

**PLAINFIELD TOWN COUNCIL**

**ORDINANCE NO. 51-2005**

**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. 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 on April 13, 2004 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 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 adding the following new provisions:

- a. Article 3.4 REL: Religious Use Special Use District attached as Exhibit A.
- b. Article 3.5 C-I: Commercial-Industrial Special Use District attached as Exhibit B.
- c. Article 9.1, N – Legally Established Building, Structure, Freestanding Identification Sign or Outdoor Operations After Acquisition by a Governmental Agency attached as Exhibit C.

**Section 2. Amendment of Zoning Ordinance**

That the Plainfield Zoning Ordinance, Ordinance No. 21-97, as amended, be further amended by deleting from Article 2.11 GC: General Commercial District the ~~strikeout~~ text and inserting the double-underlined text in the attached Exhibit D.

### **Section 3. Amendment of Zoning Ordinance**

That the Plainfield Zoning Ordinance, Ordinance No. 21-97, as amended, be further amended by deleting from Article 5.5 Development Plan: Gateway Corridor & Adjoining Residential Development the ~~strikeout~~ text and inserting the double-underlined text in the attached Exhibit E.

### **Section 4. 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 in the following Articles as set forth in the attached Exhibit F.

- a. Article 1.20: General Regulations for Residential Districts.
- b. Article 2.03, B. - R-2: Low Density Residential District.
- c. Article 2.04, B. - R-3: Medium Density Residential District.
- d. Article 4.1, C., 7.: Grade Level Improvements.
- e. Article 4.2, F. - Additional Regulations for Garage Sales / Yard Sales.
- f. Article 4.5 B. - Adult Uses Definitions.
- g. Article 10.5 , B., 1., a. - DRC Duties and Powers.
- h. Article 12, B. – Fines.
- i. Article 13 – Definitions.

### **Section 5. 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 Exhibit F:

Article 2.2, G. – Plans for Secondary Approval of Subdivisions.

### **Section 6. 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.

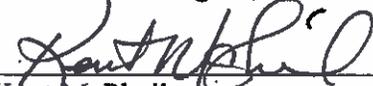
**Section 7. Effective Date**

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 10<sup>th</sup> day of October, 2005.

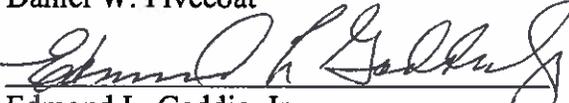
**TOWN COUNCIL, THE TOWN OF PLAINFIELD,  
HENDRICKS COUNTY, INDIANA**

  
\_\_\_\_\_  
Robin G. Brandgard, President

  
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Kent McPhail

  
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Bill Kirchoff

  
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Daniel W. Fivecoat

  
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Edmond L. Gaddie, Jr.

ATTESTED BY:

  
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Wesley R. Bennett, Clerk-Treasurer,  
Town of Plainfield, Indiana

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