
- ~~_____ ff. Medicine;~~
- ~~_____ gg. Musical instruments;~~
- ~~_____ hh. Non-alcoholic beverages;~~
- ~~_____ ii. Office equipment including assembly;~~
- ~~_____ jj. Office machinery, electrical and mechanical;~~
- ~~_____ kk. Optical goods;~~
- ~~_____ ll. Paper box and paper products from finished paper;~~
- ~~_____ mm. Pharmaceutical products;~~
- ~~_____ nn. Phonograph records and compact discs;~~
- ~~_____ oo. Prefabricated wood building and structural members;~~
- ~~_____ pp. Recording instruments;~~
- ~~_____ qq. Sports equipment;~~
- ~~_____ rr. Starch;~~
- ~~_____ ss. Textiles;~~

~~_____ tt. Tools and implements (electrical or non-electrical); and~~

~~_____ uu. Toys.~~

~~_____ 6. Petroleum tank farm (commercial);~~

~~_____ 7. Research laboratories;~~

~~_____ 8. Truck terminal;~~

~~_____ 9. Warehouse; and~~

~~_____ 10. Warehouse and distribution center.~~

~~_____ (h) *Office/professional services.* Construction companies, contractors and home remodeling companies (including storage of materials and equipment with accessory offices but no retail commercial activities).~~

~~_____ (i) *Miscellaneous.*~~

~~_____ 1. Machine shop;~~

~~_____ 2. Mail order distribution;~~

~~_____ 3. Welding shop; and~~

~~_____ 4. Wholesale business.~~

~~_____ (j) *Public facilities.* Public park.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

~~_____ (a) *Communication/utilities.*~~

~~_____ 1. Public utility substation;~~

~~_____ 2. Public wells;~~

~~_____ 3. Sewage treatment plant; and~~

~~_____ 4. Water treatment plant.~~

~~_____ (b) *Educational use.* Freestanding child care center.~~

~~_____ (c) *Governmental use.* Penal or correctional institution.~~

~~_____ (d) *Industrial uses.*~~

~~_____ 1. Coatings manufacture (excluding tar products);~~

~~_____ 2. Concrete mixing;~~

~~_____ 3. Foundries;~~

~~_____ 4. Iron and steel production;~~

~~_____ 5. Liquid fertilizer storage and distribution (commercial);~~

- ~~6. Lumber mill;~~
- ~~7. Meat and meat products:
 - ~~a. Packing; and~~
 - ~~b. Processing.~~~~
- ~~8. Mineral extraction, borrow pit, topsoil removal and storage areas;~~
- ~~9. Oil processing, refining and manufacture; and~~
- ~~10. Power plants, including:
 - ~~a. Thermal;~~
 - ~~b. Electric (utilizing refuse-derived fuels); and~~
 - ~~c. Steam (utilizing refuse-derived fuels).~~~~
- ~~(e) Miscellaneous:
 - ~~1. Artificial lake; and~~
 - ~~2. Self-storage (mini-) warehouse (not within 600 feet of a Gateway Corridor).~~~~
- ~~(f) Public facilities:
 - ~~1. Recycling facility;~~
 - ~~2. Religious use;~~
 - ~~3. Resource recovery facility; and~~
 - ~~4. Transfer station.~~~~

ARTICLE 2.15. I-4: HEAVY MANUFACTURING

§ 2.15A PERMITTED USES.

(1) *Primary uses. See Article 14.1 Land Use Matrix*

~~(a) Agricultural uses.~~

- ~~1. Commercial greenhouse;~~
- ~~2. Cropland and orchards; and~~
- ~~3. Plant nursery.~~

~~(b) Automobile service.~~

- ~~1. Auto/truck storage (outdoor);~~
- ~~2. Painting and customizing; and~~
- ~~3. Racing and testing.~~

~~—— (c) *Communications/utilities.*~~

- ~~—— 1. Communication relay tower;~~
- ~~—— 2. Storage tanks – non-hazardous; and~~
- ~~—— 3. Telephone exchange.~~

~~—— (d) *Food sales and service.*~~

- ~~—— 1. Farmers market; and~~
- ~~—— 2. Wholesale produce terminal.~~

~~—— (e) *Governmental use.*~~

- ~~—— 1. Fire station;~~
- ~~—— 2. Police station; and~~
- ~~—— 3. Post office.~~

~~—— (f) *Industrial uses.*~~

- ~~—— 1. Assembly of previously manufactured parts, sub-assemblies or components;~~
- ~~—— 2. Bottled gas storage and distribution;~~
- ~~—— 3. Distribution center;~~
- ~~—— 4. Engineering laboratories~~
- ~~—— 5. Manufacture, assembly or repair of:~~
 - ~~—— a. Alcoholic beverages;~~
 - ~~—— b. Appliances:~~
 - ~~—— i. Light;~~
 - ~~—— ii. Major electric or gas;~~
 - ~~—— iii. Portable; and~~
 - ~~—— iv. Household.~~
 - ~~—— c. Boiler tank;~~
 - ~~—— d. Bottling of beverages;~~
 - ~~—— e. Bottling of food;~~
 - ~~—— f. Bottling of milk products;~~
 - ~~—— g. Brewing distillation of liquor and spirits;~~
 - ~~—— h. Cabinets;~~
 - ~~—— i. Cans;~~

- ~~_____ j. Cement, lime or gypsum;~~
- ~~_____ k. Ceramic and clay products;~~
- ~~_____ l. Cinder block and other similar building materials;~~
- ~~_____ m. Clocks and watches;~~
- ~~_____ n. Cloth products from finished cloth;~~
- ~~_____ o. Coating (excluding tar products);~~
- ~~_____ p. Communication equipment and assembly;~~
- ~~_____ q. Concrete blocks and shapes production;~~
- ~~_____ r. Concrete paving materials preparation;~~
- ~~_____ s. Construction equipment and machinery;~~
- ~~_____ t. Containers;~~
- ~~_____ u. Cosmetics;~~
- ~~_____ v. Dairy or milk products;~~
- ~~_____ w. Detergents and soaps;~~
- ~~_____ x. Electric hand tools;~~
- ~~_____ y. Electric neon signs;~~
- ~~_____ z. Electric materials;~~
- ~~_____ aa. Electric motors;~~
- ~~_____ bb. Electrical components and sub-assemblies;~~
- ~~_____ cc. Elevators;~~
- ~~_____ dd. Furniture;~~
- ~~_____ ee. Glass and glass products~~
- ~~_____ ff. Jewelry (including engraving);~~
- ~~_____ gg. Leather products from finished leather;~~
- ~~_____ hh. Light component parts of products;~~
- ~~_____ ii. Machinery and machinery components;~~
- ~~_____ jj. Malt products;~~
- ~~_____ kk. Marine equipment;~~
- ~~_____ ll. Mattresses;~~
- ~~_____ mm. Medicine;~~

- ~~nn. Musical instruments;~~
- ~~oo. Non-alcoholic beverages;~~
- ~~pp. Office equipment including assembly;~~
- ~~qq. Office machinery, electrical and mechanical;~~
- ~~rr. Optical goods;~~
- ~~ss. Paper box and paper products from finished paper;~~
- ~~tt. Pharmaceutical products;~~
- ~~uu. Phonograph records and compact discs;~~
- ~~vv. Prefabricated wood building and structural members;~~
- ~~ww. Recording instruments;~~
- ~~xx. Sports equipment;~~
- ~~yy. Starch;~~
- ~~zz. Textiles;~~
- ~~aaa. Tools and implements (electrical or non-electrical);~~
- ~~bbb. Toys; and~~
- ~~ccc. Veneer (veneer mills).~~
- ~~6. Millwork, planing mill and saw mill;~~
- ~~7. Petroleum tank farm (commercial);~~
- ~~8. Research laboratories;~~
- ~~9. Rolling and extruding of metal;~~
- ~~10. Truck terminal;~~
- ~~11. Warehouse; and~~
- ~~12. Warehouse and distribution center.~~
- ~~(g) *Miscellaneous.*~~
 - ~~1. Machine shop;~~
 - ~~2. Mail order distribution;~~
 - ~~3. Self-storage (mini-) warehouse;~~
 - ~~4. Welding shop; and~~
 - ~~5. Wholesale business.~~

~~— (h) Office/professional services. Construction companies, contractors and home remodeling companies (including storage of materials and equipment with accessory offices but no retail commercial activities)~~

(2) *Special exception uses. See Article 14.1 Land Use Matrix*

~~(a) Governmental use. Penal or correctional institution.~~

~~— (b) Industrial uses.~~

- ~~— 1. Blast furnace or open hearth;~~
- ~~— 2. Coatings manufacture (excluding tar products);~~
- ~~— 3. Coke ovens;~~
- ~~— 4. Concrete mixing;~~
- ~~— 5. Foundries;~~
- ~~— 6. Iron and steel production;~~
- ~~— 7. Junk yard;~~
- ~~— 8. Liquid fertilizer storage and distribution (commercial);~~
- ~~— 9. Lumber mill;~~
- ~~— 10. Manufacturing, including:~~
 - ~~— a. Asphalt production;~~
 - ~~— b. Asphaltic paving materials preparation;~~
 - ~~— c. Batch plant (asphalt or concrete production);~~
 - ~~— d. Biological;~~
 - ~~— e. Gases and chemicals;~~
 - ~~— f. Glue;~~
 - ~~— g. Paper;~~
 - ~~— h. Railroad equipment (including repair and service)~~
 - ~~— i. Rubber products;~~
 - ~~— j. Tar, tar paper, tar products processing; and~~
 - ~~— k. Tire and inner tubes.~~
- ~~— 11. Meat and meat products:~~
 - ~~— a. Packing; and~~
 - ~~— b. Processing.~~

- ~~12. Mineral extraction, borrow pit, topsoil removal and storage areas;~~
- ~~13. Oil processing, refining and manufacture;~~
- ~~14. Power plants, including:
 - ~~a. Thermal;~~
 - ~~b. Electric (utilizing refuse-derived fuels); and~~
 - ~~c. Steam (utilizing refuse-derived fuels).~~~~
- ~~15. Slaughterhouse.~~
- ~~(c) Public facilities:
 - ~~1. Public or commercial sanitary fill, refuse dump or garbage disposal plant;~~
 - ~~2. Recycling facility;~~
 - ~~3. Religious use;~~
 - ~~4. Resource recovery facility; and~~
 - ~~5. Transfer station.~~~~

ARTICLE 2.16. AG: AGRICULTURE DISTRICT

§ 2.16A PERMITTED USES.

(1) *Primary uses.* See Article 14.1 Land Use Matrix

- ~~(a) Agricultural uses; including agricultural crop production; tree farms; agricultural livestock production and the harvesting; storage and primary processing of agricultural products produced on the premises; storage of farm vehicles, farm equipment, and farm materials by the operator of such farm;~~
- ~~(b) Single-family dwelling;~~
- ~~(c) Residential facility for the developmentally disabled;~~
- ~~(d) Residential facility for the mentally ill;~~
- ~~(e) Reserved;~~
- ~~(f) Roadside food sales stand;~~
- ~~(g) Country club or golf course;~~
- ~~(h) Riding stable or trails; and~~
- ~~(i) Golf driving range.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

- ~~(a) Agricultural uses. Confinement feeding yards.~~
- ~~(b) Communications/utilities.~~

- ~~1. Communication relay tower;~~
- ~~2. Telephone exchange;~~
- ~~3. Public utility substation;~~
- ~~4. Sewage treatment plant;~~
- ~~5. Water treatment plant; and~~
- ~~6. Public wells.~~

~~(c) Educational use.~~

- ~~1. Kindergarten;~~
- ~~2. Child care center;~~
- ~~3. Public library; and~~
- ~~4. School - public or private.~~

~~(d) Governmental use.~~

- ~~1. Fire station;~~
- ~~2. Governmental offices;~~
- ~~3. Police station; and~~
- ~~4. Penal or correctional institution.~~

~~(e) Industrial uses.~~

- ~~1. Liquid fertilizer storage and distribution (commercial);~~
- ~~2. Mineral extraction, borrow pit, topsoil removal and storage areas; and~~
- ~~3. Slaughterhouse.~~

~~(f) Miscellaneous.~~

- ~~1. Cemetery or crematory;~~
- ~~2. Commercial breeding and raising of non-farm fowl and animals;~~
- ~~3. Farm equipment sales and service;~~
- ~~4. Kennel;~~
- ~~5. Plant nursery (wholesale);~~
- ~~6. Sales barn for livestock sale;~~
- ~~7. Tourist home/bed and breakfast; and~~
- ~~8. Veterinary hospital, including boarding.~~

~~(g) Public facilities.~~

- ~~1. Airport;~~
- ~~2. Public park;~~
- ~~3. Religious use; and~~
- ~~4. Recycling facility.~~
- ~~(h) Recreation.~~
 - ~~1. Bait sales;~~
 - ~~2. Lodge or private club;~~
 - ~~3. Outdoor commercial recreational enterprise;~~
 - ~~4. Private recreational development;~~
 - ~~5. Private camp;~~
 - ~~6. Campground;~~
 - ~~7. Private or public swimming pool;~~
 - ~~8. Ball fields;~~
 - ~~9. Amusement park; and~~
 - ~~10. Fairgrounds.~~
- ~~(i) Residential. Group home.~~

ARTICLE 2.17. R-U: URBAN RESIDENTIAL DISTRICT

§ 2.17A PERMITTED USES.

(1) *Primary uses.* See Article 14.1 Land Use Matrix

- ~~(a) Single-family dwellings (see Article 2.17B(15) for applicable development standards);~~
- ~~(b) Two-family dwellings (see Article 2.17B(16) for applicable development standards);~~
- ~~(c) Multi-family dwellings;~~
- ~~(d) Residential facility for the developmentally disabled; and~~
- ~~(e) Residential facility for the mentally ill.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

- ~~(a) Utilities.~~
 - ~~1. Public utility substation;~~
 - ~~2. Pumping station;~~

- ~~3. Sewage treatment plant;~~
- ~~4. Telephone exchange; and~~
- ~~5. Water treatment plant.~~
- ~~(b) Educational use.~~
 - ~~1. Kindergarten;~~
 - ~~2. Child care ministry;~~
 - ~~3. Public library; and~~
 - ~~4. Schools, public or private.~~
- ~~(c) Governmental use.~~
 - ~~1. Fire station;~~
 - ~~2. Municipal/state road maintenance facility;~~
 - ~~3. Police station; and~~
 - ~~4. Post office.~~
- ~~(d) Miscellaneous. Tourist home/bed and breakfast.~~
- ~~(e) Public facilities.~~
 - ~~1. Community center;~~
 - ~~2. Public park; and~~
 - ~~3. Religious use.~~
- ~~(f) Recreation.~~
 - ~~1. Country club or golf course; and~~
 - ~~2. Private or public swimming pool.~~
- ~~(g) Residential.~~
 - ~~1. Assisted living facility; and~~
 - ~~2. Group home.~~

ARTICLE 2.18. MU: MIXED USE DISTRICT

§ 2.18A PERMITTED USES.

(1) *Primary uses.* See Article 14.1 Land Use Matrix

- ~~(a) Educational uses. Reserved.~~
- ~~(b) Food sales and service.* Restaurant without alcoholic beverage sales and without drive-in or drive-thru service.~~

~~— (c) *Miscellaneous.* * Bed and breakfast.~~

~~— (d) *Office/professional services.*~~

~~— 1. Architect;~~

~~— 2. Artist;~~

~~— 3. Consultant;~~

~~— 4. Design services;~~

~~— 5. Engineer;~~

~~— 6. Insurance agent;~~

~~— 7. Lawyer;~~

~~— 8. Musician;~~

~~— 9. Photographic studio;~~

~~— 10. Real estate office; and~~

~~— 11. Travel agency.~~

~~— (e) *Personal service.* *~~

~~— 1. Barber shop; and~~

~~— 2. Beauty shop.~~

~~— (f) *Residential.*~~

~~— 1. Dwelling unit - (see [Article 2.18B](#) (16) below)~~

~~— 3. Residential facility for the developmentally disabled;~~

~~— 4. Residential facility for the mentally ill; and~~

~~— 5. Single-family dwelling (see [Article 2.18B](#) (14) for applicable development standards).~~

~~— (g) *Retail.* *~~

~~— 1. Antique shop; and~~

~~— 2. Art gallery.~~

* See [Article 2.18B\(5\)](#) for area limitations.

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

~~— (a) *Clothing service.* *~~

~~— 1. Costume rental;~~

~~— 2. Dressmaking;~~

~~— 3. Dry cleaning and laundry establishment;~~

- ~~4. Millinery (fabric) shop;~~
- ~~5. Shoe repair shop;~~
- ~~6. Tailor and pressing shop; and~~
- ~~7. Tuxedo rental.~~

~~(b) Educational uses:~~

- ~~1. Child care center;~~
- ~~2. Child care ministry;~~
- ~~3. Cottage school; and~~
- ~~4. Public library.~~

~~(c) Food sales and service.*~~

- ~~1. Bakery - retail;~~
- ~~2. Convenience store;~~
- ~~3. Dairy bar - retail;~~
- ~~4. Delicatessen;~~
- ~~5. Grocery;~~
- ~~6. Ice cream store - retail;~~
- ~~7. Restaurant with alcoholic beverages and without drive-in or drive-through service;~~
~~and~~
- ~~8. Yogurt store - retail.~~

~~(d) Government use:~~

- ~~1. Governmental offices;~~
- ~~2. Police station; and~~
- ~~3. Post office - without outside parking of delivery vehicles.~~

~~(e) Miscellaneous.*~~

- ~~1. Clinic (medical, dental or optometrists); and~~
- ~~2. Electrical/electronics repair~~

~~(f) Office/professional services:~~

- ~~1. Bank/savings and loan/credit union;~~
- ~~2. Bank machines - walk-up;~~
- ~~3. Dentist;~~

- ~~4. Financial institution;~~
- ~~5. Physician;~~
- ~~6. Pharmacist; and~~
- ~~7. Professional offices (any type).~~

~~(g) *Public facilities.*~~

- ~~1. Community center;~~
- ~~2. Funeral home;~~
- ~~3. Mortuary;~~
- ~~4. Neighborhood recycling collection point;~~
- ~~5. Parking garage;~~
- ~~6. Parking lot - commercial;~~
- ~~7. Public park; and~~
- ~~8. Religious use.~~

~~(h) *Recreation.**~~

- ~~1. Aerobics studio;~~
- ~~2. Arcade;~~
- ~~3. Banquet hall;~~
- ~~4. Billiard hall;~~
- ~~5. Dance studio;~~
- ~~6. Fraternal organization;~~
- ~~7. Gymnastics studio;~~
- ~~8. Lodge or private club;~~
- ~~9. Social club;~~
- ~~10. Swimming pool - private or public; and~~
- ~~11. Theater - indoor.~~

~~(i) *Residential.*~~

- ~~1. Assisted living facility;~~
 - ~~2. Group home;~~
 - ~~3. Multi-family dwelling (see [Article 2.18B](#)(13) for applicable development standards);~~
- and

~~4. Two-family dwelling (see [Article 2.18B](#)(15) for applicable development standards).~~

~~(j) Retail.*~~

~~1. Apparel shop;~~

~~2. Arts and craft store;~~

~~3. Bicycle sales and service;~~

~~4. Camera store;~~

~~5. Card shop;~~

~~6. Clock shop;~~

~~7. Coin and stamp shop;~~

~~8. Computer store;~~

~~9. Drug store~~

~~10. Flower shop;~~

~~11. Frame shop;~~

~~12. Gift shop;~~

~~13. Hobby shop;~~

~~14. Jewelry store;~~

~~15. Liquor store;~~

~~16. Music store;~~

~~17. Newsdealer;~~

~~18. Shoe store;~~

~~19. Stationery and book store;~~

~~20. Tobacco store;~~

~~21. Toy or game shop; and~~

~~22. Video store.~~

~~*See Article 2.18B(5) for area limitations.~~

ARTICLE 2.19. AC: AUTOMOTIVE COMMERCIAL

§ 2.19A PERMITTED USES.

(A) *Primary uses. See Article 14.1 Land Use Matrix*

~~(1) Convenience store;~~

~~(2) Indoor maintenance service;~~

- ~~— (3) Indoor sales and service;~~
- ~~— (4) In-vehicle sales and service;~~
- ~~— (5) Restaurant;~~
- ~~— (6) Tool / equipment rental (without outdoor display or storage);~~
- ~~— (7) Vehicle sales; and~~
- ~~— (8) Vehicle parts and accessories: sales and repair.~~

(B) *Special exception uses. See Article 14.1 Land Use Matrix*

- ~~— (1) Any permitted use which includes the sale of alcoholic beverages for on-site consumption or carry-out;~~
- ~~— (2) Farmers market;~~
- ~~— (3) Fueling station;~~
- ~~— (4) Motel (not within 600 feet of a gateway corridor);~~
- ~~— (5) Parking garage;~~
- ~~— (6) Roadside food sales stand;~~
- ~~— (7) Self-storage (mini-) warehouse (not within 600 feet of a gateway corridor); and~~
- ~~— (8) Tool / equipment rental (with outdoor display or storage).~~

ARTICLE 3.2. P: PARK DISTRICT

§ 3.2A PERMITTED USES.

(1) *Primary uses. See Article 14.1 Land Use Matrix*

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

~~— (b) Community center.~~

(2) *Special exception uses. See Article 14.1 Land Use Matrix*

~~— (a) *Communication/utilities.*~~

~~— 1. Public utility substation;~~

~~— 2. Public wells;~~

~~———— 3. Sewage treatment plant; and~~

~~———— 4. Water treatment plant.~~

~~———— (b) Educational use.~~

~~———— 1. School – public or private;~~

~~———— 2. Kindergarten;~~

~~———— 3. Child care center; and~~

~~———— 4. Public library.~~

~~———— (c) Governmental use.~~

~~———— 1. Fire station;~~

~~———— 2. Municipal/state maintenance facility; and~~

~~———— 3. Police station.~~

~~———— (d) Public facilities. Religious use.~~

~~———— (e) Miscellaneous.~~

~~———— 1. Artificial lake; and~~

~~———— 2. Tourist home/bed and breakfast.~~

~~———— (f) Recreation.~~

~~———— 1. Country club; and~~

~~———— 2. Golf course.~~

ARTICLE 3.3. S: SCHOOL DISTRICTS

§ 3.3A PERMITTED USES.

(1) *Primary uses. See Article 14.1 Land Use Matrix*

~~———— (a) The following are primary uses:~~

~~———— 1. School, public or private (K - 12); and~~

~~———— 2. College/university.~~

~~———— (b) The above primary uses may also include the following buildings, structures or facilities which are typically related to school campuses: classroom buildings; school related administrative offices; gymnasiums; athletic fields and stadiums (i.e., baseball, softball, football, rugby, soccer and the like); ball courts (i.e., handball, racquetball, squash and the like); game courts (i.e., basketball, tennis and the like); and such other primary school uses included in a School Master Plan filed with and approved by the Plan Commission.~~

(2) *Special exception uses. See Article 14.1 Land Use Matrix*

~~— (a) *Communication/utilities.*~~

- ~~— 1. Public utility substation;~~
- ~~— 2. Public wells;~~
- ~~— 3. Sewage treatment plant; and~~
- ~~— 4. Water treatment plant.~~

~~— (b) *Educational use.*~~

- ~~— 1. Child care center;~~
- ~~— 2. Pre-school;~~
- ~~— 3. Public library;~~
- ~~— 4. School - commercial, trade or business; and~~
- ~~— 5. Vocational.~~

~~— (c) *Governmental use.*~~

- ~~— 1. Fire station;~~
- ~~— 2. Municipal/state maintenance facility; and~~
- ~~— 3. Police station.~~

~~— (d) *Miscellaneous.* Artificial lake.~~

~~— (e) *Public facilities.* Religious use.~~

~~— (f) *Recreation.* Golf course.~~

ARTICLE 3.4. REL: RELIGIOUS USE DISTRICT

§ 3.4A PERMITTED USES.

(1) *Primary uses.* ~~Religious use.~~ See Article 14.1 Land Use Matrix

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

~~(a) *Communication/utilities.*~~

- ~~— 1. Public utility substation;~~
- ~~— 2. Public wells;~~
- ~~— 3. Sewage treatment plant; and~~
- ~~— 4. Water treatment plant.~~

~~(b) *Educational use.*~~

- ~~— 1. Child care center;~~

- ~~2. Pre-school;~~
- ~~3. Public library;~~
- ~~4. School – commercial, trade or business; and~~
- ~~5. Vocational.~~
- ~~(c) Governmental use.~~
 - ~~1. Fire station;~~
 - ~~2. Municipal/state maintenance facility; and~~
 - ~~3. Police station.~~
- ~~(d) Miscellaneous. Artificial lake.~~

ARTICLE 3.5. C-I: COMMERCIAL-INDUSTRIAL DISTRICT

§ 3.5A PERMITTED USES.

- (1) *Primary uses. See Article 14.1 Land Use Matrix*
 - ~~(a) Automobile service.~~
 - ~~1. Painting and customizing; and~~
 - ~~2. Tire and auto service center.~~
 - ~~(b) Clothing service.~~
 - ~~1. Dressmaking;~~
 - ~~2. Dry cleaning and laundry establishment;~~
 - ~~3. Millinery shop (fabric shop);~~
 - ~~4. Self-service laundry;~~
 - ~~5. Shoe repair shop; and~~
 - ~~6. Tailor and pressing shop.~~
 - ~~(c) Communication/utilities. Telephone exchange.~~
 - ~~(d) Educational use.~~
 - ~~1. Child care center (as a freestanding building only);~~
 - ~~2. Library; and~~
 - ~~3. School – commercial, trade or business.~~
 - ~~(e) Food sales and service.~~
 - ~~1. Bakery – retail;~~

- ~~2. Caterer;~~
- ~~3. Convenience store;~~
- ~~4. Delicatessen; and~~
- ~~5. Restaurant without alcoholic beverages.~~

~~(f) Governmental use.~~

- ~~1. Fire station;~~
- ~~2. Governmental offices;~~
- ~~3. Police station; and~~
- ~~4. Post office (without storage of delivery vehicles).~~

~~(g) Industrial uses.~~

- ~~1. Assembly of previously manufactured parts, sub-assemblies or components;~~
- ~~2. Dental laboratories;~~
- ~~3. Engineering laboratories;~~
- ~~4. Flex space;~~
- ~~5. Light assembly or repair of previously manufactured parts;~~
- ~~6. Medical laboratories;~~
- ~~7. Race car assembly and testing;~~
- ~~8. Research laboratories; and~~
- ~~9. Warehouse.~~

~~(h) Manufacture, assembly or repair.*~~

- ~~1. Appliances:
 - ~~a. Light;~~
 - ~~b. Major electric or gas;~~
 - ~~c. Portable; and~~
 - ~~d. Household.~~~~
- ~~2. Bottling of beverages;~~
- ~~3. Bottling of food;~~
- ~~4. Bottling of milk products;~~
- ~~5. Cabinets;~~
- ~~6. Cans;~~

- ~~7. Clocks and watches;~~
- ~~8. Cloth products from finished cloth;~~
- ~~9. Coating (excluding tar products);~~
- ~~10. Communication equipment and assembly;~~
- ~~11. Construction equipment and machinery;~~
- ~~12. Containers;~~
- ~~13. Cosmetics;~~
- ~~14. Dairy or milk products;~~
- ~~15. Detergents and soaps;~~
- ~~16. Electric hand tools;~~
- ~~17. Electric neon signs;~~
- ~~18. Electric materials;~~
- ~~19. Electric motors;~~
- ~~20. Electrical components and sub-assemblies;~~
- ~~21. Elevators;~~
- ~~22. Furniture;~~
- ~~23. Jewelry (including engraving);~~
- ~~24. Leather products from finished leather;~~
- ~~25. Light component parts of products;~~
- ~~26. Machinery and machinery components;~~
- ~~27. Marine equipment;~~
- ~~28. Mattresses;~~
- ~~29. Medicine;~~
- ~~30. Musical instruments;~~
- ~~31. Non-alcoholic beverages;~~
- ~~32. Office equipment including assembly;~~
- ~~33. Office machinery, electrical and mechanical;~~
- ~~34. Optical goods;~~
- ~~35. Paper box and paper products from finished paper;~~
- ~~36. Pharmaceutical products;~~

- ~~37. Phonograph records and compact discs;~~
- ~~38. Prefabricated wood building and structural members;~~
- ~~39. Recording instruments;~~
- ~~40. Sports equipment;~~
- ~~41. Starch;~~
- ~~42. Textiles;~~
- ~~43. Tools and implements (electrical or non-electrical); and~~
- ~~44. Toys.~~
- ~~(i) *Miscellaneous.*~~
 - ~~1. Clinic, medical, dental or optometrists;~~
 - ~~2. Electrical repair;~~
 - ~~3. Machine shop;*~~
 - ~~4. Mail order distribution;~~
 - ~~5. Print shop;~~
 - ~~6. Sign painting;~~
 - ~~7. Welding shop;* and~~
 - ~~8. Wholesale business.~~
- ~~(j) *Office/professional services.*~~
 - ~~1. Architect;~~
 - ~~2. Artist;~~
 - ~~3. Bank machines;~~
 - ~~4. Bank/savings and loan/credit union;~~
 - ~~5. Dentist;~~
 - ~~6. Design services;~~
 - ~~7. Engineer;~~
 - ~~8. Insurance agent;~~
 - ~~9. Lawyer;~~
 - ~~10. Musician;~~
 - ~~11. Offices related to or in conjunction with another permitted use;~~

~~12. Office of construction companies, contractors, home remodeling companies;~~

~~13. Physician;~~

~~14. Pharmacist;~~

~~15. Photographic studio;~~

~~16. Professional offices;~~

~~17. Real estate office;~~

~~18. Service organization office; and~~

~~19. Travel agency.~~

~~(k) Personal service.~~

~~1. Barber shop;~~

~~2. Beauty shop; and~~

~~3. Health spa or fitness center~~

~~(l) Recreation.~~

~~1. Arcade;~~

~~2. Billiard hall; and~~

~~3. Dancing, aerobics, gymnastics studio.~~

~~(m) Retail.~~

~~1. Apparel shop;~~

~~2. Convenience store;~~

~~3. Drug store;~~

~~4. Floor coverings;~~

~~5. Flower shop;~~

~~6. Gift shop;~~

~~7. Newsdealer;~~

~~8. Paint store;~~

~~9. Retail showroom;~~

~~10. Stationery and book store; and~~

~~11. Wall coverings~~

~~* See Article 3.5B(9) for maximum gross floor area limitations.~~

(2) *Special exception uses. See Article 14.1 Land Use Matrix*

- ~~—— (a) *Communication/utilities.*~~
 - ~~—— 1. Public utility substation;~~
 - ~~—— 2. Public wells;~~
 - ~~—— 3. Sewage treatment plant; and~~
 - ~~—— 4. Water treatment plant.~~
- ~~—— (b) *Food sales and service.* Restaurant with alcoholic beverages.~~
- ~~—— (c) *Manufacture, assembly or repair.**~~
 - ~~—— 1. Alcoholic beverages;~~
 - ~~—— 2. Brewing distillation of liquor and spirits; and~~
 - ~~—— 3. Malt products.~~
- ~~—— (d) *Miscellaneous.* Artificial lake.~~
- ~~—— (e) *Public facilities.*~~
 - ~~—— 1. Neighborhood recycling collection point;~~
 - ~~—— 2. Parking garage; and~~
 - ~~—— 3. Religious use.~~
- ~~—— (f) *Recreation.*~~
 - ~~—— 1. Archery range; and~~
 - ~~—— 2. Shooting range.~~

~~* See Article 3.5B(9) for maximum gross floor area limitations.~~

ARTICLE 3.6. G: GOLF

§ 3.6A PERMITTED USES.

(1) (a) *Primary uses. See Article 14.1 Land Use Matrix*

- ~~—— 1. Golf course, public or private;~~
- ~~—— 2. Private club;~~
- ~~—— 3. Clubhouses;~~
- ~~—— 4. Driving range~~
- ~~—— 5. Tennis court(s);~~
- ~~—— 6. Basketball court(s);~~

- ~~7. Outdoor recreational activities;~~
- ~~8. Indoor and outdoor fitness and exercise facilities;~~
- ~~9. Gaming events (limited to private clubs or private lodges);~~
- ~~10. Lodge;~~
- ~~11. Golf outings (private or public);~~
- ~~12. Parties (private or public);~~
- ~~13. Retail sales of golf and club related merchandise;~~
- ~~14. Outdoor events;~~
- ~~15. Outdoor storage, including storage of chemicals, fuels, herbicides and other materials related to maintenance and improvement of a golf course and/or swimming pools;~~
- ~~16. Swimming pool(s) outdoor or indoor;~~
- ~~17. Bathhouse;~~
- ~~18. Temporary parking of recreational vehicles (limited to 120 consecutive hours during a seven-day period);~~
- ~~19. Food preparation and service, including seasonal outdoor dining;~~
- ~~20. Sale and service of alcoholic beverages, as permitted by the Indiana Alcoholic Beverage Commission and the town;~~
- ~~21. Fireworks, as permitted by Indiana Fire Prevention and Building Safety Commission and the town;~~
- ~~22. Customary activities related to the operation of a golf course;~~
- ~~23. Customary activities related to that of a private club or lodge; and~~
- ~~24. Established nonconforming uses.~~

~~(b) *Limit on primary uses.* There shall be no limit to the number of primary uses on a lot within the Golf District, subject to the standards of this Article 3.6. The rights and benefits of a private club may be enjoyed by full-time members, temporary members and for guests of members.~~

~~(2) *Special exception uses. See Article 14.1 Land Use Matrix*~~

- ~~(a) *Communication/utilities.*~~
 - ~~1. Public utility substation;~~
 - ~~2. Public wells;~~
 - ~~3. Sewage treatment plant; and~~
 - ~~4. Water treatment plant.~~

~~— (b) Educational use.~~

- ~~— 1. School - public or private;~~
- ~~— 2. Kindergarten;~~
- ~~— 3. Child care center; and~~
- ~~— 4. Public library.~~

~~— (c) Government use.~~

- ~~— 1. Fire station;~~
- ~~— 2. Municipal/state maintenance facility; and~~
- ~~— 3. Police station;~~

~~— (d) Public facilities. Religious use.~~

~~— (e) Miscellaneous.~~

- ~~— 1. Artificial lake; and~~
- ~~— 2. Tourist home/bed and breakfast.~~

ARTICLE 3.8. MUN: MUNICIPAL USE DISTRICT

§ 3.8A PERMITTED USES.

(1) *Primary uses. See Article 14.1 Land Use Matrix*

~~— (a) Communication/utilities.~~

- ~~— 1. Electric relay station;~~
- ~~— 2. Public utility substation;~~
- ~~— 3. Public wells;~~
- ~~— 4. Pumping station;~~
- ~~— 5. Telephone exchange;~~
- ~~— 6. Water towers; and~~
- ~~— 7. Water treatment plant.~~

~~— (b) Educational use. Public library.~~

~~— (c) Governmental use.~~

- ~~— 1. Governmental offices;~~
- ~~— 2. Fire station;~~
- ~~— 3. Municipal/state maintenance facility;~~

~~4. Police station; and~~

~~5. Post office.~~

~~(d) *Miscellaneous.*~~

~~1. Artificial lake;~~

~~2. Hospital; and~~

~~3. Mass transit facility (bus/light rail).~~

~~(e) *Public facilities.*~~

~~1. Cemetery without crematory, funeral home or mortuary;~~

~~2. Community center/performing arts center;~~

~~3. Museum;~~

~~4. Neighborhood recycling collection point;~~

~~5. Parking garage; and~~

~~6. Parking lot.~~

(2) *Special exception uses.* See Article 14.1 Land Use Matrix

~~(a) *Communication/utilities.*~~

~~1. Communication relay tower;~~

~~2. Sewage treatment plan; and~~

~~3. Storage tanks - non-hazardous.~~

~~(b) *Governmental use.* Jail/penal or correctional institution.~~

~~(c) *Miscellaneous.* Cemetery with crematory, funeral home or mortuary.~~

~~(d) *Public facilities.*~~

~~1. Airport;~~

~~2. Animal shelter;~~

~~3. Heliport;~~

~~4. Recycling facility;~~

~~5. Religious use;~~

~~6. Resource recovery facility;~~

~~7. Sanitarium; and~~

~~8. Transfer station.~~

3.9 HB – Highway Business District

A. Permitted Uses.

1. *Primary Uses* See Article 14.1 Land Use Matrix
 - ~~(a) Car Wash~~
 - ~~(b) Convenience Store without Gasoline Sales~~
 - ~~(c) Dine In/Drive Thru restaurant~~
 - ~~(d) Drug Store~~
 - ~~(e) Fire and Police~~
 - ~~(f) Commercial Indoor Lodging~~
 - ~~(g) Restaurants~~
2. *Special Exception Uses* See Article 14.1 Land Use Matrix
 - ~~(a) Fueling Station~~
 - ~~(b) Alcohol Sales~~
 - ~~(c) Auto Parts~~
 - ~~(d) Automobile Repair-Minor~~
 - ~~(e) Automobile Repair-Major~~
 - ~~(f) Liquor Store~~

13.2 Definitions

ADULT ENTERTAINMENT BUSINESS. An establishment as defined in Ordinance 02-2009.

AGE RESTRICTED BUSINESSES, PRODUCTS, AND SERVICES. Uses or establishments that primarily sell products or provide services that typically have age restrictions placed upon them by regulation.

- a) Examples of such land uses include, but are not limited to, liquor stores, pawn shops, tobacco shops, electronic/vape tobacco shops, check cashing facilities, bars, or taverns
- b) This does not include restaurants that serve alcohol.

AGRICULTURAL SERVICES. Includes all operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used by agricultural operations. Examples of such land uses include but are not limited to: agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities; canning and other packaging facilities; veterinary clinics with outdoor kennels and/or dog runs; and agricultural waste disposal facilities.

CAMPGROUND. Facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or Vehicles.

COMMERCIAL ANIMAL BOARDING. Include land uses which provide short-term and/or long-term boarding for animals.

- a) Examples of such land uses include but are not limited to: commercial kennels and commercial stables.
- b) Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory to such land uses and do not require separate consideration.

COMMERCIAL ENTERTAINMENT, INDOOR. Land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extends significantly later than most other commercial land uses. Examples of such land uses include but are not limited to: restaurants, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.) bowling alleys, arcades, roller rinks, and pool halls.

COMMERCIAL ENTERTAINMENT, OUTDOOR. All land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Examples of such land uses include but are not limited to: outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks and racetracks.

COMMERCIAL INDOOR LODGING. Include 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.

- a) Uses include, but are not limited to, hotels, resorts, lodges.
- b) Does not include uses such as motels, hostels, or boarding houses.

COMMERCIAL RESIDENTIAL. *Dwelling Units* which are located above the ground floor of a building used for a commercial land use most typically an office or retail establishment. The primary advantage of commercial residential is that they are able to share required parking spaces with nonresidential uses. Examples include mixed-use residential/commercial buildings.

COMMUNITY INSTITUTIONAL. Land uses, public or private, that serve a community's educational, religious, social, recreational, and cultural needs. Community Institutional land uses tend to be smaller in the scale of the structures, sites, and/or usage than General Institutions.

- a) Land uses include, but are not limited to, community centers, resource centers, civic and fraternal organizations, funeral homes and social welfare organizations.
- b) Does not include group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses (see *Institutional Residential*). Does not include general hospitals, special hospitals (see *Medical Office/Hospital*).

DWELLING, ATTACHED (MISSING MIDDLE). A range of multi-unit or clustered housing types, compatible in scale with detached single-family homes. These include buildings with between three and six attached *Dwelling Units*. Examples include apartment houses, live/work units, and cottage developments that have historically existed on scattered sites in low-rise walkable neighborhoods.

DWELLING, MULTI-FAMILY. A *Building or Buildings* consisting of three or more dwelling units, including condominiums, with varying arrangements of entrances and party walls. These uses are typically incompatible in size and massing with detached single-family dwellings. Examples are apartment buildings and/or apartment complexes.

DWELLING, SINGLE FAMILY ATTACHED. A building consisting of two (2) or more single-family dwelling units attached by a common wall or walls, and legally platted so that each unit sets on an individual lot providing for fee simple ownership of each lot. Examples include townhomes and may include live/work units.

DWELLING, SINGLE-FAMILY DETACHED. An individual, detached building containing one dwelling unit which is either:

- a) Built in compliance with the ~~CABO One- and Two-Family Code~~ and the ~~Town Building Code~~ Indiana Residential Building Code;
- b) A modular dwelling; or
- c) A manufactured dwelling.

DWELLING, TWO FAMILY. *A building consisting of two dwelling units on one lot which may be either attached side by side or one above the other, and each dwelling unit having a separate or combined entrance.*

GENERAL INSTITUTIONAL. Land uses, public or private, that serve the community's educational, religious, social, recreational, and cultural needs. General Institutional land uses tend to be larger in the scale of the structures, sites, and/or usage than Community Institutions.

- a) Land uses include, but are not limited to, public recreational facilities such as stadia, gymnasiums, or swimming pools, educational facilities such as schools, libraries, museums, or uses such as cemeteries, fairgrounds, permanently protected green space areas, correctional facilities, or religious facilities.
- b) Does not include group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses (see *Institutional Residential*). Does not include general hospitals, special hospitals (see *Medical Office/Hospital*).

HIGH TECHNOLOGY. Uses or facilities for scientific, research, development, educational, computer, software, design, and associated applied technology offices, laboratories, facilities, and organizations.

INSTITUTIONAL RESIDENTIAL. Residential *Dwelling Units* in conjunction with or fulfilling the mission of an Institutional land use.

- a) Examples of such land uses include but are not limited to: group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses.
- b) Does not include general hospitals, special hospitals (see *Medical Office/Hospital*), prisons, or jails (see *General Institutional* land uses).

IN-VEHICLE SALES AND SERVICE. In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, ~~and all forms of car washes~~. Fueling stations and truck fueling stations are not considered in-vehicle sales and service.

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

MANUFACTURE, LIGHT. The mechanical or chemical transformation of materials or substances into new products or into a useable form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured parts), or the blending of materials such as lubricating oils, plastics, resins or liquors. These Industrial uses at which all operations (with the exception of loading operations):

- a) Are conducted entirely within an enclosed building;
- b) Are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line;
- c) Do not pose a significant safety hazard (such as danger of explosion); and
- d) Comply with all of the performance standards within the Town of Plainfield Town Code.

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

- a) Heavy manufacture land uses are industrial land uses which may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; or may involve materials which pose a significant

safety hazard. However, in no instance shall a heavy industrial land use exceed the performance standards listed in the Town of Plainfield Town Code.

- b) Examples of such land uses include but are not limited to: meat product producers; alcoholic beverage producers; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; petroleum and coal product producers; asphalt, concrete or cement producers; tanneries; stone, clay or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation Vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

MEDICAL OFFICE/HOSPITAL. Land uses such as hospitals; hospice and elder care; outpatient surgery centers; medical diagnostic laboratories; preventive, diagnostic, and acute care for medical, dental, vision, and/or chiropractic care; and the business and/or office service for the above.

OFFICE, PERSONAL SERVICE. Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis.

- a) Examples of such land uses include but are not limited to: professional services, insurance services, realty offices, financial services, veterinary clinics without outdoor kennels and/or dog runs, barbershops, beauty shops, and related land uses.
- b) These uses do not include tattoo or body piercing establishments, pawnshops or payday loan establishments.

OFFICE, PROFESSIONAL. Exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis. Examples include offices such attorneys, architects, information technology consulting, engineering, or similar uses.

OFFICE, PROFESSIONAL SERVICE. Exclusively indoor land uses whose primary functions are the are the provision of offsite services to individuals, companies, or organizations. Such land uses typically have service Vehicles that are dispatched to individual sites which are to be stored behind the building when not in use.

- a) Examples of such land uses include but are not limited to: contractors for building trades such as electricians, plumbers, heating, ventilation and cooling (HVAC), utility locating, as well as development uses that also fit within the definition of "Office, Professional", such as engineering, surveying, and planning services.
- b) This does not include uses that primarily engage in the delivery or distribution of goods to individuals, companies, or organizations.

OUTDOOR RECREATIONAL, ACTIVE. Uses include all recreational land uses located on public property which involves active recreational activities. Examples of such land uses include but are not limited to: play courts (such as tennis courts and basketball courts), playfields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses and similar land uses.

OUTDOOR RECREATIONAL, PASSIVE. Uses include all recreational land uses located on public property which involves passive recreational activities. Examples of such land uses include but are not limited to: arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.

OUTDOOR STORAGE OR WHOLESALING. Uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use.

- a) Examples of such land uses include but are not limited to: contractors' storage yards, equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards.

- b) Such land uses do not include the storage of inoperative Vehicles or equipment, or other materials typically associated with a junkyard or salvage yard.

PERMANENT OUTDOOR DISPLAY AND SALES. Include all land uses which conduct sales or display merchandise or equipment on a permanent basis outside of an enclosed building as the principal or primary use of the lot.

- a) Examples of such land uses include but are not limited to: Vehicle and equipment rental, manufactured housing sales, monument sales and garden centers.
- b) Such land uses do not include the storage or display of inoperative Vehicles or equipment, or other materials typically associated with a junk or salvage yard or other permanent outdoor land uses specifically defined by the zoning ordinance such a permanent outdoor display and sales as an accessory use, Outdoor Commercial Entertainment, outdoor storage or wholesaling, outdoor Institutional, outdoor maintenance service, or Vehicle Sales.

PERSONAL STORAGE FACILITY. Uses primarily oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Outdoor storage of Vehicles and boats may be permissible. Such storage areas may be available on either a condominium or rental basis. These land uses are typically known as mini-warehouses or self-storage facilities.

PUBLIC SERVICE. Uses include all town, county, state and federal facilities (except those otherwise treated in this section), emergency service facilities such as fire departments and rescue operations, wastewater treatment plants, public and/or private utility substations, water towers, utility and public service related distribution facilities, and similar land uses.

RESIDENTIAL INDOOR LODGING BED AND BREAKFAST. The commercial leasing of bedroom(s) for guest(s) within a private, owner-occupied, one- or two-family dwelling unit. Such leasing provides temporary accommodations, typically including a morning meal, to overnight guests for a fee. Such leasing may also provide for the temporary accommodation of daytime meetings or receptions for guests for a fee. Such leasing caters largely to tourists and the traveling public. Examples include, but are not limited to, uses such as a "Bed and Breakfast" (B&B) establishment.

STORAGE, OUTSIDE. The storage of any product, goods, equipment, machinery, vehicles, boats, supplies, building materials or commodities, including raw, semi-finished and finished materials for a period of time in excess of three days, the storage of which is not accessory to a residential use, provided, however, that vehicular parking and the display of automobiles, boats, trucks or farm equipment associated with a legally established dealership shall not be deemed outside storage.

TRUCK. A self-propelled device for roadway use in, upon, or by which a person or property is, or may be, transported. These devices have at least three axles that are designed to tow trailers and are typically larger than passenger or small commercial Vehicles. This includes, but is not limited to, semis, semitrailers, Truck-tractors, tractor trailers, box Trucks, or cube van.

TRUCK SALES AND REPAIR. Permanent outdoor and indoor display of Trucks for either new or pre-owned purchase or lease; and/or, a facility engaged in one or more of the following for transportation larger than passenger or small commercial Vehicles:

- a) Indoor retail sales and installation of new, used, and/or rebuilt parts and accessories.
- b) Indoor repair, not to include the dismantling, or storage of trucks.

VEHICLE PARTS AND ACCESSORIES: SALES, AND REPAIR AND/OR MAINTENANCE. A facility engaged in one or more of the following:

- a) Indoor retail sales and installation of new, used, and/or rebuilt vehicle parts and accessories;
- b) Indoor repair of vehicles, not to include the sales, dismantling, or storage of vehicles.
- c) Cleaning and detailing of vehicles, either by manual or automated means, includes car washes.

D. Additional Types of Uses

1. Accessory uses. See Article IV.
2. Home occupations. See Article IV.
3. Temporary uses. See Article IV.

E. Definitions and Specific Standards

1. Agricultural Land Uses

a. Agricultural Services

- 1) Definition. Includes all operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used by agricultural operations. Examples of such land uses include but are not limited to: agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities; canning and other packaging facilities; veterinary clinics with outdoor kennels and/or dog runs; and agricultural waste disposal facilities
- 2) Specific Standards. Reserved.

b. Agricultural Use

- 1) Definition. An operation which consists of the following uses, individually or in combination: cultivation, the production of livestock; stables; forest or tree production; pasture; setting aside land in a government set-aside reserve program; a farmstead; uses accessory to agricultural operations on the site; or, uses accessory to agricultural operations in the area.
- 2) Specific Standards. Reserved.

c. Commercial Animal Boarding.

- 1) Definition. Include land uses which provide short-term and/or long-term boarding for animals.
 - c) Examples of such land uses include but are not limited to: commercial kennels and commercial stables.
 - d) Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory to such land uses and do not require separate consideration.
- 2) Specific Standards. Reserved.

2. Commercial Land Uses

a. Adult Entertainment Business

- 1) Definition. An establishment as defined in Ordinance 02-2009.
- 2) Specific Standards. As defined in Ordinance 02-2009.

b. Age Restricted Businesses, Products, and Services

- 1) Definition. Uses or establishments that primarily sell products or provide services that typically have age restrictions placed upon them by regulation.
 - c) Examples of such land uses include, but are not limited to, liquor stores, pawn shops, tobacco shops, electronic/vape tobacco shops, check cashing facilities, bars, or taverns
 - d) This does not include restaurants that serve alcohol.
- 2) Specific Standards. Reserved.

c. Commercial Entertainment, Indoor

- 1) Definition. Land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extends

significantly later than most other commercial land uses. Examples of such land uses include but are not limited to: restaurants, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.) bowling alleys, arcades, roller rinks, and pool halls.

- 2) Specific Standards. Reserved.
 - d. Commercial Entertainment, Outdoor
 - 1) Definition. All land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Examples of such land uses include but are not limited to: outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks and racetracks.
 - 2) Specific Standards. Reserved.
 - e. Indoor Maintenance Service
 - 1) Definition. Includes all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building.
 - a) This includes self-service facilities such as coin-operated laundromats.
 - b) This does not include the repair of Vehicles or the installation of Vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*
 - 1) Specific Standards. Reserved.
 - f. Indoor Sales and Service
 - 1) Definition. Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building. This includes self-service facilities such as coin-operated laundromats. This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*.
 - 2) Specific Standards. Reserved.
 - g. Permanent Outdoor Display and Sales
 - 1) Definition. Definition. Include all land uses which conduct sales or display merchandise or equipment on a permanent basis outside of an enclosed building as the principal or primary use of the lot.
 - a) Examples of such land uses include but are not limited to: Vehicle and equipment rental, manufactured housing sales, monument sales and garden centers.
 - b) Such land uses do not include the storage or display of inoperative Vehicles or equipment, or other materials typically associated with a junk or salvage yard or other permanent outdoor land uses specifically defined by the zoning ordinance such a permanent outdoor display and sales as an accessory use, *Outdoor Commercial Entertainment*, outdoor storage or wholesaling, outdoor *Institutional*, outdoor maintenance service, or Vehicle Sales.
 - 2) Specific Standards. Reserved.
3. Industrial Land Uses
 - a. Assembly
 - 1) Definition. The fitting together of previously manufactured parts or sub-assemblies, that do not require additional manufacturing or machining, into a finished item or unit.
 - 2) Specific Standards. Reserved.

b. Manufacture, Light

- 1) Definition. The mechanical or chemical transformation of materials or substances into new products or into a useable form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured parts), or the blending of materials such as lubricating oils, plastics, resins or liquors. These Industrial uses at which all operations (with the exception of loading operations):
 - e) are conducted entirely within an enclosed building;
 - f) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line;
 - g) do not pose a significant safety hazard (such as danger of explosion); and
 - h) comply with all of the performance standards within the Town of Plainfield Town Code.
- 2) Specific Standards. Reserved.

c. Manufacture, Heavy

- 1) Definition. The mechanical or chemical transformation of materials or substances into new products or into a useable form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured parts), or the blending of materials such as lubricating oils, plastics, resins or liquors.
 - c) Heavy manufacture land uses are industrial land uses which may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; or may involve materials which pose a significant safety hazard. However, in no instance shall a heavy industrial land use exceed the performance standards listed in the Town of Plainfield Town Code.
 - d) Examples of such land uses include but are not limited to: meat product producers; alcoholic beverage producers; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; petroleum and coal product producers; asphalt, concrete or cement producers; tanneries; stone, clay or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation Vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.
- 2) Specific Standards. Reserved.

4. Institutional Land Uses

a. General Institutional

- 1) Definition. Land uses, public or private, that serve the community's educational, religious, social, recreational, and cultural needs. General Institutional land uses tend to be larger in the scale of the structures, sites, and/or usage than Community Institutions.
 - c) Land uses include, but are not limited to, public recreational facilities such as stadia, gymnasiums, or swimming pools, educational facilities such as schools, libraries, museums, or uses such as cemeteries, fairgrounds, permanently protected green space areas, correctional facilities, or religious facilities.
 - d) Does not include group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses (see *Institutional Residential*).

Does not include general hospitals, special hospitals (see *Medical Office/Hospital*).

- 2) Specific Standards. Reserved.
- b. Public Service
 - 1) Definition. Uses include all town, county, state and federal facilities (except those otherwise treated in this section), emergency service facilities such as law enforcement, fire departments and rescue operations, wastewater treatment plants, public and/or private utility substations, water towers, utility and public service related distribution facilities, and similar land uses.
 - 2) Specific Standards. Reserved.
- c. Community Institutional
 - 1) Definition. Land uses, public or private, that serve a community's educational, religious, social, recreational, and cultural needs. Community Institutional land uses tend to be smaller in the scale of the structures, sites, and/or usage than General Institutions.
 - c) Land uses include, but are not limited to, community centers, resource centers, civic and fraternal organizations, funeral homes and social welfare organizations.
 - d) Does not include group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses (see *Institutional Residential*). Does not include general hospitals, special hospitals (see *Medical Office/Hospital*).
 - 2) Specific Standards. Reserved.
5. Lodging Land Uses
 - a. Residential indoor Lodging
 - 1) Definition. The commercial leasing of bedroom(s) for guest(s) within a private, owner-occupied, residential *Dwelling Unit*. Such leasing provides temporary accommodations, typically including a morning meal, to overnight guests for a fee. Such leasing may also provide for the temporary accommodation of daytime meetings or receptions for guests for a fee. Such leasing caters largely to tourists and the traveling public. Examples include, but are not limited to, uses such as a Bed and Breakfast (B&B) or an "Air B&B".
 - 2) Specific Standards. Reserved.
 - b. Campground
 - 1) Definition. Facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or Vehicles.
 - 2) Specific Standards. Reserved.
 - c. Commercial Indoor Lodging
 - 1) Definition. Include 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.
 - a) Uses include, but are not limited to, hotels, resorts, lodges.
 - b) Does not include uses such as motels, hostels, or boarding houses.
 - 2) Specific Standards. See Plainfield Zoning Ordinance, Article 4.20: Standards for Commercial Indoor Lodging Facilities
6. Office/Professional Land Uses
 - a. High Technology

- 1) Definition. Uses or facilities for scientific, research, development, educational, computer, software, design, and associated applied technology offices, laboratories, facilities, and organizations.
 - 2) Specific Standards. Reserved.
 - b. Medical Office/Hospital
 - 1) Definition. Land uses such as hospitals; hospice and elder care; outpatient surgery centers; medical diagnostic laboratories; preventive, diagnostic, and acute care for medical, dental, vision, and/or chiropractic care; and the business and/or office service for the above.
 - 2) Specific Standards. Reserved.
 - c. Office, Personal Service
 - 1) Definition. Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis.
 - c) Examples of such land uses include but are not limited to: professional services, insurance services, realty offices, financial services, veterinary clinics without outdoor kennels and/or dog runs, barbershops, beauty shops, and related land uses.
 - d) These uses do not include tattoo or body piercing establishments, pawnshops or payday loan establishments.
 - 2) Specific Standards. Reserved.
 - d. Office, Professional
 - 1) Definition. Exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis. Examples include offices such attorneys, architects, information technology consulting, engineering, or similar uses.
 - 2) Specific Standards. Reserved.
 - e. Office, Professional Service
 - 1) Definition. Exclusively indoor land uses whose primary functions are the are the provision of offsite services to individuals, companies, or organizations. Such land uses typically have service Vehicles that are dispatched to individual sites which are to be stored behind the building when not in use.
 - c) Examples of such land uses include but are not limited to: contractors for building trades such as electricians, plumbers, heating, ventilation and cooling (HVAC), utility locating, as well as development uses that also fit within the definition of "Office, Professional", such as engineering, surveying, and planning services.
 - d) This does not include uses that primarily engage in the delivery or distribution of goods to individuals, companies, or organizations.
 - 2) Specific Standards. Reserved.
7. Recreational Land Uses
- a. Outdoor Recreational, Active
 - 1) Definition. Uses include all recreational land uses located on public property which involves active recreational activities. Examples of such land uses include but are not limited to: play courts (such as tennis courts and basketball courts), playfields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses and similar land uses.
 - 2) Specific Standards. Reserved.
 - b. Outdoor Recreational, Passive

- 1) Definition. Uses include all recreational land uses located on public property which involves passive recreational activities. Examples of such land uses include but are not limited to: arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.
- 2) Specific Standards. Reserved.

8. Residential Land Uses

a. Commercial Residential

- 1) Definition. Dwelling Units which are located above the ground floor of a building used for a commercial land use most typically an office or retail establishment. The primary advantage of commercial residential is that they are able to share required parking spaces with nonresidential uses. Examples include mixed-use residential/commercial buildings.
- 2) Specific Standards.
 - a) The Commercial Residential building must be at least two (2) stories in height.
 - b) Entrances to the residential and commercial portions must be separate.
 - c) The requirements for commercial design apply.
 - d) The ratio of ground floor retail/office unrelated to the residential use is dependent upon the number of stories, as detailed in the table below. For the purpose of this section, leasing offices, storage areas, vehicle storage areas, and other accessory uses largely or wholly accessible to the residents of the Commercial Residential use are among uses related to the residential uses.

Table 4.1.E.8.b.2: Minimum Percent of Ground Floor Retail/Office Use Unrelated to the Residential or Lodging Use Necessary to Comply as a Commercial Residential Use

<u>Building Height (in stories)</u>	<u>Percent of ground floor retail/office use unrelated to the residential or lodging use (minimum)</u>	
	<u>Mixed Use Commercial Residential</u>	<u>Commercial Indoor Lodging</u>
<u>1</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
<u>2</u>	<u>75%</u>	<u>85%</u>
<u>3 or more</u>	<u>50%</u>	<u>60%</u>

b. Dwelling, Two Family

- 1) Definition. A building consisting of two dwelling units on one lot which may be either attached side by side or one above the other, and each dwelling unit having a separate or combined entrance.
- 2) Specific Standards.
 - a) Must comply with any applicable covenants
 - b) Units on upper floors shall not be accessible via external stairways

c. Dwelling, Multifamily

- 1) Definition. A Building or Buildings consisting of three (3) or more Dwelling Units on a single lot, including Condominiums, with varying arrangements of entrances and party walls. These uses are typically incompatible in size and massing with detached single-family homes. Examples are apartment buildings and/or apartment complexes.
- 2) Specific Standards.

d. Dwelling, Single Family Attached

- 1) Definition. A building consisting of two (2) or more single-family dwelling units attached by a common wall or walls, and legally platted so that each unit sets on an individual lot providing for fee simple ownership of each lot. Examples include townhomes and may include live/work units.
- 2) Specific Standards.
 - a) Must gain vehicular access via an improved alley or similar means.
 - b) Must comply with applicable covenants.
 - c) Requires Development Plan approval from the Plan Commission.
- e. Dwelling, Single Family Detached
 - 3) Definition. An individual, detached *Building* containing one (1) *Dwelling* which is either:
 - a) Built in compliance with the Indiana Residential Code;
 - b) A *Modular Dwelling*; or,
 - c) A *Manufactured Dwelling*.
 - 4) Specific Standards. Reserved.
- f. Dwelling, Attached (Missing Middle)
 - 1) Definition. A range of multi-unit or clustered housing types, compatible in scale with detached single-family homes. These include buildings with between three and six attached *Dwelling Units*, Examples include apartment houses, live/work units, and cottage developments that have historically existed on scattered sites in low-rise walkable neighborhoods.
 - 2) Specific Standards.
 - a) Must gain vehicular access via an improved alley or similar means.
 - b) Must comply with applicable covenants.
 - c) Units on upper floors shall not be accessible via external stairways.
- g. Institutional Residential
 - 1) Definition. Residential *Dwelling Units* in conjunction with or fulfilling the mission of an Institutional land use.
 - c) Examples of such land uses include but are not limited to: group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses.
 - d) Does not include general hospitals, special hospitals (see *Medical Office/Hospital*), prisons, or jails (see *General Institutional* land uses).
 - 2) Specific Standards. Reserved.
9. Storage Land Uses
 - a. Warehouse/Distribution
 - 1) Definition. A *Building* or *Structure* for the storage of goods, materials or products awaiting shipment to another location for wholesale or retail trade. These uses may provide order fulfillment, where work is done to break up bulk packaging for individual customers who are frequently the final customer.
 - 2) Specific Standards. Reserved.
 - b. Outdoor Storage or Wholesaling
 - 1) Definition. Uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use.

- c) Examples of such land uses include but are not limited to: contractors' storage yards, equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards.
 - d) Such land uses do not include the storage of inoperative Vehicles or equipment, or other materials typically associated with a junkyard or salvage yard.
 - 2) Specific Standards. Reserved.
 - c. Personal Storage Facility
 - 1) Definition. Uses primarily oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Outdoor storage of Vehicles and boats may be permissible. Such storage areas may be available on either a condominium or rental basis. These land uses are typically known as mini-warehouses or self-storage facilities.
 - 2) Specific Standards. May not be within six hundred (600) feet of a Gateway Corridor.
- 10. Vehicle Commercial Land Uses
 - a. Fueling Station, Truck
 - 1) Definition. A retail sales facility selling fuel for motor Vehicles and semi-trailer Trucks with at least three axles that are designed to tow trailers. Such a facility may have ancillary services such as a convenience store, but ancillary services such as Truck scales, weigh stations, showering facility, Vehicle service, Vehicle repair, or provision of "rest areas" for semi-trailer Trucks or their operators are not permitted. Fuel may include non-liquid or non-gaseous materials such as coal, wood, and/or electric current.
 - 2) Specific Standards. See Article 4.18, Plainfield Zoning Ordinance
 - b. Fueling Station, Vehicle
 - 1) Definition. A retail sales facility selling fuel for motor Vehicles including, but not limited to, automobiles, motorcycles, buses, or recreational Vehicles (excluding semi-trailer Trucks with at least three axles that are designed to tow trailers.) Ancillary services such as a convenience store and/or a car wash are permitted, but ancillary services such as Vehicle service or Vehicle repair are not permitted. Fuel may include non-liquid or non-gaseous materials such as coal, wood, and/or electric current.
 - 2) Specific Standards. See Article 4.18, Plainfield Zoning Ordinance
 - c. In-Vehicle Sales and Service
 - 1) Definition. Includes all land uses which perform sales and/or services to persons in Vehicles, or to Vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads.
 - a) Examples of such land uses include but are not limited to: drive-in, drive-up, and drive-through facilities.
 - b) Fueling Stations and Truck Fueling Stations are not considered in-Vehicle sales and service.
 - 2) Specific Standards. Reserved.
 - d. Truck Sales and Repair
 - 1) Definition. Permanent outdoor and indoor display of Trucks for either new or pre-owned purchase or lease and/or; a facility engaged in one or more of the following for transportation larger than passenger or small commercial Vehicles:
 - a) Indoor retail sales and installation of new, used, and/or rebuilt parts and accessories.

- b) Indoor repair, not to include the dismantling, or storage of trucks.
- 2) Specific Standards. Reserved.
- e. Vehicle Parts Sales, Repair, and/or Maintenance
 - 1) Definition. A facility engaged in one or more of the following:
 - a) Indoor retail sales and installation of new, used, and/or rebuilt Vehicle parts and accessories.
 - b) Indoor repair of Vehicles, not to include the sales, dismantling, or storage of Vehicles.
 - c) Cleaning and detailing of Vehicles, either by manual or automated means, including car washes
 - 2) Specific Standards. Reserved.
- f. Vehicle Sales
 - 1) Definition. Permanent outdoor and indoor display of motorized passenger or light commercial Vehicles licensable in the State of Indiana for roadway use, either new or pre-owned for purchase or lease.
 - 2) Specific Standards. Reserved.

14.2 Reserved

14.1 List of Planned Unit Developments

A. Approved Planned Unit Developments

- 1. [Blackthorne](#)
 - a. [Blackthorne 2003 Amendment](#)
 - b. [Blackthorne 2013 Amendment](#)
- 2. [Bo-Mar PUD](#)
- 3. [Colony Lake](#)
- 4. [Commercial Drive PUD](#)
- 5. [Crystal Bay](#)
- 6. [Double Creek](#)
- 7. [Glen Haven](#)
- 8. [Hall Business PUD](#)
- 9. [Harpers Crossing](#)
- 10. [Hobbs Station PUD](#)
- 11. [Legacy Farms](#)
- 12. [Meadowlark](#)
- 13. [MetroAir](#)
- 14. [Metro Air Business Park Phase 2](#)
- 15. [Nottinghill](#)
- 16. [Plainfield Logistics Center](#)
- 17. [Plainfield Marketplace](#)
 - a. [The Shops at Perry Crossing](#)
 - b. [Courtyard by Marriott](#)

- c. [Haven Homes PUD](#)
- d. [Residence Inn](#)
- e. [Encore](#)
 - 1) [2021 Amendment](#)
- 18. [Quaker Ridge](#)
- 19. [Saratoga](#)
 - a. [Augusta Woods](#)
 - b. [Fairfield Woods](#)
 - c. [The Paddock](#)
 - d. [Saratoga Village](#)
 - e. [Springs at Saratoga](#)
 - f. [Yorktown](#)
- 20. [Sierra Gateway](#)
 - a. [Sierra Gateway 2014 Amendment](#)
- 21. [Stanley Terrace](#)
- 22. [Sugar Grove Farms](#)
- 23. [Sugar Grove Senior Living](#)
- 24. [Tri-L](#)
- 25. [Vandalia](#)
- 26. [Vandalia Trail Apartments \(lapses 9/9/2022\)](#)
- 27. [Westmere](#)

B. Lapsed or Repealed Planned Unit Developments

- 1. [Caldera](#)
- 2. [Woodbrook](#)
 - a. [Commitments](#)
 - b. [Maps and Standards](#)