

EXHIBIT A

13.2 Definitions

COMMERCIAL INDOOR LODGING Includes land uses which provide overnight housing in individual rooms or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers.

MOTEL: Any building or a group of detached buildings containing five or more rooms with at least 25% of all rooms having direct entrance to and from the outside without the necessity of passing through the main lobby of the building(s), designed and intended to be occupied for sleeping purposes by guests for a fee containing a bedroom, bathroom space, and each room having convenient access to a parking space for the use of the room's occupants. The rooms, with the exception of the on-site manager or caretaker, are devoted to the sole use of the traveling public who are in need of overnight accommodations for no more than fifteen (15) consecutive nights.

HOTEL. Any building or a group of detached buildings containing five or more rooms without direct entrance to and from the outside, designed and intended to be occupied for sleeping purposes by guests for a fee containing a bedroom, bathroom and closet space, with an option of general kitchen and/or dining room facilities provided within the building or an accessory building and having convenient access to a parking space for the use of the room's occupants. The rooms, with the exception of the on-site manager or caretaker, are devoted to the sole use of the traveling public who are in need of overnight accommodations for no more than fifteen (15) consecutive nights.

4.20 Standards for Commercial Indoor Lodging facilities.

Intent: To establish physical and design requirements of Commercial Indoor Lodging facilities

A. Types of Commercial Indoor Lodging facilities. This ordinance differentiates between two (2) types of Commercial Indoor Lodging facilities as stated in the requirements below:

1. Transient Commercial Indoor Lodging
2. Extended stay Commercial Indoor Lodging

B. General Requirements. All Commercial Indoor Lodging facilities shall comply with the following requirements, except where differentiated below.

1. Operations Standards
 - a. No operator, owner, keeper, or proprietor of any Commercial Indoor Lodging shall rent or provide a room for any number of persons greater than the sleeping accommodations provided within the particular rental unit
 - b. No operator, owner, keeper, or proprietor, patron, visitor, or guest of any Commercial Indoor Lodging shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit except when temporarily designated as a hospitality suite by the Commercial Indoor Lodging.
 - c. The utilization of clotheslines or other clothes-drying equipment or facilities outside of a room that are located on or are visible from the outside of a room of Commercial Indoor Lodging are prohibited.
 - d. Excepting dwelling units for an onsite manager/maintenance/security employee,

Commercial Indoor Lodging facilities are not to serve as a residence.

- e. No occupational tax certificate shall be issued for the purpose of conducting business from a guest room of a Commercial Indoor Lodging facility,

Table 420.B.1 Operations Standards		
	Transient	Extended Stay
Duration of Stay	No more than 30 nights	Up to and more than 30 nights
Housekeeping	Required and included within standard room rate	Available and may be included at an extra charge

2. Building / Facility Amenities

- a. Room Access. Primary access to each guest room shall be through an inside lobby which is supervised at all hours the facility is open. Private balconies/patios are allowed.

Table 420.B.2 Building/Facility Amenities Differentiated by Types of Commercial Indoor Lodging		
	Transient	Extended Stay
Minimum Height (in stories)	2	3
Required Facility Amenities	Transient	Extended Stay
24-hour desk staffing;	Optional	Yes
Prohibition of storage of any personal possessions within shared common areas or exterior balconies of the building and/or site;	Yes	Yes
In-room or common area (5 washer/dryer units per 100 rooms or portion thereof) laundry facilities	Optional	Yes
Optional Facility Amenities	Transient	Extended Stay
Business center of a size at least 120 square feet	Optional	(1)
Fitness center of at least 350 square feet for every 200 rooms or portion thereof	Optional	(1)
Swimming pool at least 375 sf x 4 feet of depth	Optional	(1)
Meeting areas or conference rooms	Optional	(1)
On-site restaurant or other available food options (such as room service on an on-site convenience retail store.)	Optional	(1)
Other options as approved by the Plan Commission	Optional	(1)
(1) At least four (4) of the optional amenities which must be maintained to retain Extended Stay status.		

3. Room Standards. All Commercial Indoor Lodging facilities shall comply with the following requirements, except where differentiated in Table 4.20.B.3

- a. Every operator, owner, keeper, or proprietor of any Commercial Indoor Lodging shall keep and maintain in each rental unit, a telephone equipped to place a direct call to 911.
- b. Guest Room Amenities

Table 420.B.3 Guest Room Amenities		
Required Amenities	Transient	Extended Stay
Room or space in which people sleep	Yes	Yes
Water Closet with bathtub and/or shower	Yes	Yes
Closet (enclosed or open)	Yes	Yes
Kitchen Facilities (which may not be located in the bedroom or bathroom) including a refrigerator, cooktop, dedicated sink, and cabinets for cooking/dining supplies.	Optional	Yes
Each guest room of an Extended Stay Commercial Indoor Lodging shall be equipped with a sprinkler system and hard-wired smoke detector approved by the fire marshal.	Optional	Yes

C. Compliance

1. The common areas and unoccupied rooms of an extended stay Commercial Indoor

Lodging facility are subject to inspection by the Town of Plainfield.

2. No extended stay Commercial Indoor Lodging shall be initially constructed or thereafter operated, and no transient Commercial Indoor Lodging may be converted to be and operated as extended stay Commercial Indoor Lodging unless in full compliance with each of the above provisions.
3. An extended stay Commercial Indoor Lodging facility that fails to meet the requirements of this ordinance is then classified as transient and is thus prohibited from offering any extended stay Commercial Indoor Lodging in more than two (2) of its guest rooms.
4. Any Commercial Indoor Lodging operated, conducted, or maintained contrary to the provisions of this article may be declared to be unlawful and a violation of the Unsafe Building Ordinance. The Town may, in addition, or in lieu of all other remedies, commence actions or proceedings for abatement, removal or enjoinder thereof, in the manner provided by state law and this Code.

2.8 TC - Town Center District

Intent - TC: Town Center *District* is established to promote and maintain the commercial buildings of the original core of the Town of Plainfield and to create a special mixed-use area of small-scale pedestrian oriented commercial, retail, and office uses in the symbolic center of the Town of Plainfield.

Permitted Uses.

1. *Primary Uses*

Clothing Service

Dressmaking
Dry Cleaning and Laundry Establishment
Millinery Shop (Fabric Shop)
Self-service Laundry
Shoe Repair Shop
Tailor and Pressing Shop

Educational Use

Child Care Center
Day Nursery
Kindergarten
Library
Nursery School
School - Commercial, Trade or Business
School - Public or Private

Food Sales and Service

Bakery - Retail
Convenience Store
Dairy - Retail
Delicatessen
Farmer's Market
Grocery
Meat Market
Restaurant without Alcoholic Beverages

Governmental Use

Fire Station
Governmental Offices
Police Station
Post Office

Miscellaneous

Bus Station
Clinic, Medical, Dental or Optometrists
Electrical Repair
Hotel Commercial Indoor Lodging
Mortuary / Funeral Home / Crematories
Print shop
Sign Painting
Tourist Home / Bed & Breakfast

Office/Professional Services

Architect
Artist
Bank Machines
Bank / Savings & Loan / Credit Union
Construction Companies,
Contractors, and Home
Remodeling Companies (office
only)
Dentist
Design Services
Engineer
Insurance Agent
Lawyer
Musician
Physician
Pharmacist
Photographic Studio
Professional Offices
Real Estate Office
Service Organization Office
Travel Agency

Personal Service

Barber Shop
Beauty Shop
Health Spa or Fitness Center
Tanning Salon

Public Facilities

Museum
Parking Garage
Parking Lot
Public Park
Religious Use

Recreation

Dancing, Aerobics, Gymnastics
Studio
Swimming Pool - Private or Public
(indoor)
Theater, Indoor
Theater, Performing Arts
Video Store

Residential

Dwelling Units (see Article 2.8, B.,
13, below)

Retail

Antique Shop
Apparel Shop
Appliance Store
Convenience Store
Department Store
Drug Store
Electrical Supplies
Floor Coverings
Flower Shop
Furniture Store
Gift Shop
Hardware Store
Jewelry Store
Liquor Store
Music Store
Newsdealer
Paint Store
Plumbing Supplies
Radio, TV, Music Service and Sales
Retail Showroom
Shoe Store
Stationery and Book Store
Sporting Goods
Variety Store
Wall Coverings

2.10 OD - Office District

Intent - OD: Office *Districts* are established to promote the development of areas where office uses, compatible office-type businesses, and some public and semi-public uses are developed in close proximity with commercial areas while serving as a buffer or transitional area between commercial areas and existing or future residential areas. Uses within the OD *Districts* are regulated in character to assure harmonious development with the residential *Districts* which the OD *Districts* buffers from more intense commercial development.

A. Permitted Uses.

1. Primary Uses

Communication/Utilities
Telephone Exchange

Educational Use

Office/Professional Services

Architect
Artist
Bank Machines

Child Care Center
Day Nursery
Nursery School
Kindergarten
Library
School - Commercial, Trade or
Business

Governmental Use
Fire Station
Governmental Offices
Police Station
Post Office (without Storage of
Delivery Vehicles)

Miscellaneous
Clinic, Medical, Dental or
Optometrists

Bank / Savings & Loan / Credit Union
Dentist
Design Services
Engineer
Insurance Agent
Lawyer
Musician
Physician
Pharmacist
Photographic Studio
Professional Offices
Real Estate Office
Service Organization Office
Travel Agency

Public Facilities
Museum
Public Park
Religious Use

Residential
Assisted Living Facility
Convalescent Home
Nursing Home

2. *Special Exception Uses*

Communication/Utilities
Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Food Sales and Service
Restaurant without Alcoholic
Beverages
Restaurant with Alcoholic Beverages

Miscellaneous
Artificial Lake
Hotel Commercial Indoor Lodging

Personal Service
Health Spa or Fitness Center

Public Facilities
Community Center
*Neighborhood Recycling Collection
Point*
Parking Garage

3.9 HB – Highway Business District

Intent - HB: Highway Business *Districts* are established to:

1. Provide for a mixture of uses that are conducive to and provided reasonable access and visibility to the Interstate Highway System; and
2. Provide an attractive view of the community from the Interstate 70 and adjacent areas through architectural and signage controls, landscaping, screening, building orientation, and other features; and
3. To provide an integrated Interstate 70 district designed to offer to the motoring public a limited mixture of land uses made mutually compatible through the use of controls and land use standards

A. Permitted Uses.

1. *Primary Uses*
 - (a) Car Wash
 - (b) *Convenience Store* without Gasoline Sales

- (c) Dine In/Drive Thru restaurant
 - (d) Drug Store
 - (e) Fire and Police
 - (f) ~~Hotel~~ Commercial Indoor Lodging
 - (g) Restaurants
2. *Special Exception Uses*
- (a) Fueling Station
 - (b) Alcohol Sales
 - (c) Auto Parts
 - (d) *Automobile Repair-Minor*
 - (e) *Automobile Repair-Major*
 - (f) Liquor Store

2.11 GC - General Commercial

Intent - GC: General Commercial *Districts* are established to provide a location for higher volume and higher intensity commercial uses than the NR *District*. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway* and may include outdoor sales or operations.

A. *Permitted Uses.*

1. *Primary Uses*

Automobile Service

Clothing Service

Dressmaking
 Dry Cleaning and Laundry Establishment
 Millinery Shop (Fabric Shop)
 Self-service Laundry
 Shoe Repair Shop
 Tailor and Pressing Shop

Communications/Utilities

Communication Relay Tower
 Public Wells
 Telephone Exchange

Educational Use

Child Care Center
 Library
 School - Public or Private
 School - Commercial, Trade or Business

Food Sales and Service

Bakery - Retail
 Dairy - Retail
 Delicatessen
 Drive-in / Drive-thru Restaurant
 Grocery
 Convenience Store
 Meat Market
 Restaurant

Miscellaneous (continued)

Hospital / Sanitarium /
 Rehabilitation Center
~~Hotel-Commercial Indoor Lodging~~
 Mortuary / Funeral Home / Crematories
 Print Shop
 Radio / Television Stations (without
 transmission towers)
 Sign Painting
 Tool / Equipment Rental (without outdoor
 display or storage)
 Tourist Home / Bed & Breakfast
 Veterinary Hospital, including Boarding
 (without outdoor pet runs or kennels)

Office/Professional Services

Architect
 Artist
 Bank Machines
 Bank / Savings & Loan / Credit Union
 Construction Companies, Contractors, and
 Home Remodeling Companies
 Dentist
 Design Services
 Engineer
 Insurance Agent
 Lawyer
 Musician
 Physician
 Pharmacist
 Photographic Studio

Governmental Use

Fire Station
Governmental Offices
Police Station
Post Office, without outdoor parking of
delivery vehicles

Miscellaneous

Agriculture Seed Sales
Bus Station
Clinic, Medical, Dental or Optometrists
Commercial Indoor Lodging
Electrical Repair

Public Facilities

Museum
Public Park
Parking Lot
Religious Use

Recreation

Arcade
Bait Sales
Banquet Hall
Billiard Room
Bowling Alley
Dancing, Aerobics, Gymnastics,
Cheerleading Studio
Indoor Recreation
Lodge or Private Club
Night Club
Skating Rink (Ice and Roller), indoor
Social Hall
Tennis / Racquet Club, indoor
Theater, Indoor
Video Store

Professional Offices
Real Estate Office
Research Laboratories
Service Organization Office
Travel Agency

Personal Service

Barber Shop
Beauty Shop
Health Spa or Fitness Center
Locksmith / Security Systems
Tanning Salon

Residential

Assisted Living Facility
Convalescent Home
Nursing Home

Retail

Antique Shop
Apparel Shop
Appliance Store
Convenience Store
Department Store
Drug Store
Floor Coverings
Flower Shop
Furniture Store
Gift Shop
Gun Shop and Gunsmith Shop Hardware
Store
Home Improvement Store
Jewelry Store
Music Store
Newsdealer
Paint Store
Radio, TV, Music Service and Sales
Retail Showroom
Shoe Store
Stationery and Book Store
Sporting Goods

2.19 AC - Automotive Commercial

Intent - AC: Automotive Commercial *Districts* are established to provide a location for uses that cater to the needs of automobiles and automobile users. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway*.

B. Permitted Uses.

2. *Primary Uses*
 - a. Convenience Store
 - b. *Indoor Maintenance Service*

- c. *Indoor Sales and Service*
 - d. *In-Vehicle Sales and Service*
 - e. Restaurant
 - f. Tool / Equipment Rental (without outdoor display or storage)
 - g. *Vehicle Sales*
 - h. *Vehicle Parts and Accessories: Sales and Repair*
3. *Special Exception Uses*
- a. Any Permitted use which includes the sale of alcoholic beverages for on-site consumption or carry-out
 - b. Farmers Market
 - c. Fueling Station
 - d. ~~Motel (not within 600' of a Gateway Corridor)~~ Commercial Indoor Lodging
 - e. *Parking Garage*
 - f. Roadside Food Sales Stand
 - g. Self-storage (Mini-) Warehouse (not within 600' of a *Gateway Corridor*)
 - h. Tool / Equipment Rental (with outdoor display or storage)