

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 13-2007

**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 adding "G" Golf Course District as Exhibit A attached hereto and incorporated herein by this reference.

Section 2. Severability

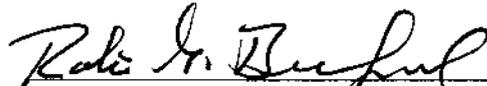
If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date

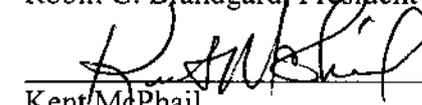
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 11th day of June 2007.

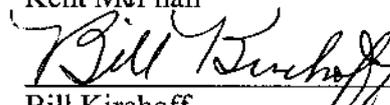
**TOWN COUNCIL, THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA**



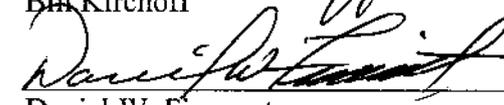
Robin G. Brandgard, President



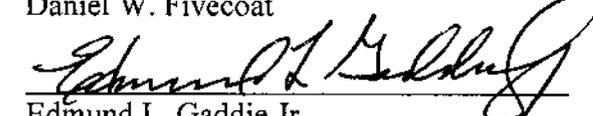
Kent McPhail



Bill Kirchoff



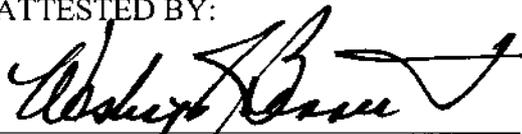
Daniel W. Fivecoat



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: JUL 19 2007
Hendricks County Flyer
Hendricks County Flyer JUL 26 2007

3.6 G: Golf

Intent – The G: Golf *District* is established to specify a land use district applicable and consistent with a public or private golf course and related activities within the Town of Plainfield.

A. *Permitted Uses.*

1. *Primary Uses*

- a. Golf Course, Public or Private
- b. Private Club
- c. Clubhouses
- d. Driving Range
- e. Tennis Court(s)
- f. Basketball Court(s)
- g. Outdoor Recreational Activities
- h. Indoor and Outdoor Fitness and Exercise Facilities
- i. Gaming Events (limited to Private Clubs or Private Lodges)
- j. Lodge
- k. Golf Outings (private or public)
- l. Parties (private or public)
- m. Retail Sales of Golf and Club Related Merchandise
- n. Outdoor Events
- o. Outdoor Storage, including storage of chemicals, fuels, herbicides and other materials related to maintenance and improvement of a golf course and/or swimming pools
- p. Swimming Pool(s) – Outdoor or Indoor
- q. Bathhouse
- r. Temporary Parking of Recreational Vehicles (limited to 120 consecutive hours during a seven day period)
- s. Food Preparation and Service, including seasonal outdoor dining
- t. Sale and Service of Alcoholic Beverages, as permitted by the Indiana Alcoholic Beverage Commission and the Town of Plainfield
- u. Fireworks, as permitted by Indiana Fire Prevention and Building Safety Commission and the Town of Plainfield
- v. Customary Activities Related to the Operation of a Golf Course
- w. Customary Activities Related to that of a Private Club or Lodge
- x. Established Non-Conforming Uses

There shall be no limit to the number of primary uses on a lot within the Golf *District*, subject to the standards of this Article 3.6. The rights and benefits of a private club may be enjoyed by full-time members, temporary members and for guests of members.

2. *Special Exception Uses*

Communication/Utilities

Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Government Use

Fire Station
Municipal / State Maintenance Facility
Police Station

Public Facilities

Religious Use

Educational Use

School – Public or Private
Kindergarten
Child Care Center
Public Library

Miscellaneous

Artificial Lake
Tourist Home / Bed & Breakfast

3. *Accessory Uses –*

- a. The provisions of Article 4.1 – Accessory Uses shall be applicable to the Development within the G: Golf *District* to the extent that the items regulated in Article 4.1 – Accessory Uses are proposed for development on a golf course.
- b. In addition, Accessory Uses in the G: Golf *District* may include:
 - (1) any recreational use, or use incidental to a golf course, which is reasonably related to the golf course use specified in an approved Golf Course Master Plan; or,
 - (2) if no Golf Course Master Plan exists, any recreational use, or use incidental to a recreational use, which is reasonable related to existing recreational facilities.
- c. By way of example only, Accessory Uses may include: picnic shelters, concessions stands, rest rooms, swimming pool, bath house, maintenance *Buildings*, mechanical buildings, driving range, golf practice area and putting greens.

4. *Temporary Uses –*

- a. The provisions of Article 4.2 – Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the G: Golf *District* to the extent that the items regulated in Article 4.2 – Temporary Uses, Structures and Buildings are proposed for the development at a Golf Course site.

- b. All Temporary Uses, Structures and Buildings, in the G: Golf District shall obtain an Improvement Location Permit, if required by Article 4.2, A.

B. Development Standards.

1. Minimum *Lot Area* – 43,560 square feet
2. Minimum *Lot Width* – 50 feet.
3. Minimum *Lot Frontage* – 30 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:

<i>Interstate Street:</i>	80'
<i>Primary Arterial Street:</i>	60'
<i>Secondary Arterial Street:</i>	40'
<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'
- (3) *Recreational Equipment / Playground Apparatus* – 20'
- (4) *Parking Lot, Outdoor Swimming Pool, Tennis Courts, Driving Range, Practice Green, Practice Area, Ball Courts, or any other Hard Surfaced Recreation Area* - 20'
- (5) *Designated or Improved Grade Level Activity Areas (i.e.: dirt, grass or bark trails; grass play areas; etc.) excluding any Hard Surfaced Recreation Area.* – 5'

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; golf cart paths; fences; tee boxes; ball washers; greens and fairways; trails, maintenance pathways; or, any outdoor recreational improvement which is comprised primarily of live vegetation (i.e., botanical gardens, arboreta, etc.), 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 Drive*; or, greenways, golf cart paths, fences; tee boxes, ball washers, greens and fairways, trails, maintenance pathways, 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 Golf Course Master Plan.
- b. *Accessory Building or Structures* – 25', unless a greater height is specified in an approved Golf Course Master Plan.

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

9. *Off-Street Parking* – Off-Street Parking shall be sufficient to accommodate the uses of the property in the Golf: *District*, as set forth in an approved Golf Course Master Plan. Parking surface may be paved or gravel.

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

- a. 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 Golf Course Master Plan.

11. Landscape Requirements – Landscaping shall comply with the provisions of Article IV regarding landscaping for Office *District* Development, unless an alternative standard is specified in an approved Golf Course Master Plan.
12. Lighting Requirements – See Article IV and Article 5.5,C.6., unless an alternate standard is specified in an approved Golf Course Master Plan for any outdoor lighting fixture, including lighting fixtures for *Parking Areas*, driving range, practice areas, tennis courts or swimming pools, etc.
13. Building Materials for *Primary Building(s)* – The following provisions of Article 5.5 shall be applicable to all *Primary Building(s)*, unless an alternative standard is specified in an approved Golf Course 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.
14. Building Materials for *Accessory Buildings* and *Structures* – Building material for *Accessory Buildings* or *Structures* may be as specified in an approved Golf Course Master Plan.
15. *On-Site Sewage Treatment System*. The Golf Course and its improvements, including but not limited to clubhouses, lodge houses and private club facilities, may utilize an on-site sewage waste treatment system that complies with state regulations governing such.
16. *On-Site Water/Well System*. The Golf Course and its improvements may utilize an on-site water/well system of non-potable water for irrigation purposes that complies with state regulations governing such.

C. Golf Course Plan Approvals.

1. Applicability.
 - a. New Golf Courses – A *Development Plan*, which includes a *Golf Course Master Plan*, shall be approved by the *Plan Commission* prior to the development of a new Golf Course.

- b. Major Golf Course Expansions – A *Development Plan*, which includes a Golf Course Master Plan, shall be approved by the *Plan Commission* prior to any major expansion of golf course facilities or the development of additional real estate at an existing park.
 - c. Minor Golf Course Expansions – Minor expansions of existing golf course facilities 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 this Article.
2. After a *Golf Course Master Plan* has been approved for a particular golf course by the *Plan Commission* pursuant to this Article all development within that golf course shall be subject only to *Director's* review of *Improvement Location Permit* application for individual improvements for:
 - a. compliance with the *Permitted Uses* of this Article;
 - b. compliance with the *Development Standards* of this Article;
 - c. substantial compliance with an approved *Golf Course Master Plan*; and,
 - d. compliance with any waivers which may have been granted by the *Plan Commission* pursuant to this Article.

3. Procedures and Filing Requirements.

Notwithstanding anything in this Ordinance to the contrary, a *Golf Course 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.

4. *Development Requirements* for G: Golf District. (applicable to new golf courses constructed after the adoption of this ordinance)
 - a. *Development Requirements* for the G: Golf District shall include *Development Standards* of this Article, 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 G: Golf District include the following:
 - (1) A *Golf Course Master Plan*, which shall include, at a minimum, general guidelines for the improvement of a golf course, including but not limited to: a listing of the types of recreational uses

proposed; the overall layout and design of the golf course (i.e., location of activity areas or *Structures*, including *Off-Street Parking Areas* and *Signs*); locations of *Buildings* or *Structures*; proposed site lighting; conceptual landscape plans; and, the approximate size or scope of proposed recreational facilities;

- (2) Each *Golf Course Master Plan* shall demonstrate compliance with all applicable *Development Standards* of the G: Golf District for which a waiver is not provided for in this Article; and,
- (3) Each *Golf Course Master Plan* shall demonstrate compliance with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted.

5. Findings.

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

- a. the *Development Plan* complies with all applicable *Development Standards* of G: Golf 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.

6. Waivers.

In order to encourage creativity in the design of recreational facilities within the Town of Plainfield, the *Plan Commission* may grant a waiver of any of the *Development Requirements* specified in this Article 3.6.B., for *Minimum Lot Area*; *Minimum Lot Width*; *Minimum Lot Frontage*; *Minimum Yards* and *Building Setbacks*; *Use of Minimum Yards* and *Bufferyards*; and, *Off-Street Parking*; upon finding that the proposed park development:

- a. Represents and innovative development of recreational uses, including site design features, lighting and landscaping which will enhance the use or value of area properties;

- 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.