

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 11-2004

**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 on April 13, 2004 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 Of Zoning Ordinance

That the Plainfield Zoning Ordinance, Ordinance No. 21-97, as amended, be further amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as set forth in the attached copies of each of the following Articles:

- Article 2.5 –R-4: Medium Density Residential District;
- Article 2.6 – R-5: High Density Residential District;
- Article 2.7 – R-6: High Density Residential District;
- Article 4.1 – Accessory Uses;
- Article 4.7---Landscape Provisions
- Article 4.10 – Off-Street Parking Regulations;
- Article 4.11 – Off-Street Loading Regulations;
- Article 4.12 – Additional Front, Side and Rear Setback Provisions;
- Article 4.13 – Requirements for All Private Streets, Interior Access Driveways, and Interior Access Drives;

Article 5.2 – Development Incentives in the R-1, R-2, R-3, R-4 and R-5 Districts;
Article 5.3 – Development Incentives for the R-6 District,
Article 5.4 – Development Incentives for All Commercial and Industrial Districts (except
the TC: Town Center District);
Article 5.5—Development Plans
Article 5.8 – Development Plan: Procedures;
Article 6.1 – Planned Unit Development District;
Article 9.1 – Nonconforming Lots, Uses, Buildings or Structures (As Amended by the
Plainfield Town Council);
Article 10.3 – Administration: Board of Zoning Appeals;
Article 10.4 – Administration: Staff Agencies;
Article 11.4 – Review: Application and Approval;
Article 11.5 – Review: Certificate of Occupancy; and,
Article 13 – Definitions.

Section 1. Amendment Of Subdivision Control Ordinance

That the Plainfield Subdivision Control Ordinance, Ordinance No.: 22-97, as amended, be further amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as set forth in the attached copies of each of the following Articles:

Article 1 – Basic Provisions;
Article 3.2 – Lots;
Article 3.3 – Streets, Table 3.3-A

Section 3. Repeal and Replace

That the Plainfield Zoning Ordinance, Ordinance No.: 21-97, as amended, be further amended by repealing "Article 5.5 – Development Plans Required for Architectural Review of All Development Located in the R-6, All Commercial Districts (Except TC: Town Center) and All Industrial Districts When Located Within Six-Hundred (600) Feet of a Gateway Corridor" in its entirety and replacing said Article with a new "Article 5.5 – Development Plans Required for Architectural and Site Design Review for All Development Located in All Commercial Districts (Except the TC: Town Center or MU: Mixed Use District) and All Industrial Districts When located within Six-Hundred (600) Feet of a Gateway Corridor or Within Six-Hundred (600) Feet of a Residential District" as set forth in the attached copy of Article 5.5.

Section 4. 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 4. 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 14th day of June 2004.

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

Robin G. Brandgard, President

Kent McPhail

Bill Kirchoff

Daniel W. Fivecoat

Edmund L. Gaddie Jr.

ATTESTED BY:

H. Michael Isaacs, Clerk-Treasurer

Town of Plainfield, Indiana