

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 09-2007

**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 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 Exhibit A 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. 36-7-4.

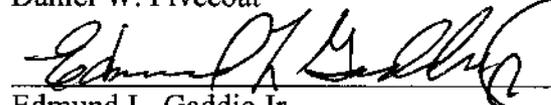
Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 23rd day of April, 2007.

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


Robin G. Brandgard, President

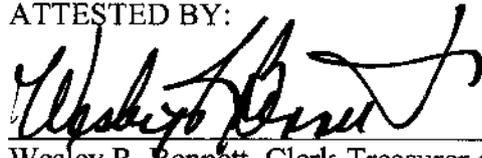

Kent McPhail


Bill Kirchoff

Daniel W. Fivecoat

Edmund L. Gaddie Jr.

Constituting a majority of all the members of the Town Council

ATTESTED BY:


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

PUBLISHED:
Hendricks County Flyer APR 26 2007
Hendricks County Flyer MAY 03 2007

- I. Amend Article 5.5, C. 7.b. – regarding the freestanding identification sign hierarchy by deleting the ~~strikeout~~ text and by adding the double underscored text as follows as follows:

Freestanding Identification Signs – In order to create a unified and consistent treatment, new *Freestanding Identification Signs* shall be erected in accordance with the following regulations the regulations of Article 7.4 A., B., and C.:

- (1) ~~New Construction / Major Building Additions~~ – *Freestanding Identification Signs* for new construction projects or major *Building* addition projects shall be consistent with the type of *Freestanding Identification Sign* selected from the Alternatives Hierarchy listed below and approved by the *Plan Commission*.
- (2) ~~Alternatives Hierarchy~~ – The order of ranking of the various types of *Freestanding Identification Signs*, from the highest to the lowest, shall be (a), (b) and (c) outlined below:
 - (a) *Ground Sign*.
 - (b) *Pylon Sign*, where permitted.
 - (c) *Pole Sign*, where permitted.
- (3) ~~Existing Integrated Centers~~ – Any a new or replacement *Freestanding Identification Sign* for an existing *Integrated Center* shall be of an equivalent type or higher rated type of *Freestanding Identification Sign*, where permitted, than previously existed at the *Integrated Center*.
- (4) ~~Existing Single Use Sites~~ – Any new or replacement *Freestanding Identification Sign* on an existing *Single Use Site* shall be the greater of either an equivalent type of or higher rated type of *Freestanding Identification Sign*, where permitted, than:
 - (a) the previously existing *Freestanding Identification Sign*; or,
 - (b) the predominant type of *Freestanding Identification Signs* existing on the subject *Lot* and any immediately adjacent *Single Use Sites* located within the same *Block Face*.

- II. Amend Article 7.4, A. 1. regarding freestanding sign types for freestanding sites by deleting the ~~strikeout~~ text as follows:

Type of Signs.

Freestanding Identification Signs shall be permitted as follows:

- a. *Ground Signs* - all NR, OD, GC, I-1, I-2, I-3 and I-4 *Districts*
- b. ~~*Pylon Signs* - GC *District*~~

- III. Amend Article 7.4, A. 5. regarding freestanding sign heights for freestanding sites by deleting the ~~strikeout~~ text as follows:

Maximum Height of Freestanding Identification Signs.

The maximum height of a *Freestanding Identification Sign* shall be determined by the type of *Sign Structure*:

- a. *Ground Sign* - The maximum height of a *Freestanding Ground Identification Sign* shall not exceed six (6) feet in height above *Grade*.
- b. ~~*Pylon Sign* - The maximum height of a *Freestanding Pylon Identification Sign* shall not exceed twenty (20) feet in height above *Grade*.~~

- IV. Amend Article 7.5 regarding on premise signs for the TC – Town Center district by adding the double underscored text as follows:

D. Sidewalk Signs

1. Type of Signs

Sidewalk Signs shall be A-frame or other moveable signs.

2. Number of Signs

One (1) Sidewalk Sign is permitted per business use on a property.

3. Maximum Sign Surface Area of Sidewalk Signs.

The maximum *Sign Surface Area* of *Sidewalk Signs* shall not exceed eight (8) square feet in *Sign Surface Area* per *Sign*. Additionally, a *Sidewalk Sign* shall not exceed 2 feet in width.

4. Sidewalk Sign Location.

Each Sidewalk Sign shall be located within ten (10) feet of the main entrance of the business for which it is established provided that the Sign does not interfere with pedestrian movement nor create a public safety hazard;

The minimum separation between Sidewalk Signs along the same Street shall be ten (10) feet.

The placement of Sidewalk Signs must maintain at least a five (5) foot walking aisle on the sidewalk.

5. Maximum Height of Sidewalk Signs.

The maximum height of a Sidewalk Sign shall not exceed five (5) feet in height above Grade.

6. Special Regulations for Sidewalk Signs.

Sidewalk Signs must be removed from the public right-of-way at the close of business.

- V. Amend Article 9.1, J. 2.e. by adding a paragraph between current paragraphs d and e regarding abandoned or unused sign structures by adding the double underscored text as follows:

e. should a Legally Established Nonconforming Sign remain unused by a business operating from an associated building for a period of 6 months or greater, the owner of the premises upon which it is located shall remove all poles, frames, supports, and any other structural, electrical, mechanical, elements of said Sign;

- VI. Amend Article 13.2 regarding the definition of an Identification sign by adding the double underscored text as follows:

SIGN, IDENTIFICATION: Any Sign which is limited to the name, address and number of a Building, institution or person and to the activity carried on in the Building or institution (not including the price or cost of such activity), or the occupancy of the person.

- VII. Amend article 13.2 by adding a definition for Sidewalk Signs with the double underscored text as follows:

SIGN, SIDEWALK: A movable Sign which is intended to convey information to pedestrians, such as an A-frame Sign containing menus or specials. A Sidewalk Sign is not considered to be a portable sign.