



MEMORANDUM

TO: Plan Commission
FROM: Eric Berg, AICP, Senior Planner
THROUGH: Kevin Whaley, AICP, Director of Planning
DATE: 12-01-2025
RE: TA-25-093: Accessory Uses, Gateway, and Matrices

At its November meeting, the Plan Commission was informed about an urgent issue identified by the Economic Development Director regarding uses in the Gateway Corridor (*the colloquial and much shorter name for Article 5.5 of the Plainfield Zoning Ordinance*). The Commission directed the Planning Department to bring forward a resolution to this issue.

Town Attorney Mel Daniel and Planning Staff collaborated to bring forward this solution in concert with other ordinance amendments.

Article 4.1.C Drive Through Facilities

- Replaced a duplicated regulation with new standards to allow drive throughs in the interior areas of large parking lots.

Article 4.1.J Refuse/Reuse Container Enclosures

- Amended standards to allow trash enclosures/compactors to be outside of industrial enclosures if in areas permanently screened from rights-of-way and/or residential properties.

Article 4.9. Lighting Standards

- Minor organizational modifications to group like-with-like
- Reintroduced footcandle at property line regulations which had been removed in error
- Introduced standards for lighting for non-motorized transportation
- Adjusted maximum height of lighting fixtures

Article 4.10. Off Street Parking Regulations

- Amended parking surface regulations to remove gravel, stone, stone dust, millings, and/or concrete chunks from materials that were acceptable with Plan Commission approval
- Made truck/trailer parking between a building and the front lot line allowable only with an approved development plan

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Article 4.16.E Outdoor Seating and Dining

- Clarified flooring and pedestrian requirements
- Modified barrier requirements to be necessary only in areas where alcoholic beverages are sold/consumed or are in areas where motorized transportation could be a hazard
- Removed regulations regarding lettering or logos on umbrellas
- Modified the rule about heating devices to allow the Fire Marshal to determine use, number, and location

Article 5.5.C Development Plans Required for Architectural and Site Design Review for All Development Located in All Commercial Districts (Except TC: Town Center District) and All Industrial Districts When Located Within 600 Feet of A Gateway Corridor or Within 600 Feet of a Residential District: Excluded Uses

- Added “Discount retailer, smaller format”

Article 13.2 Definitions

- In land use types, the phrase “all” was used incorrectly to define every similar land use. This has been removed.
- Capitalization for words in the Airspace Overlay District has been standardized
- “Child Care Ministry” was removed as this falls under “Religious Institutional”
- Added “Discount retailer, smaller format”
- “Indoor Sales and Service” was amended to include examples.
- “Nonconforming Building or Structure, Legally Established, “Nonconforming Use, Legally Established” were consolidated to “Nonconformance, Legally Established” with any differences noted
- “Office, Personal Service” was removed and many of the uses moved to “Indoor Sales and Service”
- “Office, Professional Service” was modified to “Office, Service” with minimal text changes
- “Outdoor Recreational, Passive” was removed and consolidated with “Outdoor Recreational, Active” and the name changed to “Outdoor Recreation”, and differentiation made in the definition between active and passive uses.
- “Truck Sales and Repair” was amended to prohibit storage of operable truck and trailers and prohibit dismantling or disassembly.
- “Underground Facilities” was amended to add that the structures are not permitted within required yards.

Article 14.0.C Land Use Table

- Land Use Table removed “Office, Personal Service”, and “Outdoor Recreational, Passive” and modified “Office, Professional Service” to “Office, Service”, “Outdoor Recreational, Active” to “Outdoor Recreation”
- Corrections were made to references to account for changes in ordering.
- The superscripts in the notes regarding RF: Residential Flex were amended to allow for alley loaded development, provide for alternatives to housing typologies, and allow multifamily and single family housing to have a unit mix that takes into account the added density that multifamily housing has.

Article 14.0.E Definitions and Specific Standards

- Made changes to definitions that were also changed in the Definitions section
- “Residential Indoor Lodging”—removed “or an ` Air B&B” to make definition identical to Article 13.2.

- Removed fuel pump diagram from “Fueling Station, Truck” and “Fueling Station, Vehicle” as the definition of pump the required the diagram was removed.

POTENTIAL MOTIONS.

The following motions are provided to the Plan Commission for the possible decisions that can be made on each of the petitions: **favorable/approve**, **unfavorable/deny**, and **continue**.

Conditions and/or commitments can be added as the Commission deems appropriate, even if no conditions or commitments have been provided/proposed by the applicant or Town Staff.

MOTION: Text Amendment

I move that the Plan Commission certify **TA-25-093** to the Town Council with a(n) **favorable recommendation / unfavorable recommendation / no recommendation** subject to the following condition(s):

- 1.