

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 6 2003

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

WHEREAS, I.C. 3674, 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. 3674, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance of the Town of Plainfield, Indiana, and has certified such proposal 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

See **Exhibit A Proposal to Amend The Town of Plainfield Zoning Ordinance**, attached hereto and incorporated herein by this reference.

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. 3674.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 29th day of May, 2003.

**TOWN COUNCIL, THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA**

Robin G. Brandgard, President

Robert M. Ward

Dan P. Young

Kent McPhail

Bill Kirchoff

Constituting a majority of all the members of the Town Council

ATTESTED BY:

Juliana Mitchell, Clerk/Treasurer of
the Town of Plainfield, Indiana

EXHIBIT A

Proposal to Amend the Town of Plainfield Zoning Ordinance

This proposal would amend the Town of Plainfield Zoning Ordinance as follows:

1. **That Article 2.1, RR: Rural Residential District, Paragraph B., 8., be amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as follows:**
 8. *Minimum Main Floor Area* The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
 - a. *Onestory Building* ~~1,400~~ 1,700 square feet.
 - b. *Two or more story Building* 1,200 square feet, provided, that the total *Finished Floor Area* shall be at least ~~1,400~~ 1,700 square feet.
2. **That Article 2.2, R-1: Low Density Residential District, Paragraph B., 7., be amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as follows:**
 7. *Minimum Main Floor Area* The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
 - a. *Onestory Building* ~~1,400~~ 1,700 square feet.
 - b. *Two or more story Building* 1,200 square feet, provided, that the total *Finished Floor Area* shall be at least ~~1,400~~ 1,700 square feet.
3. **That Article 2.3, R-2: Low Density Residential District, Paragraph B., 7., be amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as follows:**
 7. *Minimum Main Floor Area* The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
 - a. *Onestory Building* ~~1,400~~ 1,500 square feet.
 - b. *Two or more story Building* 1,200 square feet, provided, that the total *Finished Floor Area* shall be at least ~~1,400~~ 1,500 square feet.

4. **That Article 2.4, R-3: Medium Density Residential District, Paragraph B., 7., be amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as follows:**

7. *Minimum Main Floor Area* The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
- a. *Onestory Building* ~~1,100~~ 1,300 square feet.
 - b. Two or more story *Building* ~~960~~ 1,100 square feet, provided, that the total *Finished Floor Area* shall be at least ~~1,100~~ 1,300 square feet.

5. **That Article 2.5, R-4: Medium Density Residential District, Paragraph B., 7., be amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as follows:**

7. *Minimum Main Floor Area* The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
- a. *Onestory Building* ~~900~~ 1,200 square feet.
 - b. Two or more story *Building* ~~660~~ 900 square feet, provided, that the total *Finished Floor Area* shall be at least ~~900~~ 1,200 square feet.

6. **That Article 2.6, R-5: High Density Residential District, Paragraph B., 7., be amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as follows:**

7. *Minimum Main Floor Area* The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
- a. *Onestory Building* – ~~720~~ 1,000 square feet per *Dwelling Unit*.
 - b. Two or more story *Building* ~~500~~ 720 square feet per *Dwelling Unit*, provided, that the total *Finished Floor Area* shall be at least ~~720~~ 1,000 square feet.