



TOWN OF PLAINFIELD

MEMORANDUM

TO: Plan Commission
FROM: Kevin Whaley, Director of Planning and Zoning
DATE: February 1, 2021
RE: TA-21-009 (Amendments to Accessory Uses, Definitions, and Board of Zoning Appeals Findings of Fact)

The proposed series of text amendments is intended to achieve the following modifications to the Town of Plainfield Zoning Ordinance:

- Amend the Board of Zoning Appeals Findings of Fact for Development Standards Variances to require demonstration of “Practical Difficulties”, as specified by Indiana Code.
- Amend the definition of “Lot Coverage” to limit the calculation to primary and accessory buildings. Currently the deflection includes a mixture of buildings and certain accessory structures such as patios, pools, and decks.
- Add a definition for “Patio Cover” to differentiate patio covers, pergolas, and other similar structures from porches.
- Amends 4.1, Accessory Uses, to apply development standards prescribed for Accessory Buildings to all Accessory Uses and Structures, unless otherwise specified by the ordinance.
- Amends 4.1, Accessory Uses, to specify that porches, patio covers, and other similar roofed structures must adhere to the development standards for primary buildings if the structure is enclosed.

Should the Commission feel that the Text Amendment is ready as proposed/amended, the following motion below has been provided.

Motion:

I move that the Plan Commission certify the text amendment request TA-21-009 with a **favorable recommendation** / **unfavorable recommendation** / **no recommendation** to the Town Council, *subject to the following amendments (if requested)*:
