

**PLAINFIELD TOWN COUNCIL**

**ORDINANCE NO. 04-2005**

**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 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**

That the Town of Plainfield Zoning Ordinance, Ordinance No. 21-97, as amended, is hereby further amended by the addition of a new Article 3.3 entitled "S – School District", a copy of which is attached hereto as Exhibit "A" 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.

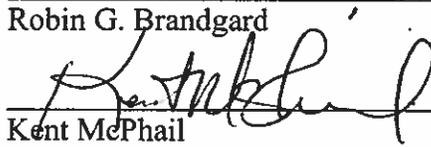
### Section 3. Effective Date

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. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 28<sup>th</sup> day of February, 2005.

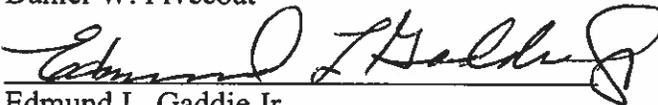
TOWN COUNCIL, TOWN OF PLAINFIELD,  
HENDRICKS COUNTY, INDIANA

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Robin G. Brandgard

  
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Kent McPhail

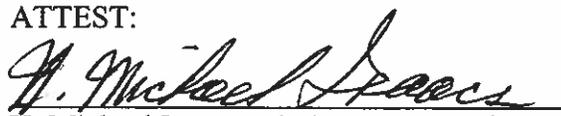
\_\_\_\_\_  
Bill Kirchoff

  
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Daniel W. Fivecoat

  
\_\_\_\_\_  
Edmund L. Gaddie Jr.

Constituting a majority of all of the members of  
the Town Council

ATTEST:

  
\_\_\_\_\_  
H. Michael Isaacs, Clerk-Treasurer of  
the Town of Plainfield, Indiana

PUBLISH: *Hendricks County Flyer Weekend Edition* – March 10, 2005  
*Hendricks County Flyer Weekend Edition* – March 17, 2005

### 3.3 S - School District

Intent - The S: School *Districts* are established to promote and maintain the development of public or private school facilities to provide for the education of students within the Town of Plainfield. The development of new schools or the major expansion of existing schools within the S: School Districts shall be subject to the approval of a School Master Plan, as provided for in Article 3.3, C., below, to assure that the development of a particular school and related facilities, is compatible with nearby residential neighborhoods.

#### A. *Permitted Uses.*

##### 1. *Primary Uses*

- a. School, Public or Private (K – 12)
- b. College / University

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, etc.); ball courts (i.e., handball, racquetball, squash, etc.); game courts (i.e., basketball, tennis, etc.); and such other primary school uses included in a School Master Plan filed with and approved by the *Plan Commission*.

##### 2. *Special Exception Uses*

###### Communication/Utilities

Public Utility Substation  
Public Wells  
Sewage Treatment Plant  
Water Treatment Plant

###### Educational Use

*Child Care Center*  
Pre-School  
Public Library  
School – Commercial, Trade  
or Business  
Vocational

###### Governmental Use

Fire Station  
Municipal / State Maintenance Facility  
Police Station

###### Miscellaneous

*Artificial Lake*

###### Recreation

Golf Course

3. *Accessory Uses* –

- a. The provisions of Article 4.1 – Accessory Uses shall be applicable to development within the S: School *District* to the extent that the items regulated in Article 4.1 – Accessory Uses are proposed for development at a school site.
- b. In addition, *Accessory Uses* in the S: School *District* may include:
  - (1) any educational use (i.e., continuing education classes; graduate equivalency degree classes; alternative school classes, etc), or use incidental to an educational use, which is reasonably related to the primary school uses specified in an approved School Master Plan; or,
  - (2) if no School Master Plan exists, any educational use (i.e., continuing education classes; graduate equivalency degree classes; alternative school classes, etc), or use incidental to an educational use, which is reasonably related to existing school facilities.
- c. By way of example only, *Accessory Uses* may also include: dining room / cafeteria; locker rooms; rest rooms; maintenance *Buildings*; mechanical *Buildings* or courts; shelter houses; playgrounds; concession stands; gate house / ticket booth; fencing; storage sheds; and, the like.

4. *Temporary Uses* –

- a. The provisions of Article 4.2 – Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the S: School *District* to the extent that the items regulated in Article 4.2 – Temporary Uses, Structures and Buildings are proposed for development at a school site.
- b. All *Temporary Uses, Structures and Buildings*, in the S: School District shall obtain an *Improvement Location Permit*, if required by Article 4.2, A.
- c. In addition, *Temporary Uses* in the S: School District may include:
  - (1) any concert, festival, tournament, or other recreational activity related to a Town-Recognized Special Event identified in Article 7.2 of this Ordinance; or,

(2) other *Temporary Uses* as approved by the *Director* of the Department of Planning and Zoning as being compatible with the approved School Master Plan or existing recreational facilities at a school site.

d. Unless otherwise specified above, specified in an approved School Master Plan, or specifically approved by the *Director*, no *Temporary Use* shall exceed ten (10) days in duration.

**B. *Development Standards.***

1. Minimum *Lot Area* – There shall be no minimum *Lot Area* requirement provided sufficient land area is available for all buildings, parking areas, other improvements and landscaping as appropriate for the site.

2. Minimum *Lot Width* – 100 feet.

3. Minimum *Lot Frontage* – 100 feet on a *Public Street*.

4. Maximum *Lot Coverage* – Not applicable.

5. Minimum Yards and Building Setbacks

a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows, unless an alternate standard is specified in an approved School Master Plan:

<i>Interstate Street:</i>	60'
<i>Primary Arterial Street:</i>	30'
<i>Secondary Arterial Street:</i>	30'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-sac Street:</i>	30'

b. Side Yard and Rear Yard - a minimum *Side Yard* and a minimum *Rear Yard* shall be provided along all *Side Lot Lines* and *Rear Lot Lines* as follows:

(1) *Primary Building* – 20'

(2) *Accessory Buildings or Structures* – 20'

6. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* – All *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from *Structures* except where specifically permitted below:

- a. Minimum *Front Yards* and *Front Bufferyards* – may include: *Driveways*; greenways; trails, or walkways and shall otherwise be maintained as open space free from *Buildings* or *Structures*.
- b. *Minimum Side Yards*, *Minimum Rear Yards*, *Minimum Side Bufferyards* and *Minimum Rear Bufferyards* – may include: *Interior Access Driveways*; or, greenways, trails, or walkways connecting to adjoining projects or subdivisions, provided the remainder of said *Yards* or *Bufferyards* shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as open space free from *Buildings* or *Structures*.

7. *Maximum Building Height* -

- a. *Primary Building* – 35', unless a greater height is specified in an approved School Master Plan.
- b. *Accessory Building* or *Structures* – 22', unless a greater height is specified in an approved School Master Plan.

8. *Minimum Main Floor Area* – Not Applicable.

9. *Off-Street Parking* – See Article 4.10 – Off-Street Parking Regulations.

10. *Signs* – The regulations contained in Article 7.6, D., for "Business and Other Uses permitted in the Residential Districts" shall apply to the S: School District, provided, however, notwithstanding anything in Article VII to the contrary:

- a. scoreboards at approved athletic facilities which: (i) may include sponsor information on the face of the scoreboard oriented toward the playing field, not to exceed twenty-five (25) percent of the area of the overall scoreboard surface; (ii) are not illuminated, either internally or externally, except during an event, and, (iii) do not provide for commercial or business advertising on any other face of the scoreboard, shall be permitted subject to *Director's* review and approval of an *Improvement Location Permit*;

- b. seasonal sponsor *Banner Signs* located on the interior of a perimeter fence and oriented toward the interior of an enclosed athletic facility (i.e., a ball field or similar athletic facility), and only incidentally visible from the exterior of the recreational facility; or,
  - c. other permanent *Signs* or *Temporary Signs* included in an overall *Sign Program* (which includes the general number, size, type and location of *Signs*) and which is approved by the *Plan Commission* as part of an approved School Master Plan.
11. Landscape Requirements – Landscaping shall comply with the provisions of Article IV regarding landscaping for Office *District* developments, unless an alternate standard is specified in an approved School Master Plan.
12. Lighting Requirements – See Article IV and Article 5.5, C., 6., provided however, athletic field and stadium lighting (i.e., lighting for baseball, softball, football, rugby, soccer, etc.) shall comply with the following requirements, unless an alternate standard is specified in an approved School Master Plan:
- a. shall not exceed one-hundred and ten (110) feet in height above *Grade*, provided, however, that for any outdoor light fixture located at a height of eight (80) feet above *Grade* or higher, the applicant shall demonstrate that the additional height is necessary to reduce spill and glare;
  - b. shall be of a type and manufacturer that offers a spill and glare control package and shall be fitted with the manufacturer's spill and glare control package;
  - c. shall not exceed 0.3 horizontal maintained foot candles at the *Lot Line*;
  - d. shall be extinguished no later than one (1) hour after the end of the event; and,
  - e. may exceed the maximum lighting level set forth in this Article, subject to such light levels being specified in an approved School Master Plan.

13. Building Materials – The following provisions of Article 5.5 shall be applicable to all school *buildings* and other permanent *buildings*, unless an alternative standard is specified in an approved School Master Plan.
  - a. New Construction – See Article 5.5, C., 3., a., (2) Commercial Districts.
  - b. Additions to Existing Buildings – See Article 5.5, C., 3, b.
  - c. Exterior Building Façade Renovations With No Building Additions Or Minor Building Additions – See Article 5.5, C., 3., c.
  - d. Exterior Building Façade Renovations with Major Building Additions – See Article 5.5, C., 3., d.

**C. School Master Plan Approvals.**

School Master Plans shall be approved in the following manner:

1. Approval of School Master Plans.

The following shall be deemed to be approved School Master Plans:

- a. A School Master Plan submitted for *Plan Commission* approval as part of a requested petition for zone map change or, if the property is already zoned to the S: School District, submitted for *Plan Commission* approval as part of a *Development Plan*.
- b. The latest plan for development at a school approved by the *Board of Zoning Appeals* in connection with a *Special Exception* grant prior to the adoption of this S: School District.
- c. In the event of a legally established non-conforming school for which there has been no *Plan Commission* approval of a School Master Plan or grant of a *Special Exception* by the *Board of Zoning Appeals*, the School Master Plan shall be interpreted as being the educational uses and physical development of the school campus in existence on the date of adoption of this Ordinance.

2. Phases.

A School Master Plan may be submitted as follows:

- a. School Master Plan approvals may be obtained for a total school project or school campus at one time or in phases. Phases may include physical areas of development (i.e., portions of an overall site) or elements of a development (i.e., *Building* elevations, a *Sign* program, landscaping, parking, athletic fields or stadiums, etc.).

- b. If phases are of physical areas of development, the initial phase shall be depicted on an *Overall Plan* for the entire site. As the approval of each subsequent phase is requested, an updated *Overall Plan* which incorporates the prior approved phases and the proposed phase, shall be required.
  - c. Any initial School Master Plan or subsequent phases of approval may include a request for waivers as authorized by Article 3.3, C., 6. below.
3. Applicability.
- a. New Schools – A School Master Plan shall be approved by the *Plan Commission* prior to the development of a new school.
  - b. Major School Expansions – A School Master Plan shall be approved by the *Plan Commission* prior to any major expansion (i.e., greater than 10,000 square feet or in excess of 20% of *Gross Floor Area* of existing buildings) or the development of additional real estate at an existing school site.
  - c. Minor School Expansions – Minor expansions of existing school facilities (i.e., less than 10,000 square feet and less than excess of 20% of *Gross Floor Area* of existing buildings) and the addition of *Accessory Uses* or *Temporary Uses* shall be subject only to *Director's* review of an *Improvement Location Permit* application for compliance with the provisions of Article 3.3, A. and Article 3.3, B., above.
  - d. Amendments – Amendments to School Master Plans shall be determined in compliance with the process outlined in Article 5.8, E., 3., applicable to Commercial / Industrial Development within 600' of a Residential *District*.
4. After a School Master Plan has been approved for a particular school by the *Plan Commission* pursuant to this Article 3.3, C., all development within that school site shall be subject only to *Director's* review of *Improvement Location Permit* applications for individual improvements for:
- a. compliance with the *Permitted Uses* of Article 3.3, A., above;
  - b. compliance with the *Development Standards* of Article 3.3, B., above;
  - c. substantial compliance with an approved School Master Plan; and,

- d. compliance with any waivers which may have been granted by the *Plan Commission* pursuant to Article 3.3. C., 6., below (or by the *Board of Zoning Appeals* in connection with a *Special Exception* grant prior to the adoption of this S: School *District*).

5. Procedures and Filing Requirements.

Notwithstanding anything in this Ordinance to the contrary, unless filed as part of a petition for zone map change, a School Master Plan shall be filed as a *Development Plan* under same procedures as set forth in Article 5.8 of this Ordinance for Architectural and Site Design Review.

6. *Development Requirements* for the S: School *District*.

- a. *Development Requirements* for the S: School District shall include the *Development Standards* of Article 3.3, B., above, and the additional *Development Requirements* specified below.

- b. The additional *Development Requirements* which shall be satisfied prior to the approval of a *Development Plan* for Architectural and Site Design Review for any development within a S: School *District* include the following:

- (1) A School Master Plan, which shall include, at a minimum, general guidelines for the improvement of a school campus, including but not limited to: a listing the types of educational uses proposed; the overall layout and design of the school site (i.e., location, size and scope of educational buildings or *Structures*, athletic fields and stadiums, *Off-Street Parking Areas* and *Signs*); conceptual *Building* elevations for major *Buildings* or *Structures*; proposed site lighting; and, conceptual landscape plans;
- (2) Each School Master Plan shall demonstrate compliance with all applicable *Development Standards* of the S: School *District* for which a waiver is not provided for in this Article; and,
- (3) Each School Master Plan shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.

7. Findings.

The *Plan Commission* may approve a *Development Plan* for Architectural and Site Design Review as proposed by a School Master Plan upon finding that:

- a. the *Development Plan* complies with all applicable *Development Standards* of S: School District for which a waiver has not been granted;
- b. the *Development Plan* complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
- c. the proposed development is consistent with the *Comprehensive Plan*;
- d. the proposed development is appropriate to the site and its surroundings; and,
- e. the proposed development is consistent with the intent and purpose of this Ordinance.

8. Waivers.

In order to encourage creativity in the design of educational facilities within the Town of Plainfield, the *Plan Commission* may grant a waiver of any of the *Development Requirements* specified in this Article 3.3, B., for: Minimum *Front Yards*; Maximum *Building Height*; *Signs*; Landscaping; Lighting; and, *Building Materials*, upon finding that the proposed school development:

- a. Represents an innovative and appropriate development of educational uses, including site design features, *Building materials*, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the educational uses;
- b. Is consistent with and compatible with development located in the immediately surrounding area; and,
- c. Is consistent with the intent and purpose of this Ordinance.