

ARTICLE 4.1. ACCESSORY USES AND STRUCTURES

D. Drive Through Facilities.

1. General Site Design

- c. The siting of new drive-through facilities including stacking lanes and menu boards must be located behind and screened by the *principal building* unless otherwise specified in this section (See Example 4.1.D.3, below).
 - 1) In the event of multiple frontages, the drive through must be screened by the *building* from at least one of the *streets*. Any drive through not screened by the *building* must have a Level 5 *Plant Unit Value* screening between the drive through and the applicable right-of-way. This screening shall not be eligible to be moved through the utilization of an Alternative Landscape Plan.
 - 2) The drive-through lane(s) must be distinctly marked by special striping, pavement markings, or traffic islands. A separate circulation drive must be provided for passage round and escape from the outermost drive-through service lane. (See example 4.1.D.3, below)
 - 3) In the case of multiple frontage lots (through lots) on Main Street, Perry Road, or Quaker Boulevard, the following shall apply:
 - a) A multiple frontage lot on Main Street shall not have a drive through between the building and Main Street.
 - b) A multiple frontage lot on Perry Road north of Stafford Road shall not have a drive through between the building and Perry Road;
 - c) A multiple frontage lot on Quaker Boulevard between Hadley Road/Perry Road and Interstate 70 shall not have a drive through between the building and the parallel frontage road.
 - 4) The drive through shall not wrap around the *primary building*.
 - 5) A service window may be located on the side of a *building* on an interior lot if approved by the Plan Commission through a Development Plan. The drive-through shall not egress directly onto a collector or arterial *street*.
 - 6) An *Interior Access Drive* shall not be located between the *front lot line* and the *building line*.

- J. Refuse/Reuse Container Enclosures.** Includes enclosures for trash bins, dumpsters, recycling bins, donation bins, trash compactors, and similar appurtenances.

2. Construction and other Specifications

- a. The materials of the three (3) solid-walled sides of the enclosure must be of masonry construction consistent and compatible with the materials of the *Primary Building*. Trash compactors may have a “man-door” in one of the solid-walled sides.
- b. Shall not be less than six (6) feet in height, nor more than ten (10) feet in height.
- c. Gates must be located on the non-solid-walled side of the Refuse/Reuse Container Enclosures, and must be covered with cedar, simulated cedar, solid metal, or a similar material painted a compatible color with the *Primary Building*;



Vehicular pull-off at Refuse/Reuse Container Enclosures

- d. If the top of the enclosure is visible from a primary building or adjacent roadway, a roof, cover, or similar approved appurtenance must be provided.
- e. Multi-family enclosures must have a vehicular pull-off area for residents to park while depositing items into the trash collection area.

ARTICLE 4.7. LANDSCAPE PROVISIONS

A. Intent. Landscaping of required *Yards* and required *Bufferyards* is an essential element of the design of a site with respect to promoting the public health, safety, comfort, convenience and general welfare of the Town of Plainfield. Landscaping is intended to lessen the impact of development on the environment by reducing glare and heat buildup, promoting the creation landscape islands for pedestrian safety, to break up large expanses of pavement, and to reduce storm water run-off. Landscaping provides a critical buffering effect between higher intensity *Districts* and lower intensity *Districts* (e.g., typically between commercial or industrial *Districts* and residential *Districts*).

B. Plant Unit Value.

1. Plant Unit Value (PUV) is denoted either by the size of the planting at time of planting or, if preserved (if applicable). The following standards shall apply.

Table 4.7B.1.a Plant Unit Value—Plant Material						
Type	Size	PUV-Time of Planting				Preserved PUV Bonus
		Comm ⁽¹⁾	Ind ⁽²⁾	Res ⁽³⁾	MP ⁽⁴⁾	
Overstory	Less than 2" caliper	0.00	0.00	0.00	0.00	Not applicable
	2" – 4" caliper	0.50	0.25	0.50	0.50	Not applicable
	4" – 6" caliper	0.75	0.50	0.75	0.75	+0.25
	> 6" caliper	1.00	0.75	1.00	1.00	+0.25
Understory/ Ornamental	Less than 3" caliper	0.00	0.00	0.00	0.00	Not applicable
	3" – 5" caliper	0.25	0.50	0.25	0.25	Not applicable
	> 5" caliper	0.50	0.75	0.50	0.50	+0.25
	1" – 3" caliper	0.75	1.00	0.75	0.75	+0.25
Evergreen	Size (time of planting)	Comm ⁽¹⁾	Ind ⁽²⁾	Res ⁽³⁾	MP ⁽⁴⁾	Preserved PUV Bonus
Tree	Less than 6' high	0.00	0.00	0.00	0.00	Not applicable
	6' high	0.50	0.75	0.50	0.50	Not applicable
	12' high	0.75	1.00	0.75	0.75	+0.25
	> 12' high	1.00	1.25	1.00	1.00	+0.25
Narrow spread	Less than 4' high	0.00	0.00	0.00	0.00	Not applicable
	4' -6' high	0.25	0.50	0.25	0.25	Not applicable
	6'-10' high	0.50	0.75	0.50	0.50	+0.25
	> 10' high	0.75	1.00	0.75	0.75	+0.25
Non-Tree	Size (time of planting)	All Districts				Preserved PUV Bonus
Hedge or Shrub	18" (foundation only)	0.025				Not applicable
	24"	0.050				Not applicable
	36"	0.100				Not applicable

Notes:

- ⁽¹⁾ Comm—Commercial Districts (OD, NR, GC, AC, HB)
- ⁽²⁾ Ind—Industrial/Distribution Districts (I-1, I-2-3, I-4)
- ⁽³⁾ Res—Residential Districts (RR, R-1, R-2, R-3, R-4, R-5, R-6, R-U)
- ⁽⁴⁾ MP--Master Plan Districts (P, IG, REL, S, RI, RF, G)

Table 4.7.B.1.b: Plant Unit Value—Fences and Walls

Fence or Wall	Required Yard or Bufferyard	Sight Barrier	Height (feet)		PUV per 100 foot increment
			Minimum	Maximum	
	Front	Solid	2.5	3	0.50
		>50%	5	6	
	Side/Rear	Solid	4	6	0.75
		>50%	6	10	

Table 4.7.B.1.c: Plant Unit Value—Berms

Berm Height (in feet)	Available to be utilized in required yard and Bufferyards						PUV per 100 foot increment
	Residential		Commercial		Industrial		
	Front	Side/Rear	Front	Side/Rear	Front	Side/Rear	
3	Yes	Yes	Yes	Yes	Yes	Yes	0.50
6	Yes	Yes	Yes	Yes	Yes	Yes	0.75
10	No	No	No	Yes	Yes	Yes	1.00

15	No	No	No	No	Yes	Yes	1.50
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- a. Credit for Preservation of Existing Trees. To encourage the preservation of existing stands of trees or tree rows and to enhance the quality of the built environment, the *Director* may approve an alternative landscape plan which utilizes the designation of a Tree Save Area in lieu of new plantings within a required *Yard*, a required *Bufferyard*, foundation plantings or interior landscape islands in *Parking Lots* provided that such alternative landscape plan:
 - 1) provides for the saving of trees in the Tree Save Area at or in excess of the rate specified in Table 4.7.B for new plantings in the required *Yard*, required *Bufferyard*, foundation plantings or interior landscape islands in *Parking Lots*;
 - 2) provides that all trees which are to be preserved in a Tree Save Area shall be maintained without injury and with sufficient area for the root system to sustain the tree;
 - 3) provides that protective care and physical restraint barriers at the drip line, such as temporary protective fencing, shall be provided in the Tree Save Area to prevent alteration, compaction or increased depth of the soil in the root system area prior to and during groundwork and construction; and
 - 4) provides that, in the event trees designated for saving in the Tree Save Area are damaged during construction or die within three (3) years of completion of construction on the site, identical type replacement tree(s) shall be planted in the designated Tree Save Area at a rate equal to the PUV of the tree(s) that was damaged or which died.
- b. Plants listed by the Indiana Department of Natural Resources as invasive plants, restricted under other rules, and/or on State or Federal regulations as noxious weeds are prohibited from use as landscaping.
- c. A plant cannot be credited to more than one type of landscaping element (e.g. an individual tree cannot be counted toward a parking lot requirement and a foundation requirement.)
- d. Fences and Walls. In addition to living vegetation required above, landscaping in a required *Yard* or a required *Bufferyard* may include an ornamental, decorative fence or masonry wall as detailed in Table 4.7.B
- e. Plants shall not be placed within the Vision Clearance Area (see Article 4.14) or in a manner deemed by the Director to unduly impair vehicular or pedestrian safety.
- f. Berms
 - 1) Construction of Berms. A berm used as a landscaping element shall be constructed in accordance with the following regulations:
 - a) *Each berm shall have a minimum crown width of two (2) feet;*
 - b) *Each berm shall have a side slope of not greater than three feet horizontal to one foot vertical (3:1);*
 - c) *Each berm shall be planted and covered with live vegetation; and,*
 - d) *A retaining wall may be used on the side of the berm facing away from the Public Right-of-Way.*
 - 2) Plant Unit Value for Berms. See Table 4.7.B

C. Landscaping of Required Front, Side and Rear Yards and Required Front, Side and Rear Bufferyards in All Districts. All required *Yards* and all required *Bufferyards* shall be landscaped in compliance with the requirements in Table 4.7.B, Table 4.7.C-1, and Table 4.7.C-2.

Table 4.7.C-1 Levels of Perimeter Plantings and Percentage of Material Types									
Development Type	Plant Type	Unit	Plant Unit Value Level						
			1	2	3	4	5	>5	

Commercial	Deciduous Overstory	(%)	25	25	50	50	75	75
Industrial	Evergreen Tree	(%)	40	40	60	60	80	80

Table 4.7.C-2 Perimeter Landscape Yards								
Adjacent Property	Zoning of Subject Property							
	AG	Res ^(a)	TC	Inst ^(b)	Comm ^(c)	Dist ^(d)	Ind ^(e)	PUD
AG	NA	5 ⁽³⁾	⁽¹⁾	TBD	1-3	1-2	3-4	⁽²⁾
Res ^(a)	NA	NA	⁽¹⁾	TBD	2-4	3-4	4-5	⁽²⁾
MU	NA	5 ⁽³⁾	⁽¹⁾	TBD	1-2	2-3	3-4	⁽²⁾
TC	NA	5 ⁽³⁾	⁽¹⁾	TBD	1	1	1-2	⁽²⁾
Inst ^(b)	TBD	TBD ⁽³⁾	TBD	TBD	TBD	TBD	TBD	TBD
Comm ^(c)	NA	5 ⁽³⁾	⁽¹⁾	TBD	1	1	1-2	⁽²⁾
Dist ^(d)	NA	5 ⁽³⁾	⁽¹⁾	TBD	1	1	1-2	⁽²⁾
Ind ^(e)	NA	5 ⁽³⁾	⁽¹⁾	TBD	1	1	1-2	⁽²⁾
LA ^(f)	NA	5 ⁽³⁾	⁽¹⁾	TBD	2	1	2-3	⁽²⁾
Key								
^(a) Res (RR, R-1, R-2, R-3, R-4, R-5, R-6, R-U)					NA = Screening not required.			
^(b) Inst (P, IG, REL, S)					1 = Level 1.			
^(c) Comm (OD, NR, GC, AC)					2 = Level 2.			
^(d) Dist (I-1, I-2)					3 = Level 3			
^(e) Ind (I-3, I-4)					4 = Level 4.			
^(f) LA: Limited Access Right-of-Way					5 = Level 5.			
When a requirement is shown having two numbers with a hyphen separating them, the first number provides the requirement for the front perimeter and the number after the hyphen denotes the requirement for side and rear perimeters. (e.g. "1-3" would refer to a Level 1 for the Front Perimeter and Level 3 for the side and rear perimeters.								
i. = Landscaping shall be provided as required by Article 2.8, B., 8.								
ii. = Landscaping shall be provided as required by Article 2.8, B., 8								
iii. = Front perimeter only. See Article D, below.								

D. Perimeter Landscaping Required for Residential Subdivisions in All Residential Districts. All required front yard along a Primary Arterial, Secondary Arterial or Collector Street shall be landscaped in compliance with the requirements in Table 4.7.B, Table 4.7.C-1, and Table 4.7.C-2. subject to the following:

Table 4.7.D: Perimeter Landscaping Required for Residential Subdivisions			
Perimeter	PUV Level	Landscape Easement With Berms	Fence or Wall
Front ⁽¹⁾	5	20 feet ⁽²⁾	Permitted

- ⁽¹⁾ along a Major Thoroughfare (*Primary Arterial, Secondary Arterial or Collector Street*).
- ⁽²⁾ See Article 4.7.B.3 for more details on Berms.

1. If a fence or wall is incorporated, all plant material shall be located on the outside of the fence or wall.
2. Existing trees may be used and given credit per Article 4.7.B.1.b, if it is determined the trees are an appropriate species and healthy.

E. Foundation Planting in the R-6 District, R-U District, All Commercial Districts and All Industrial Districts.

1. Foundation Planting Areas Required. Foundation planting areas shall be required for all new *Buildings* and *Building* additions in the R-6 *District*, the R-U *District* for *Multifamily Dwellings* or any *Special Exception Use*, all *Commercial Districts* and all *Industrial Districts* as follows:
 - a. In the case of a *Single Use Site* or a *Primary Building* in an *Integrated Center* located in a *Commercial District*, foundation planting areas are required along the front and each side of the *Building*.
 - b. In the case of a *Building* located in the R-6 *District*, R-U *District*, on an *Out Lot* in a *Commercial District* or any *Building* located in an *Industrial District*, the front, side and rear of the *Building* shall have foundation planting areas.
2. Foundation planting areas shall be subject to the following requirements:

- a. Location – Foundation planting areas shall be calculated individually for each applicable front, side or rear of a *Building* and shall be located along such front, side or rear of a *Building* (except for those portions of the front or side of a *Building* devoted to pedestrian ingress/egress, vehicular ingress/egress, loading or drop-off zones);
- b. Area – Foundation planting areas shall have a total area in square feet of not less than two (2) feet times the length of the wall (2' X length of wall = area for foundation planting) to which the foundation planting is oriented;
- c. Relationship to *Buildings* – Foundation planting areas shall be located:
 - 1) adjacent to the *Building*; or
 - 2) so as to begin within fifteen (15) feet of the *Building* (in the case of a sidewalk which runs adjacent to the *Building*);
- d. Minimum Dimension – Foundation planting areas shall maintain a minimum depth in the smallest dimension of six (6) feet;
- e. Plant Unit Value – Foundation planting areas shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained as a foundation planting strip in compliance with the requirements for a Level 1 Plantings as set forth in Table 4.7-B; and,
- f. Overlap with Perimeter Yards – Foundation planting areas may overlap required perimeter yards landscaping provided that the *Plant Unit Value* in such perimeter yard landscaping is equal to or greater than the total *Plant Unit Value* required for the perimeter yard plus the overlapping foundation landscaping area.

F. Parking Lot Landscaping in the R-6 District, R-U District, All Commercial Districts and All Industrial Districts.

1. General Regulations:
 - a. Any new surface, *Off-Street Parking Areas* and expanded surface *Off-Street Parking Areas* located in any: R-6 *District* or R-U *District* for *Multifamily Dwellings* or any *Special Exception Use*; *Commercial District*, or *Industrial District*, shall be subject to the regulations of this Article 4.7, E.
 - b. *Off-Street Parking Areas* shall include areas used for the parking or display of automobiles, boats, trucks or farm equipment associated with a dealership or leasing business.
 - c. *Off-Street Parking Areas* shall not include areas uses for semi-truck *Loading Areas*, semi-truck maneuvering areas and semi-truck *Parking Areas*.
2. Interior *Parking Lot* Landscaping in the R-6 *District*, the R-U *District* for *Multifamily Dwellings* or any *Special Exception Use*, all *Commercial Districts* and all *Industrial Districts*.
 - a. All new surface *Parking Lots* and expanded surface *Parking Lots* located in any R-6 *District*, any R-U *District*, any *Commercial District* or any *Industrial District* shall include at least one interior landscape island measuring eight feet by eighteen feet (8' X 18') minimum for every fifteen (15) *Parking Spaces*. Each interior landscape island shall contain at least one Deciduous Shade (Overstory) Tree, or Deciduous Ornamental (Understory) Tree All trees shall comply with the size at time of planting as indicated in Table 4.7-B.
 - b. Space devoted to interior landscape islands shall be in addition to any required *Front, Side* or *Rear Yards*, required front, side or rear *Bufferyards*, or required foundation plantings.
 - c. The area devoted to interior landscape islands may be located individually in the interior of the *Parking Lot* or may be aggregated into one or more landscape areas. When located individually, interior landscape islands shall be located so as to define vehicular and pedestrian traffic patterns. When aggregated into one or more

landscape areas, interior landscape islands shall function to: preserve existing trees, create boulevard treatments, create landscape features, create common open space areas for passive recreational activities, or define vehicular and pedestrian traffic patterns.

3. Perimeter Landscaping of *Parking Lots* in the R-6 District, the R-U District, All Commercial Districts and All Industrial *Districts*. In addition to landscaping provided in required *Yards* and required *Bufferyards*, if a *Parking Area* is located between a *Building* and a required *Front Yard* or between a *Building* and a required front, side or rear *Bufferyard*, the side of the *Parking Area* facing the *Front Yard* or the front, side or rear *Bufferyard* shall be screened by:
 - a. a compact hedge row located between the *Front Yard* or a *Bufferyard* and the edge of the *Parking Area* planted three feet on-center (3' o.c.) and between twenty-four and thirty inches (24" - 30") in height at the time of planting; or
 - b. hedge plants in combination with: an ornamental, decorative fence or masonry wall or earthen berm provided that the *Plant Unit Value* of the hedge, wall and/or berm equals 1.5.

G. Ground Cover Within Required Landscaping. All landscaping required above shall, at a minimum, consist of living vegetation (i.e., trees and shrubs) and grasses or ground cover materials, or preserved existing natural vegetation (i.e., thickets). Loose stone, rock or gravel may be used as a landscaping accent but shall not exceed twenty (20) percent of the area of the required landscape area in which it is used.

H. Installation of Landscaping. All landscaping required by this Article shall be:

1. installed prior to commencement of the use on the real estate; or,
2. if seasons and weather conditions are not appropriate for the installation of landscaping immediately prior to commencement of the use, all landscaping required by this Article shall be installed by the end of the next planting season after the use is commenced.

I. Maintenance of Landscaping. The owner or property manager shall:

1. Maintain all required landscaping by keeping lawns mowed, all plants maintained as disease-free, and planting beds groomed (except in areas of preserved existing natural vegetation (i.e., thickets)); and,
2. Replace any required planting which is removed or dies after the date of planting. Such replacement shall occur during the next planting season.

J. Alternate Landscape Plan Approval.

1. Intent of Alternate Landscape Plan – *Director*, upon request by an applicant, shall have the authority to modify the landscape requirements of this Article IV pertaining to required *Yards* and approve an alternative landscape plan so long as the alternative plan:
 - a. maintains the total *Plant Unit Value* otherwise required;
 - b. is appropriate to the site and its surroundings; and,
 - c. is consistent with the intent and purpose of this Article IV.
2. Allowed Alternative Landscape Plans – Such alternative landscape plan approval shall be limited to:
 - a. a redistribution of plant materials required for required *Yards* to other locations on the *Lot*;
 - b. allowing the alternatives listed in Table 4.7B.1.b and/or Table 4.7B.1.c to be used for the screening of *Parking Areas* provided that the total *Plant Unit Value* installed for such screening purposes shall equal or exceed the total *Plant Unit Value* required based upon the value of the required hedge row; or,
3. Limitations – The *Director* shall not have the authority to modify the landscape

requirements of this Article IV to:

- a. reduce landscaping levels in required *Bufferyards*; or,
 - b. relocate foundation landscaping to a required Rear Yard.
4. DRC Review – *Director* may, at its discretion, forward such proposed alternative landscape plan to the Design Review Committee for review and advise.

ARTICLE 4.9. LIGHTING STANDARDS

A. Intent. It is the intent of lighting standards to provide for illumination levels on individual lots which are adequate for the safe and efficient movement of individuals or vehicles to and from a lot and within a lot. Light intensity shall not be so great as to cause objectionable glare beyond any lot line.

B. Definition of Districts. For the purpose of this Article, the following categorizations shall apply:

	Single Family Residential	Multi-Family Residential	Commercial	Industrial	Subject to Master Plan
Districts	RR, R1, R2, R3, R4, R5, AG, RF	R6, RU, RI	MU, TC, NR, OD, GC, AC, HB	CI, I1, I2, I3, I4,	P, S, REL, G, IG

C. General Regulations

1. Light standards and fixtures on a lot, including freestanding light fixtures and those attached to buildings, security lights and architectural lights, shall be of consistent design and materials.
2. All freestanding, canopy, pathway, and wall mounted lights shall be of either: a “down lighting” style with the light element completely shielded on all sides and the top; or be equipped with a refractor to direct light downward onto the lot.
3. Excepting architectural, pathway, or landscape lighting, all lights shall be LED (light emitting diode) unless approved by the Plan Commission as a part of a Development Plan.
4. All freestanding, pathway and wall pack light fixtures shall be mounted parallel with the horizon and shall utilize a rigid mounting arm with no built-in up-tilt and no adjustment feature.
5. All lights mounted at a height equal to or exceeding four (4) feet in height above grade shall be a shoe-box style fixture.
6. Lighting shall be so directed and shielded that the light element is not visible from any point along an adjacent public right-of-way or adjacent properties.
7. Lighting shall not cause illumination beyond any lot line, except for common lot lines in commercial or industrial areas which utilize the development incentive for the use of required yards in integrated centers or industrial parks;
8. Low height lighting of areas to be utilized by non-motorized transportation is encouraged.

D. Maximum Height of Fixtures by Type of Use. If the subject property abuts any of the property types below, the most restrictive of light fixture height requirements shall apply to all fixtures on the site.

Subject Property	Adjacent Property			
	Single Family Residential	Multi-Family Residential	Commercial	Industrial
Single Family Residential	12	12	12	12
Multi-Family Residential	12	12	15	15
Commercial	12	12	15	20

Industrial	12	12	15	20
Master Plan Development	(1)	(1)	(1)	(1)
Planned Unit Development	(1)	(1)	(1)	(1)
⁽¹⁾ Subject to review and approval by the Plan Commission in the Master Plan or Planned Unit Development process.				

ARTICLE 4.10. OFF-STREET PARKING REGULATIONS

C. Location. *Off-Street Parking Areas* shall be located:

1. For new development or redevelopment, behind or to the side of buildings for all single-use commercial sites or Outlots in an Integrated Center unless deemed impractical by the Plan Commission due to site-specific reasons. In the case of multiple frontage lots (through lots) on Main Street, Perry Road north of Stafford Road, or Quaker Boulevard between Hadley Road/Perry Road and Interstate 70, the following shall apply:
 - a) A multiple frontage lot on Main Street shall not have parking between the building and Main Street;
 - b) A multiple frontage lot on Perry Road north of Stafford Road shall not have parking between the building and Perry Road;
 - ~~e)~~ A multiple frontage lot on Quaker Boulevard between Hadley Road/Perry Road and Interstate 70 shall not have a parking between the building and the parallel frontage road.
2. on the same *Lot*;
3. within the same *Integrated Center*; or,
4. Within a defined Parkingshed.

ARTICLE 4.11. OFF-STREET LOADING REGULATIONS

4.11 INTENT. These off-street loading regulations are intended to provide for the provision of off-street loading areas which are adequate to support the needs of the proposed use and future uses of a site while at the same time assuring that the design and construction of such off-street loading areas meet minimum design standards necessary to provide efficient circulation and prevent undue traffic congestion.

- A. LOADING FOR BUILDINGS, STRUCTURES OR USES.** All commercial or industrial development or conversions of use for which an improvement location permit is required by this ordinance shall provide off-street loading areas in accordance with the following regulations.
- B. DESIGN AND CONSTRUCTION OF LOADING AREAS.** The following standards shall apply to the design of off-street loading areas.

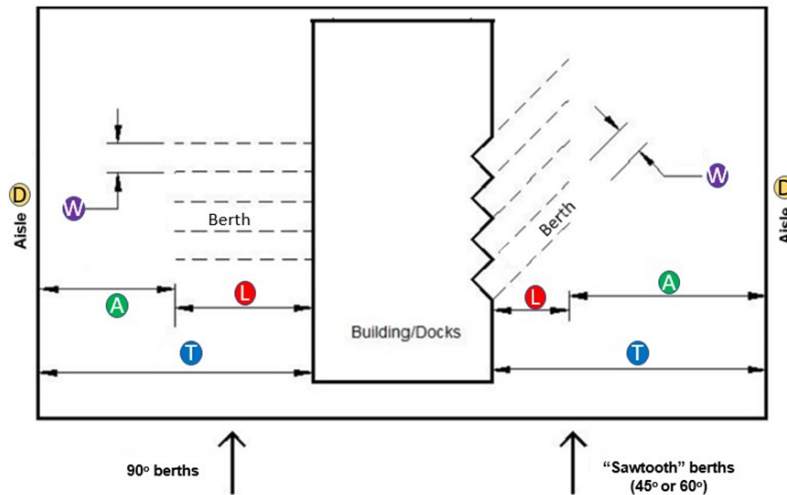


Table 4.11B: Loading Dock Dimensions

Truck Size	Dock Angle	Berth		Apron	Total Offset	Drive Aisle Width
		Length	Width			
		L	W	A	T	D
Large (WB-65D)	90°	55	12	50	105	35
	60°	62	12	50	104	35
	45°	68	12	46	94	35
Medium (WB-40)	90°	35	12	43	78	35
	60°	32	12	43	75	35
	45°	26	12	43	69	35
Small (Box Truck)	90°	20	10	32	52	35
	60°	18	10	24	42	35
	45°	17	10	20	37	35

C. LOCATION OF OFF-STREET LOADING SPACES.

1. All loading spaces shall be located on the same lot as the use served.
2. All loading spaces shall be oriented toward a side or rear lot line.
3. No loading space shall be located between the front lot line and the front line of any portion of the building served unless the orientation of loading space approval is granted by the Plan Commission noted in Article 4.11F below.
4. No loading space shall be located in a required side or rear yard or required side or rear bufferyard.
5. Office, professional services, retail or other non-industrial uses may provide one required loading space per building in a "pull-off" loading area located adjacent to an interior access drive. A "pull-off" loading area shall not be subject to the prohibition against being located between the front lot line and front facade of any portion of the building served set forth in Article 4.11E(3) above.
6. Each off-street loading area shall be designed and located in a manner which will not interfere with traffic movements and will not result in any vehicle, or part thereof, encroaching into any sidewalk, alley, street or public right-of-way.
7. No loading spaces shall be permitted to face a Gateway Corridor or other street where a residential district exists on the opposite side of said street.



Pull-Off Loading Area

8. In the Town Center District, off-street loading facilities shall be located at the rear of the building or at the rear of the lot.

D. SURFACE OF LOADING AREAS. All off-street loading areas and the ingress/egress to and from such off-street loading areas shall be hard surfaced with asphalt, concrete or other material to provide a dust-free surface.

E. MINIMUM NUMBER OF OFF-STREET LOADING SPACES. Off-street loading spaces for all uses shall be provided in accordance with the minimum requirements set forth in Table 4.11-A.

Table 4.11-H: Required Off-Street Loading

Use	Gross Floor Area of Building (Square Feet)*	Required Number of Loading Spaces	
		Minimum	Maximum
Industrial	< 10,000	0	N/A
	10,000—40,000	1	N/A
	40,000—100,000	2	N/A
	100,000—200,000	3	N/A
	Each additional 200,000 or portion thereof	1 additional	N/A
Office/professional service	< 20,000	0	1
	20,000—100,000	1	2
	100,000—200,000	2	3
	Each additional 200,000 or portion thereof	1 additional	
Other nonresidential	< 10,000	0	1
	10,000—100,000	1	2
	Each additional 100,000 or portion thereof	1 additional	
Retail	< 10,000	0	1
	10,000—25,000	1	2
	25,000—60,000	2	3
	60,000—120,000	3	4
	Each additional 100,000 or portion thereof	1 additional	

ARTICLE 4.13. REQUIREMENTS FOR ALL PRIVATE STREETS AND PRIVATE ALLEYS

4.13 REQUIREMENTS FOR ALL PRIVATE STREETS AND PRIVATE ALLEYS. All private streets and private alleys, when specifically authorized for use by grant of variance, grant of development incentive or subdivision waiver, shall be developed to the following standards.

Pavement width for private streets and alleys. Minimum pavement width available for through traffic (i.e., exclusive of

Table 4.13.A: Pavement Width for Private Streets and Alleys (in feet)

Private Streets	Residential Districts	Commercial or Industrial Districts
1-way traffic, no parking	12 ft.	18
1-way traffic, parking on one or both sides	24 ft.	30
2-way traffic, no parking	20 ft.	24 ft.
2-way traffic, parking on one or both sides	24 ft.	36 ft.
Private Alleys	Residential Districts	Commercial or Industrial Districts
Private Alleys	15 ft.	18 ft.

B. Depth and materials. Minimum pavement depth and materials for through traffic widths as noted in Article 4.13 above, exclusive of parking areas, shall be those required by the town standards for public streets, provided, however, curbing shall not be required.

- C. *Emergency vehicles.*** The geometric design of private streets or private alleys shall provide for either the through movement or turn-around movement of emergency vehicles. Turn-around design may include cul-de-sac, hammerhead or other design approved by the Town Engineer and Fire Marshal of the town.
- D. *Maintenance/services.*** Prior to the issuance of an improvement location permit or obtaining secondary plat approval, the developer or subdivider shall file documentary assurances with the town that all lots served by the private streets or private alleys shall be provided with the Required Services for Private Streets and Drives. Such services shall be provided in accordance with the specifications approved by the Plan Commission, which shall include the establishment of a maintenance fund or escrow account by the developer or subdivider, which may be supplemented by regular or special assessments against each lot owner provided such assessments are at reasonable and non-discriminatory rate of charge. Such documentary assurances shall be incorporated into the applicable final plat that is recorded in the office of the Recorder of the county, or otherwise provided for through legally binding perpetual agreements as approved by the Plan Commission.

ARTICLE 4.15. RESERVED

ARTICLE 4.16. OUTDOOR OPERATIONS

- A. *Intent.*** The purpose of this Article is to consolidate standards for outdoor operations and uses across multiple zoning districts to ensure equitable treatment of these uses and ensure the public health, safety, and general welfare.
- B. *General Rules.***
1. All operations, except as detailed below, shall be conducted completely within enclosed buildings.
 2. The creation of outdoor operations areas is subject to the issuance of an Improvement Location Permit (ILP).
 3. Excepting Outdoor Seating and Dining (see Article 4.16E) or Outdoor Display (see Article 4.16D) in the TC: Town Center and MU: Mixed Use districts, no Outdoor Operations shall be permitted in a required yard or public rights-of-way.
 4. Excepting Outdoor Seating and Dining (see Article 4.16E), no Outdoor Operations shall be permitted in a required front yard.
 5. Outdoor Operations shall not be located between a building line and a bufferyard.
 6. Outdoor Operations shall not block, interfere with, or impede the following:
 - a. Pedestrian Access. A pathway, walk, or aisle of no less than five (5) feet shall be maintained for pedestrian access free from merchandise and debris
 - b. Vehicular parking, required loading areas, interior access drives, driveways, interior access driveways. Required drive widths, loading areas, and parking areas shall be maintained at all times free from merchandise and debris.
 - c. Required landscaping or plantings.
 - d. Ingress or egress to any building or accessory structure and/or use.
 7. Outdoor Operations does not include vehicles displayed for sale at a Vehicle Sales use.
 8. Excepting off-street parking, automated teller machines, and gasoline pumps, Outdoor Operations shall only be permitted adjacent to the primary structure, business tenant bay, and/or storefront façade.

9. No outside storage or display shall be permitted between an established building line and the right-of-way of a Gateway Corridor or other street where a residential district exists on the opposite side of the street.

C. Types of Outdoor Operation.

Table 4.16C: Outdoor Operations Types by Zoning Classification											
Outdoor Display (see Article 4.16D)	TC	AC	GC	HB	NR	OD	CI	I1	I2	I3	I4
Outdoor display or sales of merchandise	N	Y	Y	N	Y	N	N	N	N	N	N
Outdoor Seating and Dining (see Article 4.16E)	TC	AC	GC	HB	NR	OD	CI	I1	I2	I3	I4
Walk-up customer service windows	Y	Y	Y	Y	Y	Y	N	N	N	N	N
Drive through customer service windows	Y	Y	Y	Y	Y	Y	N	N	N	N	N
Outdoor seating and dining areas	Y	Y	Y	Y	Y	N	N	N	N	N	N
Outdoor Accessory Uses (see Article 4.16F)	TC	AC	GC	HB	NR	OD	CI	I1	I2	I3	I4
Automated Teller Machine (see Article 4.16F)	Y	Y	Y	Y	Y	Y	N	N	N	N	N
Gasoline Pumps (see Fueling Station and Truck Fueling Standards)	N	Y	N	Y	N	N	N	N	N	N	N
Off-street loading (see Article 4.11)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Off-street parking (see Article 4.10)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Vending Machine	N	N	N	N	Y	N	N	N	N	N	N
Outdoor Storage (see Article 4.16G)	TC	AC	GC	HB	NR	OD	CI	I1	I2	I3	I4
Outdoor Storage of Non-retail Material	N	N	N	N	N	N	N	N	Y	Y	Y
Key:											
Y-Allowed, See Additional Regulations; N-Not Allowed:											

D. Outdoor Display.

1. General Rules
 - a. Outdoor display must be accessory to the primary use;
 - b. No outdoor storage of semi-trailers, portable storage units or materials deemed not available for immediate sale is permitted.
 - c. No Outdoor Display is permitted in areas not approved in the development plan or improvement location permit in an area noted in an approved development plan or improvement location permit as “temporary display area”
 - d. Outdoor Display areas must be clearly demarked through the use of architectural features such as building modulation, landscaping, different type or style of paving, or as deemed sufficient by the Plan Commission.
 - e. Outdoor Display Items must be moved indoors at or prior to the daily close of business unless previously noted otherwise during the approval of the development plan or improvement location permit;
 - f. The maximum height of merchandise either stacked on pallets or freestanding shall be five feet.
 - g. Stacked items shall be kept in an orderly and neat fashion at all times;
 - h. The total area allocated for outdoor display for either the permanent display of merchandise or for temporary seasonal sales items cannot exceed more than 10% of the gross floor area (GFA) for the primary structure;
2. Proximity to Primary Structure. The following proximity regulations apply to outdoor sales and display.

Table 4.16D.2: Proximity to Primary Structure	
Front Yard	Maximum Feet from the Foundation
No Wall	12
24-36 inch tall wall ⁽¹⁾	20
Side/Rear Yard	Maximum Feet from the Foundation
8 foot tall wall ⁽¹⁾⁽²⁾	Adjacent

⁽¹⁾ Wall shall be constructed of the same primary building material of the primary structure.

⁽²⁾ Any merchandise that can be seen above the wall shall be screened by an opaque surface

E. Outdoor Seating and Dining.

1. General Rules
 - a. Drive Through and Walk-Up Customer Service Windows must be set flush with the façade of the building.
 - b. All outdoor seating/dining areas are subject to review and approval by the Design Review Committee and the Plan Commission.
2. Drive Through Customer Service Windows.
3. Outdoor Seating and Dining Areas (non-TC: Town Center)
 - a. Barriers. An outdoor seating/dining area shall be within an enclosed area delineated by a detectable barrier on an impervious surface. Height standards are listed in the table below:

Table 4.16E.3.a: Height Standards for Barriers	
Minimum height (inches)	36
Maximum clearance from ground (inches)	6

- 1) Fence. The fence material shall be metal.
- 2) Wall. Walls must brick or other masonry type product matching the primary building in material and color.
- 3) Planters. Plants may not exceed a height of eight feet.
- 4) Prohibited barrier types.
 - a) Rope or chain barriers
 - b) Fabric inserts and chain-link fences are not permitted barrier types.
 - c) Materials not specifically manufactured for fencing or pedestrian control are not allowed (i.e., buckets, tree stumps, food containers and the like).
- b. Access
 - 1) Outdoor seating/dining areas shall not impede pedestrian traffic. A five foot wide, clear pedestrian path shall be maintained at all times.
 - 2) Outdoor seating/dining shall not interfere with entrances or means of ingress/egress to the primary building.
 - 3) More than one unobstructed means of egress from the outdoor seating/dining area, at least 44 inches in width, shall be maintained at all times.
- c. Furniture
 - 1) Furniture shall be of a high quality and kept clean and in good condition at all times.
 - 2) Furniture must be freestanding and not secured to trees, fixtures or infrastructure.
 - 3) Only tables, chairs and umbrellas are allowed within outdoor seating/dining areas. No service stations, bars, counters, shelves, racks, sofas and the like are allowed.
 - 4) All tables, chairs and umbrellas used for outdoor seating/dining must be located entirely within the demarcated outdoor seating/dining area as delineated by barriers.
 - 5) No tables or chairs may be stored or stacked within outdoor seating/dining areas.
 - 6) Umbrellas:
 - a) Umbrellas must be entirely within defined outdoor seating/dining areas and not allowed to overhang such area.
 - b) Umbrellas must maintain a height of seven feet when extended and cannot be higher than ten feet.
 - c) No lettering or logos are permitted on the umbrellas

- 7) At least one trash receptacle shall be located within the outdoor seating/dining area and shall be emptied as needed and never allowed to overflow.
 - 8) The use of heating devices, the number and their locations must be approved by the town's Fire Marshal.
- d. Additional TC: Town Center District Rules
- 1) If located in a public right-of-way, be subject to the approval of the applicable agency for activity in a public right-of-way. Within the Town's rights-of-way, the following shall apply.
 - a) No outdoor seating/dining shall be allowed without the issuance of a license agreement as required by ordinance if to be located in the TC Town Center District and to be located within the town's right-of-way for pedestrian access (sidewalk) or an alley.
 - b) License agreements required for areas in the TC Town Center District shall be renewed on an annual basis.
 - c) License agreements are subject to review and approval by the Town Council.
 - 2) No outdoor seating/dining area may be located closer than five feet from the curb.
 - 3) Outdoor seating/dining areas may not be located within pedestrian clear zones at corners of street intersections. Clear zones are areas measured 25 feet in each direction at the corner of the intersection from the mid-radius of the curb.
 - 4) For areas along Main Street, the maximum number of tables allowed within the rights-of-way is two per establishment.
 - 5) The maximum number of chairs allowed per table is four.
 - 6) The outdoor seating/dining area can be no more than 10% of the total gross floor area of the business.
 - 7) The floor of the outdoor seating/dining area shall be uncovered sidewalk.
 - 8) Umbrellas are not permitted adjacent to Main Street within the public rights-of-way.
 - 9) Heating devices are not allowed adjacent to Main Street.
4. Walk-up Customer Service Windows

F. Outdoor Accessory Uses.

1. Automated Teller Machines. Such facilities shall not be freestanding and are to be set flush with the facade of the building or canopy.
2. Gasoline Pumps. See Article 4.18
3. Off-Street Loading. See Article 4.11
4. Off-Street Parking. See Article 4.10
5. Vending Machines. Items such as vending machines, which include, but are not limited to, similar items such as ice machines and propane displays shall abut and be flush with the facade of the primary or accessory structure on an impervious surface such as asphalt or concrete.

G. Outdoor Storage. All operations, servicing, and processing must be conducted within completely enclosed buildings except as noted below. Outdoor storage shall only be permitted in the I-2, I-3, and I-4 zoning districts subject to the following minimum standards.

1. All storage of materials or products within 600 feet of a residential district boundary or Gateway Corridor shall be either:
 - a. Within completely enclosed buildings; or

- b. Effectively screened within a chain link, lattice or similar type fenced area, with ornamental, non-solid or chain link gates. The height of said fence shall be at least six feet and shall not exceed eight feet.

- 2. Landscaping. The storage area shall be surrounded by landscaping installed in compliance with the provisions of Article 4.7: Landscape Provisions as shown below

Outdoor Storage	2	3	4
Storage Area Landscaping (Plant Unit Value)	3	3	4

- 3. Maximum Amount of outside storage and operations. The total area devoted to outside storage and operations shall not exceed the percentage of the gross floor area of enclosed structures or buildings on the lot as denoted in the table below:

Outdoor Storage	2	3	4
Maximum amount of outdoor storage (percent)	10	25	50

ARTICLE 4.17. RESERVED

ARTICLE 4.18 ARCHITECTURAL STANDARDS FOR FUELING STATIONS AND TRUCK FUELING STATIONS

- 6. *Non-motorized transportation and access.* See Article 4.1H
- 7. *Lighting.* See Article 4.7:

ARTICLE 6.0 GENERAL PROCEDURES FOR ZONE MAP AMENDMENT

- A. Purpose & Intent.** The purpose of this section is to outline the procedure employed by the Town, when considering a petition for the rezoning or initial zoning of real property within the jurisdictional area of the Commission. Further, the intent of the Zone Map Amendment section is to ensure that the statutory requirements established in the Indiana Code for the zoning of real property are met.
- B. Initiation.** The following shall have standing to initiate a petition for initial zoning or Zone Map Amendment.
 - 1. The Town Council of the Town of Plainfield Indiana,
 - 2. The Plan Commission of the Town of Plainfield, Indiana, or;
 - 3. Owners of the property seeking Zone Map Amendment or those who have provided authorization from the owners of the property to seek Zone Map Amendment.
- C. Applicability.** The Zone Map Amendment section is applicable to proposals to establish a zoning district on real property that has not previously been zoned (initial zoning) or to change the Zoning District classification of a parcel of real property to a different Zoning District classification. (rezoning).
- D. Application.** Applications for a Zone Map Amendment shall be filed in a manner outlined within the Rules of Procedure. Additional petitions may be requested by the Director or Plan Commission, including, but not limited to:
 - 1. Development Plan or Final Detailed Plan; and/or,
 - 2. Primary Plat.
- E. Application Decision** An application for a Zone Map Amendment shall be reviewed and considered by the Department, Commission and Council.
 - 1. Department. The Department shall review a Zone Map Amendment application upon receipt of a complete application, supportive documents, and the appropriate fees. The

Department shall prepare a written report to the Commission outlining its findings with respect to the Zone Map Amendment proposal.

2. Commission. The Commission shall hold a public hearing in accordance with the Commission Rules of Procedures for a proposed Zoning Map Change. As part of the review, the Commission shall pay reasonable regard to:
 - a. The Comprehensive Plan;
 - b. Current conditions and the character of current structures and uses in each zoning district;
 - c. The most desirable use for which the land in each zoning district is adapted;
 - d. The conservation of property values throughout the jurisdiction; and
 - e. Responsible development and growth.
 3. Commission Action. After reviewing holding the public hearing, the Commission shall certify and forward the proposal to the Council with:
 - a. A favorable recommendation with or without commitments and conditions of approval;
 - b. An unfavorable recommendation;
 - c. No recommendation; or,
 - d. The Commission may continue the proposal to a definite future meeting date.
 4. Council. The Council shall vote on the proposal within 90 days of certification by the Commission in accordance with [IC 36-7-4-608](#). In reviewing the proposed Zone Map Amendment application, the Council shall pay reasonable regard to:
 - a. The Comprehensive Plan;
 - b. Current conditions and the character of current structures and uses in each zoning district;
 - c. The most desirable use for which the land in each zoning district is adapted;
 - d. The conservation of property values throughout the jurisdiction; and
 - e. Responsible development and growth.
 5. The Council shall make the final determination on a Zone Map Amendment proposal. If the Council returns a proposal, the Commission shall consider the rejection or amendment, and shall vote on the proposal within 45 days in accordance with the provisions of [IC 36-7-4-608](#).
- F. Commitments.** In conjunction with its recommendation to the Council regarding Zone Map Amendment, the Commission may recommend that the Council permit or require the petitioner to make written commitments concerning the use or development of the parcel.
- G. Conditions of Approval.** In conjunction with its recommendation to the Council regarding a Zone Map Amendment, the Commission may recommend that the Council impose conditions of approval concerning the use or development of the parcel.

7.5 Ground Signs

B. Number, Dimensional Standards, Setbacks, and Size of Signs.

Table 7.5.B: Number, Dimensional Standards, Setbacks, and Size of Signs						
Site Type	Number of Signs	Height (feet)	Sign Surface Area (square feet)	Setbacks (in feet)		
				Front Yard	Front Bufferyard	Side or Rear Yard
Single Use Site (Commercial/Industrial except TC)	One (1) <i>Ground Sign</i> shall be	6	48	10	20	(6)

Single Use Site (TC) ⁽¹⁾	permitted for each <i>Street Frontage</i> of a <i>Lot</i> . ⁽⁴⁾	6	48	See 7.5.C.1-3		
Outlots of <i>Integrated Center</i>		6	48	10	20	(6)
<i>Integrated Center</i> smaller than 60,000 square feet		8	72	10	20	(6)
<i>Integrated Center</i> larger than 60,000 square feet		10	96	10	20	(6)
Recorded, platted Residential <i>Subdivisions</i> ⁽³⁾	Two per subdivision entrance ⁽⁵⁾	6	48	See 7.5.C.1-3		
Multifamily Dwelling Developments ⁽³⁾	One per street entrance ⁽⁴⁾	6	48	10	10	(6)
Business Permitted in Residential <i>Districts</i> by Special Exception ⁽²⁾	One	4	24	10	10	(7)

C. Reserved.

7.6 Building Signs

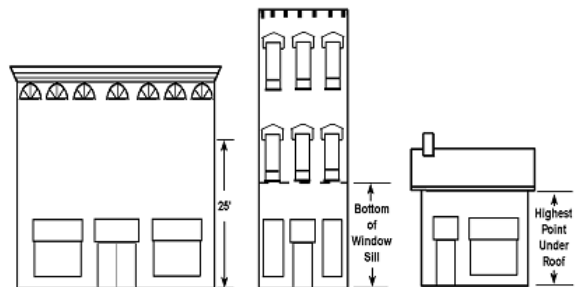
D. Maximum Sign Surface Area for Building Signs. The following sign area percentages and maximum *Sign Surface Areas* shall apply as shown in Table 7.6.D.:

1. The maximum permitted area of a *Building Sign* for an individual tenant unit or *building* facade shall be equal to a percentage of the square footage of the respective tenant unit or building face.
2. For multi-tenant *buildings* with a common entrance, this percentage applies to the allowable *Building signs* per facade for the *structure* as a whole.

Commercial / Industrial			
Tenant Unit Façade Area (in square feet)	Percent of Tenant Unit Façade Allowed for Signage	Maximum Sign Surface Area (in square feet)	Maximum Façade Width (%)
0 — 1,000	7.50%	72	80
1,001 — 2,500	7.25%	150	80
2,501 — 5000	6.00%	250	80
5,001 +	5.00%	350	80
Non-Commercial / Industrial			
Type	Percent of Tenant Unit Façade Allowed for Signage	Maximum Sign Surface Area (in square feet)	Maximum Façade Width (%)
Residential	5	N/A	80
TC	10 ⁽¹⁾	N/A	80

⁽¹⁾ percent of the total area of the lesser of the following calculations:

- a. the first twenty-five (25) feet of actual *Building* height;
- b. the height of the *Building* from *Grade* to the bottom of the window sills on the second story, if any; or
- c. the highest part of the *Building* under a roof or cornice line.



ARTICLE 10.2. ADMINISTRATION: PLAN COMMISSION

D. COMMITMENTS.

1. The Plan Commission may, when in the discretion of the Plan Commission it is deemed necessary to:
 - a. Assure the compatibility of a proposed development with surrounding properties; or
 - b. To minimize the potential for the occurrence of detrimental affects from any attributes of a proposed development on surrounding properties, require or permit the owner of a parcel of property to make written commitments concerning the use or development of the subject property in connection with a development plan approval as provided for in this ordinance, or in connection with recommending approval of a zone map change to any zoning district classification contained in this ordinance to the Town Council as a condition of development.
2. Procedure
 - a. The commitments shall be reduced to writing in recordable form and signed by the owner(s) of the real estate.
 - b. The commitments shall be in effect for:
 - 1) As long as the real estate to which they apply remains zoned to the classification to which the real estate was zoned when the commitments were made; or
 - 2) Modified or terminated as provided below.
 - c. The commitments shall authorize their recording by staff in the office of the Recorder of the county upon the final approval of the zone map change by the Town Council. Following the recording of the commitments, staff shall return the original recorded commitments to petitioner and shall retain a copy of the recorded commitments in its file.
3. The Plan Commission, owners of all parcels of ground adjoining the real estate and all owners of real estate within the area included in the petition who were not petitioners for approval, and other specially affected persons designated in such commitments shall be entitled to enforce such commitments pursuant to I.C. 36-7-4-1015 or as otherwise provided by applicable law.
4. The commitments required by the Plan Commission shall be in substantially the form set forth in Exhibit A of this ordinance.

E. MODIFICATION OF COMMITMENTS BY THE PLAN COMMISSION.

1. Commitments required or permitted by the Plan Commission may be modified or terminated by a decision of the Plan Commission, made at a public hearing after notice to adjoining owners has been given pursuant to the rules of procedure of the Plan Commission.
2. Any modification or termination of the commitments shall not be effective until:
 - 1) Reduced to writing;
 - 2) Approved by the Plan Commission;
 - 3) Executed and notarized by the present owner(s) of the real estate; and
 - 4) Recorded in the office of the Recorder of the county.
3. The modification or termination of commitments shall be in substantially the form set forth in Exhibit B of this ordinance.

ARTICLE 10.4. ADMINISTRATION: STAFF AGENCIES

A. ESTABLISHMENT.

1. The Division of Planning for the town is hereby established. The Division of Planning shall consist of the Plan Commission, the Board of Zoning Appeals and staff.

2. The Plan Commission may, by resolution, establish a Technical Advisory Committee. The purpose of the Technical Advisory Committee shall be to provide technical support to staff as an aid in the review of applications or petitions for public hearing, applications for improvement location permits, and in the preparation of written or verbal comments by staff to the Plan Commission, Board of Zoning Appeals, Design Review Committee or Hearing Officer regarding all matters presented to such bodies for public hearing.

B. ADMINISTRATION OF PLANNING AUTHORITY. The Division of Planning shall administer the planning and zoning functions of the town.

C. DUTIES AND POWERS OF THE DIRECTOR.

1. It shall be the duty of the Director to supervise the general administration of the Division.
2. It shall be the duty of the Director to enforce and administer this ordinance; receive and review all applications required by this ordinance; issue improvement location permits; and number and file all certificates of zoning compliance.
3. The Director shall, when requested by the Plan Commission or Board of Zoning Appeals, or when the interests of the town so require, make investigations in connection with matters referred to in this ordinance and render written reports on the same.
4. The Director shall keep the records of the Division, including, without limitation, records of applications, permits issued, certificates issued, inspections made, reports rendered and notices or orders issued. The Director shall maintain records of all final determinations and decisions of the Plan Commission and the Board of Zoning Appeals.
5. The Director shall transmit to the Plan Commission or Board of Zoning Appeals the recommendation of the Division on all applications, petitions or matters requiring official action by the Plan Commission or Board of Zoning Appeals.
6. The Director shall maintain the official zone maps and designate on the official zone maps all map amendments granted under the terms of this ordinance.
7. The Director shall provide and maintain information for the public relative to all matters arising out of this ordinance.
8. The Director may designate staff to assist in the daily administration of the duties and responsibilities set forth in this ordinance.
9. The Director shall perform such other duties as the Plan Commission may direct in accordance with the provisions of this ordinance.

D. STAFF. When designated by the Director, staff shall be charged with the administration of this ordinance and, in particular, shall have the jurisdiction, authority and duties described below:

1. To conduct preliminary consultations with potential applicants regarding development proposals regulated by this ordinance;
2. To review all improvement location permit applications for compliance with the provisions of this ordinance; and
3. To issue improvement location permits upon a determination that such permit application is in full compliance with all terms and provisions of this ordinance, the Subdivision Control Ordinance, and all other duly adopted applicable ordinances, rules or regulations of the town.

A. the sequence listed within each group of districts from least intense to the most intense.

13.2 DEFINITIONS.

DIRECTOR. The Director of the Department of Planning ~~and Zoning~~ for the Town of Plainfield.

FUELING STATION. VEHICLE

A retail sales facility selling fuel for motor Vehicles including, but not limited to, automobiles, motorcycles, buses, or recreational Vehicles (excluding semi-trailer Trucks with at least three axles that are designed to tow trailers.) Ancillary services such as a *convenience store* and/or a car wash are permitted, but ancillary services such as Vehicle service or Vehicle repair are not permitted. Fuel may include non-liquid or non-gaseous materials such as electric current.

IN-VEHICLE SALES AND SERVICE. In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities. Fueling stations and truck fueling stations are not considered in-vehicle sales and service. Maintenance or repair of vehicles are not considered in-vehicle sales and service.

PLANTING SEASON. The spring and fall time periods during which new plant materials that are installed are most likely to survive the planting process. Generally, these periods are from April 15 to June 15 (spring) and October 15 to November 15 (fall). This does not prohibit the installation of plant materials during other times of the year.

REQUIRED SERVICES FOR PRIVATE STREETS AND DRIVES: Including, but not limited to: regular trash pick-up; leaf pick-up; snow removal; daily mail delivery service; roadway maintenance and repair, including, but not limited to: driving surface, roadway subgrade, subsurface drainage, roadside drainage, curbs, sidewalks, *Street* lights, *Street* name signs, traffic control signs, and traffic control signals; and, powers to enforce speed control and parking regulations.

SHOE-BOX LIGHT FIXTURE. A full-cutoff light fixture with a low glare design and a flat glass lens.

TRUCK FUELING STATION. A retail sales facility selling fuel for motor Vehicles and semi-trailer Trucks with at least three axles that are designed to tow trailers. Such a facility may have ancillary services such as a *convenience store*, but ancillary services such as Truck scales, weigh stations, showering facility, Vehicle service, Vehicle repair, or provision of "rest areas" for semi-trailer Trucks or their operators are not permitted. Fuel may include non-liquid or non-gaseous materials such as electric current.

14.1 Land Use Matrix

C. Table of Uses

Table 14.1.C: Table of Uses

LAND USE TYPE	For more info see section below	ZONING CLASSIFICATIONS																										
		Single Family					Multi-Family			Mixed Use		Commercial					Industrial and Distribution					Institutional and Master Planned						
		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Agricultural Services	E.1.a														SE								P					
Agricultural Use	E.1.b																						P					
Commercial Animal Boarding	E.1.c														SE								P					
Commercial		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG		S	REL	G	IG
Adult Entertainment Business	E.2.a																				SE	SE						
Age Restricted Businesses Products and Services	E.2.b										SE				SE	SE	SE											
Commercial Entertainment, Indoor	E.2.c										P	P	P	SE	P	P	P	SE	SE						M			M
Commercial Entertainment, Outdoor	E.2.d										M	M	M	M									M	M				M
Indoor Maintenance Service	E.2.e										P	P	P	P										M				M
Indoor Sales and Service	E.2.f										M ⁽⁵⁾	P	P	P	P									M				M
Permanent Outdoor Display and Sales	E.2.g														SE	SE							M					M
Industrial		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Assembly	E.3.a																	P		P	P	P						
Manufacture, Light	E.3.b																	P			P	P						
Manufacture, Heavy	E.3.c																					P						
Institutional		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Community Institutional	E.4.a										M	M	M	M	M	M	M							M	M	M	M	M
General Institutional	E.4.b										M	M	M	M	M	M	M							M	M	M	M	M
Public Service	E.4.c	M	M	M	M	M	M	M		M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M
Religious Institutional	E.4.d	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M
Lodging		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Residential Indoor Lodging	E.5.a	SE	SE	SE	SE	SE	SE			SE	SE												SE					
Campground	E.5.b																						M	M			M	
Commercial Indoor Lodging	E.5.c																P							M			M	
Office/Professional		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
High Technology	E.6.a													P	P			P	P	P				M				M
Medical Office/Hospital	E.6.b										M ⁽⁵⁾	P	P	P	P			P	P					M				M
Office, Personal Service	E.6.c										M ⁽⁵⁾	P	P	P	P			P	P					M				M
Office, Professional	E.6.d										M ⁽⁵⁾	P	P	P	P			P	P					M				M
Office, Professional Service	E.6.e										M ⁽⁵⁾				SE			P	P	P	P							
Recreational		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Outdoor Recreational, Active	E.7.a	M	M	M	M	M	M	M		M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M

E. Definitions and Specific Standards

10. Vehicle Commercial Land Uses

a. Fueling Station, Truck

1) Definition. A retail sales facility selling fuel for motor Vehicles and semi-trailer Trucks with at least three axles that are designed to tow trailers. Such a facility may have ancillary services such as a *convenience store*, but ancillary services such as Truck scales, weigh stations, showering facility, Vehicle service, Vehicle repair, or provision of “rest areas” for semi-trailer Trucks or their operators are not permitted. Fuel may include non-liquid or non-gaseous materials such as electric current.

2) Specific Standards.

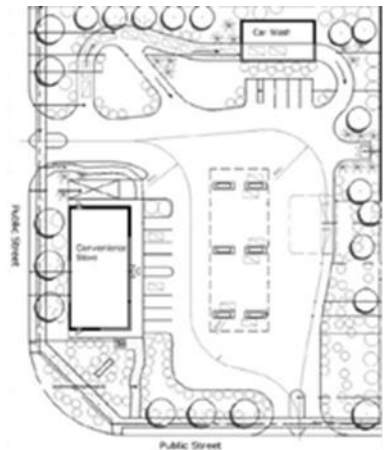
a) Canopies

- 1) No fuel dispensing pumps or canopies shall be located between the building and the public rights-of-way. In the case of corner lots, no fuel dispensing pumps or canopies shall be located between the forward edges of the building and the public rights-of-way.
- 2) Canopy support columns shall be entirely encased with materials identical to the primary building.
- 3) The canopy ceiling should be textured and/or have a flat finish. Glossy or highly reflective materials are not permitted.
- 4) Canopies shall not exceed a height of 20 feet above grade and shall be subordinate to the primary building in height, mass, and scale.
- 5) Canopies shall extend over the area in which vehicles may be fueled.
- 6) No signage shall be placed on the canopy.

b) Signage. Unless required by federal, state, or local regulations, no additional signage other than wall, freestanding, or incidental directional signage shall be allowed. This prohibition shall include, but not be limited to, signage on the canopy, pumps, and/or building that does not meet the aforementioned criteria.

c) Relationship of Building to Public Streets:

- (1) At least one public entrance shall face a street and remain unlocked during business hours. There shall be a connecting walkway from the entry to the street. In the case of corner lot, the building entrance may face the intersection of two public



Properly placed canopy on a corner lot

Fuel Dispensing Pumps

The visible side of this fuel position is one fuel dispensing pump. On the back side, not visible in this illustration, is a second fuel dispensing pump.



streets, such as along a chamfered building corner.

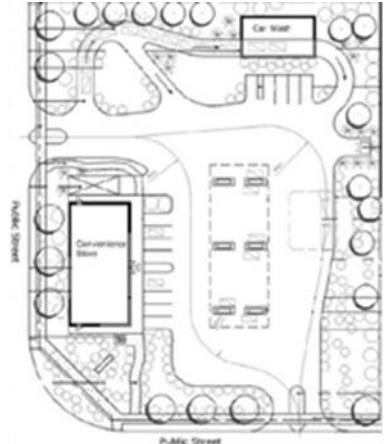
- (2) All building elevations facing public streets must include windows with clear, transparent glass. Architectural treatments which create the appearance of false entrances or faux windows are prohibited.
 - (3) Each building elevation facing a public street shall abut pedestrian site design elements which activate the space between the façade and the public right of way. These elements may include, but are not limited to, pedestrian plazas, building entrances, outdoor seating / dining areas, bicycle parking, and pedestrian access walkways.
- d) Design and Services.
- (1) Any ATM(s) and vending machines shall be located within the primary building.
 - (2) The building shall be appropriately sized and scaled for the site and the overall context. "Kiosk"-type fuel sales are not permitted. A kiosk in this context is defined as an ancillary building from which an attendant sells sundries and monitors the pump; customers are not generally allowed into the building.
 - (3) There shall be no outdoor storage or display of either materials or products unless approved in the manner of Section A.5, above.
 - (4) All fuel tanks shall be placed underground.
 - (5) A clearly identified pedestrian route, distinguished by varied paving treatments, shall be provided between the fueling pumps/canopy and the primary pedestrian entrance(s) to the building.
 - (6) There shall not be a maximum number of fuel dispensing pumps, however the following drive aisle clearances from a compliant canopy shall apply:
 - (a) Adjacent to parking: Thirty (30) feet).
 - (b) Drive aisle only: Twenty-five (25) feet.
- e) Relationship of Fueling Stations and Truck Fueling Stations to Residential Properties.
- (1) No Truck Fueling Station use shall be located within 1,500 lineal feet of any residential zoned property.
 - (2) No Fueling Station use shall be located within 250 lineal feet of any primary residence.
 - (3) A Fueling Station Use may be less than 500 lineal feet from a residentially zoned property, subject to the following buffer yard requirements:

Abutting Property	Plant Unit Value
Intervening, compliant non-residential	4
Intervening, non-compliant, non-residential	6
Vacant site	8
Residential use	8

b. Fueling Station, Vehicle

- 1) Definition. A retail sales facility selling fuel for motor Vehicles including, but not limited to, automobiles, motorcycles, buses, or recreational Vehicles (excluding semi-trailer Trucks with at least three axles that are designed to tow trailers.) Ancillary services such as a *convenience store* and/or a car wash are permitted, but ancillary services such as Vehicle service or Vehicle repair are not permitted. Fuel may include non-liquid or non-gaseous materials such as electric current.
- 2) Specific Standards. See Article 4.18, Plainfield Zoning Ordinance
 - a) Canopies

- (1) No fuel dispensing pumps or canopies shall be located between the building and the public rights-of-way. In the case of corner lots, no fuel dispensing pumps or canopies shall be located between the forward edges of the building and the public rights-of-way.
- (2) Canopy support columns shall be entirely encased with materials identical to the primary building.
- (3) The canopy ceiling should be textured and/or have a flat finish. Glossy or highly reflective materials are not permitted.
- (4) Canopies shall not exceed a height of 20 feet above grade and shall be subordinate to the primary building in height, mass, and scale.
- (5) Canopies shall extend over the area in which vehicles may be fueled.
- (6) No signage shall be placed on the canopy.



Properly placed canopy on a corner lot

- b) Signage. Unless required by federal, state, or local regulations, no additional signage other than wall, freestanding, or incidental directional signage shall be allowed. This prohibition shall include, but not be limited to, signage on the canopy, pumps, and/or building that does not meet the aforementioned criteria.



- c) Relationship of Building to Public Streets:
 - (1) At least one public entrance shall face a street and remain unlocked during business hours. There shall be a connecting walkway from the entry to the street. In the case of corner lot, the building entrance may face the intersection of two public streets, such as along a chamfered building corner.

- (2) All building elevations facing public streets must include windows with clear, transparent glass. Architectural treatments which create the appearance of false entrances or faux windows are prohibited.
- (3) Each building elevation facing a public street shall abut pedestrian site design elements which activate the space between the façade and the public right of way. These elements may include, but are not limited to, pedestrian plazas, building entrances, outdoor seating / dining areas, bicycle parking, and pedestrian access walkways.

d) Design and Services.

- (1) Any ATM(s) and vending machines shall be located within the primary building.

- (2) The building shall be appropriately sized and scaled for the site and the overall context. "Kiosk"-type fuel sales are not permitted. A kiosk in this context is defined as an ancillary building from which an attendant sells sundries and monitors the pump; customers are not generally allowed into the building.
- (3) There shall be no outdoor storage or display of either materials or products unless approved in the manner of Section A.5, above.
- (4) All fuel tanks shall be placed underground.
- (5) A clearly identified pedestrian route, distinguished by varied paving treatments, shall be provided between the fueling pumps/canopy and the primary pedestrian entrance(s) to the building.
- (6) There shall not be a maximum number of fuel dispensing pumps, however the following drive aisle clearances from a compliant canopy shall apply:
 - (a) Adjacent to parking: Thirty (30) feet.
 - (b) Drive aisle only: Twenty-five (25) feet.
- e) Relationship of Fueling Stations and Truck Fueling Stations to Residential Properties.
 - (1) No Truck Fueling Station use shall be located within 1,500 lineal feet of any residential zoned property.
 - (2) No Fueling Station use shall be located within 250 lineal feet of any primary residence.
 - (3) A Fueling Station Use may be less than 500 lineal feet from a residentially zoned property, subject to the following buffer yard requirements:

Abutting Property	Plant Unit Value
Intervening, compliant non-residential	4
Intervening, non-compliant, non-residential	6
Vacant site	8
Residential use	8

- c. In-Vehicle Sales and Service
 - 1) Definition. Includes all land uses which perform sales and/or services to persons in Vehicles, or to Vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads.
 - a) Examples of such land uses include but are not limited to: drive-in, drive-up, and drive-through facilities.
 - b) *Fueling Stations and Truck Fueling Stations* are not considered in-Vehicle sales and service.
 - c) Maintenance or repair of vehicles are not considered in-vehicle sales and service.
 - 2) Specific Standards. Reserved.

14.2 Development Standards Matrices

C. Mixed Use Districts

- 1. Districts Included
 - a. TC: Town Center. (see Article 2.8 for additional regulations)
 - b. RF: Residential Flex. (see Article 2.20 for additional regulations)
- 2. Mixed Use Development Standards Matrix

a.	General Development Standards	Unit	TC	RF

Plainfield OMNIBUS only--CLEAN-Omnibus 23

	Minimum Lot Width and Frontage on a public street	(feet)	25	(2)
	Minimum Lot Size	Sq. Ft.	(3)	(3)
b.	Minimum Yards and Setbacks			
	Front-Town Center	Unit	TC	
	Front	Feet	0	
	Front-Residential Flex			
	Habitable Areas	Unit	RF	
	Two Family, Single Family Detached, Attached (Missing Middle) Dwellings	Feet	20	
	Commercial Residential, Single Family Attached	Feet	0	
	Dwelling Multifamily	Feet	25	
	Other Master Plan Uses	Feet	(5)	
	Accessory Dwelling Unit	Feet	(N/A)	
	Not Listed Above		(5)	
	Non Habitable Area	Unit	RF	
	Porch	Feet	10	
	Garage (Front Loaded)	Feet	(4)	
	Garage (Side Loaded)	Feet	20	
	Garage (Rear Loaded)	Feet	(6)	
	Side (excepting attached dwelling units)	Unit	TC	RF
	Abutting an alley	Feet	5	6
	Abutting a lot line	Feet	0 (1)	6
	Side Yard	Feet	(N/A)	(N/A)
	Bufferyard	Feet	5	(N/A)
	Rear	Unit	TC	RF
	Abutting an alley	Feet	5	20 (7)
	Abutting a lot line	Feet	0 (1)	10
	Side Yard	Feet	(N/A)	(N/A)
	Bufferyard	Feet	5	(N/A)
Notes	(N/A) – Not Applicable			
:	(1) -If a side or rear setback is provided along any side or rear lot not abutting an alley, such setback shall not be less than five (5) feet.			
	(2) -There shall be no minimum lot requirement. The developer and/or subdivider must provide evidence that the size of any and all lots are conducive to the construction of at least one (1) of the permitted primary uses without the necessity of relief from the standards.			
	(3) There shall be no minimum lot area requirements. The developer and/or subdivider must provide evidence that the size of the lot is conducive to the construction of at least one (1) of the permitted primary uses without the necessity of relief from the standards. Minimum Lot Width will determine type of lot access and parking.			
	(4) At least five (5) feet behind Habitable Area			
	(5) As determined in approved Master Plan			
	(6) To the rear of the primary structure			
	(7) From centerline of alley			
c.	Use of Minimum Yards. All minimum yards and bufferyards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Article 4.7 - Landscape Provisions of this ordinance and shall remain free from structures except where expressly permitted below.			
	Minimum front yards	TC	RF	
	Driveways	Yes (1)	(2)	
	Signs as regulated by Article VII	Yes (1)	(2)	
	Plazas developed in compliance with Article 5.6C(3)(a)	Yes (1)	(2)	
	Walkways from the sidewalk to a building entrance	Yes (1)	Yes (1)	
	Minimum front Bufferyards	TC	RF	
	Driveways	Yes (1)	(N/A)	
	Signs as regulated by Article VII	Yes (1)	(N/A)	
	Walkways from the sidewalk to a building entrance	Yes (1)	Yes (1)	
	Minimum side and rear yards	TC	RF	
	Driveways	Yes (1)	(2)	
	Interior Access Driveways	Yes (1)	(2)	
	Parking Areas	Yes (1)	(2)	
	Loading Areas	Yes (1)	(2)	
	Walkways or other pedestrian way connections to adjoining lots	Yes (1)	Yes (1)	
	Minimum side and rear bufferyards	TC	RF	
	Walkways or other pedestrian way connections to adjoining lots	Yes (1)	Yes (1)	
Notes	(1) Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV.			
:	(2) As Determined in approved Master Plan			
d.	Maximum Building Height	Unit	TC	RF

Plainfield OMNIBUS only--CLEAN-Omnibus 23

	Primary Building Maximum Building Height	Feet	50	(N/A)			
	Primary Buildings, not to exceed	Stories	4	(N/A)			
	Two Family, Single Family Attached, Single Family Detached, Attached (Missing Middle Dwellings)	Feet	(N/A)	40			
	Commercial Residential	Feet	(N/A)	60			
	Dwelling Multifamily	Feet	(N/A)	60			
	Other Master Plan Uses	Feet	(N/A)	40 ⁽⁶⁾			
	Accessory Dwelling Unit	Feet	(N/A)	20			
	Accessory buildings	Feet	25	25			
e.	Architectural Review		TC	RF			
	Subject to the requirements for the filing of a development plan for architectural and site design review.		Yes	Yes			
f.	Eligibility to use Development Incentives		TC	RF			
	Eligible to use Development Incentives set forth in Article V of this ordinance.		Yes	No			
g.	Off Street Loading		TC	RF			
	Located on the lot served		Opt	Yes			
	Located within fifty (50) feet of the lot served		Opt	No			
	Compliant with Article IV		Yes	Yes			
h.	Reserved						
i.	Single Family, Two-Family, and Multi-Family Development Standards						
	Single Family Dwellings		TC	RF			
	Individual Lots		R-4 District	⁽²⁾			
	Part of a larger multi-family dwelling project		RU District	⁽²⁾			
	Two-Family Dwellings		TC	RF			
	Individual Lots		R-5 District	⁽²⁾			
	Part of a larger multi-family dwelling project		RU District	⁽²⁾			
	Multi-Family Dwellings		TC	RF			
	Multi-family that is not a mixed use		RU District ⁽¹⁾	⁽²⁾			
Notes: ⁽¹⁾ Dwelling units in mixed-use buildings shall be located on the upper stories of buildings, unless authorized by the approval of a development incentive.							
⁽²⁾ See Table C.2.a and C.2.b above							
j.	Parking Access, Location, and Garage Type						
	TC: Town Center	Access to Parking Area		Parking Location			
		Street	Alley ⁽¹⁾	Front	Rear	Interior	
		⁽³⁾	Req	No	Opt	Opt	
	RF: Residential Flex	Access to Parking Area		Parking Location			
		Street	Alley ⁽¹⁾	Front	Rear	Interior	
		Dwelling, Single Family Detached, Dwelling, Two Family	No	Req	No	Req	No
		Frontage Width: 60 feet or less	Opt	Opt	Opt	Opt	No
	Frontage Width: More than 60 feet, less than 80 feet	Opt	Opt	Opt	Opt	No	
	Frontage Width: 80 feet or more	Opt	Opt	Opt	Opt	No	
		Access to Parking Area		Parking Location			
		Street	Alley ⁽¹⁾	Front	Rear	Interior	
		Dwelling, Single Family Attached	No	Req	No	Req	No
		Attached (Missing Middle)	No	Req	No	Req	No
		Commercial Residential	Opt ⁽²⁾	Opt	No	Opt	No
		Dwelling Multifamily	Opt ⁽²⁾	Opt	No	Req	Req
		Other Master Plan Uses	⁽²⁾	⁽²⁾	⁽²⁾	⁽²⁾	⁽²⁾
		Accessory Dwelling Unit	No	Req	No	Req	No
		Garage Door Facing (Garages may not be required. If provided, the following provisions are prescribed)					
		Dwelling, Single Family Detached, Dwelling, Two Family	Alley/Rear	Front	Side	Interior	
	Frontage Width: 60 feet or less		Req	No	No	No	
	Frontage Width: More than 60 feet, less than 80 feet		Opt	Opt ⁽⁴⁾	Opt	No	
	Frontage Width: 80 feet or more		Opt	No	Opt	No	
		Alley/Rear	Front	Side	Interior		
	Dwelling, Single Family Attached	Req	No	No	No		
	Attached (Missing Middle)	Req	No	No	No		
	Commercial Residential	Opt	No	No	Opt		
	Dwelling Multifamily	Opt	No	No	Opt		
	Other Master Plan Uses	Opt	No	No	No		
	Accessory Dwelling Unit	Req	No	No	No		
Notes:	No- Not allowed Opt Optional Req-Required ⁽¹⁾ Must be an improved alley ⁽²⁾ To be determined in approved Master Plan ⁽³⁾ Only if Plan Commission/Director determine no other access is feasible.						

(4) Not in TC: Town Center

D. Commercial Districts

1. Districts Included
 - a. AC: Automotive Commercial. (see Article 2.19 for additional regulations)
 - b. GC: General Commercial. (see Article 2.11 for additional regulations)
 - c. HB: Highway Business. (see Article 3.9 for additional regulations)
 - d. NR: Neighborhood Retail Commercial. (see Article 2.9 for additional regulations)
 - e. OD: Office District. (see Article 2.10 for additional regulations)
2. Commercial Districts Development Standards Matrix

a.	Minimum Lot Width and Frontage. Each lot or integrated center shall have a minimum lot width and frontage on a public street as shown below:	Unit	AC	GC	HB	NR	OD
	Minimum Lot Width and Frontage	Feet	50	50	50	50	50
b.	Minimum Yard and Setbacks						
	Minimum Front Yard and Building Setback	Unit	AC	GC	HB	NR	OD
	Front	Feet	20	20	20	20	20
	Outdoor Dining	Feet	10	10	10	10	10
	Minimum Side Yard and Setback	Unit	AC	GC	HB	NR	OD
	Minimum Side Yard	Feet	10	10	10	10	10
	Minimum Side Bufferyard ⁽¹⁾	Feet	20	20	20	15	15
	Minimum Side Yard and Setback	Unit	AC	GC	HB	NR	OD
	Minimum Rear Yard	Feet	10	10	10	10	10
	Minimum Rear Bufferyard ⁽¹⁾	Feet	20	20	20	15	15
	Minimum Yards for Out Lots	Unit	AC	GC	HB	NR	OD
	Out Lot to Out Lot	Feet	5	5	5	5	5
	Out Lot to Integrated Center Perimeter	Feet	⁽²⁾	⁽²⁾	⁽²⁾	⁽²⁾	⁽²⁾
	Main Integrated Center to Outlot	Feet	0	0	0	0	0
Notes:	⁽¹⁾ When facing or abutting a residential use that is not legal nonconforming. ⁽²⁾ Applicable minimum front, side or rear yard requirements for the zoning district.						
c.	Use of Minimum Yards. All minimum yards and bufferyards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Article 4.7 - Landscape Provisions of this ordinance and shall remain free from structures except where expressly permitted below.						
	Minimum Front Yards	AC	GC	HB	NR	OD	
	Driveways	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Minimum Front Bufferyards	AC	GC	HB	NR	OD	
	Driveways	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Minimum Side and Rear Yards	AC	GC	HB	NR	OD	
	Interior Access Driveways connecting to adjoining lots	Yes	Yes	Yes	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Minimum Side and Rear Bufferyards	AC	GC	HB	NR	OD	
	Shall be landscaped with grass and shrubbery, trees or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for perimeter landscape yards as set forth in Article IV.						
Notes:	⁽¹⁾ Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV. ⁽²⁾ Provided that no portion of the parking area may be located closer to the right-of-way than ten feet; except for minimum front yards abutting the Ronald Reagan Parkway or a frontage street parallel to the Ronald Reagan Parkway, where parking areas shall be prohibited.						
d.	Maximum Building Height	Unit	AC	GC	HB	NR	OD
	Maximum Building Height	Feet	75	75	75	35	75
e.	Architectural Review	AC	GC	HB	NR	OD	
	Subject to the requirements for the filing of a development plan for architectural and site design review.	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
Notes:	If any portion of a lot is within 600 feet of a residential district or Gateway Corridor.						
f.	Eligibility to use Development Incentives	AC	GC	HB	NR	OD	
	Eligible to use Development Incentives set forth in Article V of this ordinance.	No	Yes	No	Yes	Yes	Yes

E. Industrial and Distribution Districts

1. General Development Standards

- a. AG: Agriculture. (See Article 2.16 for additional regulations)
- b. CI: Commercial/Industrial. (See Article 3.5 for additional regulations)
- c. I1: Research/Office Industrial District. (See Article 2.12 for additional regulations)
- d. I2: Office/Warehouse Distribution. (See Article 2.13 for additional regulations)
- e. I3: Light Industrial. (See Article 2.14 for additional regulations)
- f. I4: Heavy Industrial. (See Article 2.15 for additional regulations)

2. Industrial Development Standards Matrix

a. Minimum Lot Size, Width, and Frontage. Each lot or integrated center shall have a minimum lot width and frontage on a public street as shown in the table below								
	Unit	AG	CI	I1	I2	I3	I4	
Minimum Lot Size	Acres	5	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Lot Coverage	Percent	10%	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Lot Depth to Width Ratio		4:1	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width and Frontage	Feet	300	75	75	100	150	150	
b. Minimum Yards and Setbacks								
Minimum Front Yard and Building Setback (Front)	Unit	AG	CI	I1	I2	I3	I4	
	Feet	30	30	30	60	120	120	
Minimum Side Yard and Setback	Unit	AG	CI	I1	I2	I3	I4	
Minimum Side Yard	Feet	50	10	10	10	10	20	
Minimum Side Bufferyard ⁽¹⁾	Feet	50	25	25	50	100	150	
Minimum Rear Yard and Setback	Unit	AG	CI	I1	I2	I3	I4	
Minimum Rear Yard	Feet	See below	10	10	10	10	20	
Minimum Rear Bufferyard ⁽¹⁾	Feet		25	25	50	100	150	
Agricultural Rear Yard	Unit	AG	CI	I1	I2	I3	I4	
Agricultural Building	Feet	150	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	
Residential Accessory Building	Feet	50	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	
Residential Primary Building	Feet	50	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	
Minimum Yards for Out Lots	Unit	AG	CI	I1	I2	I3	I4	
Out Lot to Out Lot	Feet	(N/A)	5	(N/A)	(N/A)	(N/A)	(N/A)	
Out Lot to Integrated Center Perimeter	Feet	(N/A)	(2)	(N/A)	(N/A)	(N/A)	(N/A)	
Main Integrated Center to Outlot	Feet	(N/A)	0	(N/A)	(N/A)	(N/A)	(N/A)	
Notes :	⁽¹⁾ When facing or abutting a residential use that is not legal nonconforming. ⁽²⁾ Applicable minimum front, side or rear yard requirements for the zoning district. (N/A) – Not Applicable							
c. Use of Minimum Yard.								
Minimum Front Yards	AG	CI	I1	I2	I3	I4		
Driveways	(3)	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
Minimum Front Bufferyards	AG	CI	I1	I2	I3	I4		
Driveways	(2)	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
Minimum Side and Rear Yards	AG	CI	I1	I2	I3	I4		
Interior Access Driveways connecting to adjoining lots	(2)	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
Minimum Side and Rear Bufferyards	AG	CI	I1	I2	I3	I4		
Shall be landscaped with grass and shrubbery, trees or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for perimeter landscape yards as set forth in Article IV.								
Notes :	⁽¹⁾ Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV. ⁽²⁾ Not addressed by ordinance.							
d. Maximum Building Height								
	Unit	AG	CI	I1	I2	I3	I4	
Primary Building	Feet	35	50	35	75 ⁽²⁾	(1) ⁽²⁾	(1) ⁽²⁾	
Accessory Building	Feet	25	(3)	(3)	(3)	(3)	(3)	
Agricultural Building	Feet	(1) ⁽⁴⁾	(3)	(3)	(3)	(3)	(3)	
Notes:	⁽¹⁾ Unlimited ⁽²⁾ Provided that the setback for that portion of the building or structure which is in excess of 35 feet shall be increased by one foot each one foot of building or structural height above 35 feet until the ultimate height is allowed. ⁽³⁾ Not addressed ⁽⁴⁾ Provided that for each additional foot over 50 feet in height, one additional foot shall be added to the minimum yard and building setback requirements.							
e. Minimum Main Floor Area								
One Story Building	Unit	AG	CI	I1	I2	I3	I4	
Main Floor	Square Feet	1,200	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	
Two or More Story Building	Unit	AG	CI	I1	I2	I3	I4	
Main Floor	Square Feet	800	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	

	Total Finished Floor Area	Square Feet	1,200	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)
Notes:	(N/A) – Not Applicable							
f.	Reserved							
g.	Architectural Review.	AG	CI	I1	I2	I3	I4	
	Subject to the requirements for the filing of a development plan for architectural and site design review.	No	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
Notes :	⁽¹⁾ If any portion of a lot is within 600 feet of a residential district or Gateway Corridor.							
h.	Development Incentives.	AG	CI	I1	I2	I3	I4	
	Eligible to use Development Incentives set forth in Article V of this ordinance.	No	No	Yes	Yes	Yes	Yes	Yes

14.1 List of Planned Unit Developments

A. Approved Planned Unit Developments

1. [Blackthorne](#)
 - a. [Blackthorne 2003 Amendment](#)
 - b. [Blackthorne 2013 Amendment](#)
2. [Bo-Mar PUD](#)
 - a. [Bo-Mar Estates Amendment \(Multifamily Section\)](#)
3. [Colony Lake](#)
4. [Commercial Drive PUD](#)
5. [Crystal Bay](#)
6. [Double Creek](#)
7. [Glen Haven](#)
8. [Hall Business PUD](#)
9. [Harpers Crossing](#)
10. [Hobbs Station PUD](#)
 - a. [Development Standards Amendment](#)
 - b. [Sign Plan Amendment](#)
11. [Legacy Farms](#)
12. [Meadowlark](#)
13. [MetroAir](#)
14. [Metro Air Business Park Phase 2](#)
15. [Nottinghill](#)
16. [Plainfield Logistics Center](#)
17. [Plainfield Marketplace](#)
 - a. [The Shops at Perry Crossing](#)
 - b. [Courtyard by Marriott](#)
 - c. [Haven Homes PUD](#)
 - d. [Residence Inn](#)
 - e. [Encore](#)
 - 1) [2021 Amendment](#)
18. [Quaker Ridge](#)

19. [Saratoga](#)
 - a. [Augusta Woods](#)
 - b. [Fairfield Woods](#)
 - c. [The Paddock](#)
 - d. [Saratoga Village](#)
 - e. [Springs at Saratoga](#)
 - f. [Yorktown](#)
 20. [Sierra Gateway](#)
 - a. [Sierra Gateway 2014 Amendment](#)
 21. [Stanley Terrace](#)
 - a. [2022 Amendment](#)
 - b. [2023 Amendment](#)
 22. [Sugar Grove Farms](#)
 23. [Sugar Grove Senior Living](#)
 24. [Tri-L](#)
 25. [Vandalia](#)
 - a. [2022 Amendment \(Cabin Coffee\)](#)
 26. [Village at Plank Road](#)
 27. [Westmere](#)
- B. Reserved**