

ARTICLE 2 - GENERAL USE DISTRICTS

2.1. RR: RURAL RESIDENTIAL DISTRICT

2.2. R-1: LOW DENSITY RESIDENTIAL DISTRICT

2.3. R-2: LOW DENSITY RESIDENTIAL DISTRICT

2.4. R-3: MEDIUM DENSITY RESIDENTIAL DISTRICT

2.5. R-4: MEDIUM DENSITY RESIDENTIAL DISTRICT

2.6. R-5: HIGH DENSITY RESIDENTIAL DISTRICT

2.7. R-6: HIGH DENSITY RESIDENTIAL DISTRICT

2.8. TC: TOWN CENTER DISTRICT

2.9. NR: NEIGHBORHOOD RETAIL COMMERCIAL

2.10. OD: OFFICE DISTRICT

2.11. GC: GENERAL COMMERCIAL

INTENT. GC: General Commercial Districts are established to provide a location for higher volume and higher intensity commercial uses than the NR District. Activities in this District are often large space users located along a primary arterial street and the perimeter parkway and may include outdoor sales or operations.

A. PERMITTED USES. See Article 14.1 Land Use Matrix and below.

1. *Certain existing uses in operation as of a specified date.* Any of the uses shown in subsection a: below that were legally conforming within this District as of August 10, 2020 shall remain in legal conformance subject to the provisions of subsection b; below. These provisions refer only refer to the use. Any other nonconformances will still remain nonconforming.

a. *Uses.*

- 1) Automobile Sales, New or Used, including Showroom, On-Site Service Department, and Wash / Detail Facilities;
- 2) Automobile rental services;
- 3) Automobile repair - major;
- 4) Automobile repair - minor;
- 5) Automobile parts sales (new);
- 6) Car wash (automatic and self);
- 7) Motor cycle/scooter sales, service and repair;
- 8) Muffler repair shop;
- 9) Painting and customizing;
- 10) Quick lube facilities; and
- 11) Tire and auto service center.

b. *Conditions.* The following conditions could cause the use to lose its conforming status.

- 1) Abandonment for any amount of time;

- 2) Discontinuance for more than six (6) months (except when government action impedes access to the premises); or
- 3) Change of use.

2. Commercial Indoor Lodging in operation as of a specified date. Any Commercial Indoor Lodging Facilities in this District that was legally conforming with Article 14.1.E.5.c as of March 2, 2026 shall remain in legal conformance subject to the provisions of subsection 1.b; above. These provisions refer only to the use. Any other nonconformances will remain nonconforming.

B. DEVELOPMENT STANDARDS. See Article 14.2 Development Standards Matrices.

2.12. I-1: RESEARCH/OFFICE INDUSTRIAL

2.13. I-2: OFFICE/WAREHOUSE DISTRIBUTION

2.14. I-3: LIGHT MANUFACTURING

2.15. I-4: HEAVY MANUFACTURING

2.16. AG: AGRICULTURE DISTRICT

2.17. R-U: URBAN RESIDENTIAL DISTRICT

2.18. RESERVED

2.19. AC: AUTOMOTIVE COMMERCIAL

2.20 RF: RESIDENTIAL FLEX

2.16 RI: RESIDENTIAL INFILL (MULTIFAMILY)

ARTICLE 11 – DEVELOPMENT REVIEW PROCEDURES

11.1. REQUIRED PERMITS AND APPROVALS.

11.2. REVIEW: IMPROVEMENT LOCATION PERMITS

1. IMPROVEMENT LOCATION PERMIT REQUIRED.

2. DURATION OF IMPROVEMENT LOCATION PERMIT.

1. An improvement location permit shall be valid for the longer of:

a. One year after date of issuance; ~~or~~

a-b. The length of any required site and infrastructure permit, if such site and infrastructure permit is obtained for the site improvement, infrastructure improvement, or infrastructure installation covered by the improvement location permit within one year after the date of issuance of the improvement location permit; or

b-c. The length of any required building permit, if such building permit is obtained for the building, structure, improvement or sign covered by the improvement location permit within one year after the date of issuance of the improvement location permit.

2. The Director shall have the power to extend the period of validity of any improvement location permit one or more times, provided, however, the total time period of all

extension(s) shall not exceed six months.

3. **REVIEW OF IMPROVEMENT LOCATION PERMIT APPLICATION.**
4. **PUBLIC OR SEMI-PUBLIC SANITARY SEWER REQUIRED.**
5. **APPEAL OF DETERMINATION.**
6. **RECORD OF PERMITS.**
7. **AMENDED IMPROVEMENT LOCATION PERMIT.**
8. **GENERAL EXEMPTIONS.**
9. **REVOCAION IN EVENT OF VIOLATION.**

11.3. REVIEW: COMPLIANCE WITH OTHER LAWS. The issuance of an improvement location permit does not substitute for or supersede the requirement to obtain approvals specified in other laws, ordinances, rules and regulations, as the same may be amended from time to time, before the construction of any building, structure, improvement or sign, including, but not limited to:

- A. Town Building Code;
- B. Town Subdivision Control Ordinance;
- C. Any other applicable federal, state or local law, ordinance, rule or regulation, including, but not limited to:
 1. Erosion Control Regulations of the Hendricks County Soil and Water Conservation District;
 2. Ord. Chapter 152 of the Plainfield Town Code “Flood Hazard Reduction” 25-2009, “Management of the Floodplain and Other Areas of Special Flood Hazard in the Town of Plainfield”;
 3. Chapters 93.15 through 93.27 of the Plainfield Town Code “Access to Public Streets and Thoroughfares”, and
 4. Chapters 150.130 through 150.147 of the Plainfield Town Code “Site and Infrastructure Code of the Town of Plainfield, Indiana”, and;
 3. ~~Ord. 18-97, “Access Permit Ordinance of the Town of Plainfield”, as codified in §93.15 through 93.27 of this code of ordinances; and~~
 5. State or federal environmental permits.

11.4. REVIEW: APPLICATION AND APPROVAL

11.5. REVIEW: CERTIFICATE OF ZONING COMPLIANCE

11.6. REVIEW: FEES.

ARTICLE 13. DEFINITIONS

13.1 INTERPRETATION OF TERMS OR WORDS.

13.2 DEFINITIONS.

SITE AND INFRASTRUCTURE PERMIT. A permit issued by the town in compliance with the terms and provisions of the Town Site and Infrastructure Code.