

ARTICLE 14 - APPENDIX

14.1 Land Use Matrix

A. Intent.

B. Use Type Definition within Tables 14.C.1, 14.C.2, and 14.C.3. Within the boxes, the following types of uses apply.

Table 14.1.B: Use Type Definitions within Tables 14.1.C.1

P	Primary	The use of land or the use of a building or structure on land which is allowed as a matter of right in the applicable zoning district.
SE	Special Exception	The use of land or the use of a building or structure on land which is allowed in the applicable zoning district only through the grant of a Special Exception by the Board of Zoning Appeals.
M	Master Plan	The use of land or the use of a building or structure on land which is allowed upon the approval of a Master Plan by the Plan Commission

C. Table of Uses

Table 14.1.C: Table of Uses

LAND USE TYPE	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																											
Agricultural Services														SE													P
Agricultural Use																											P
Commercial Animal Boarding														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	P	S	REL	G	IG
Adult Entertainment Business																				SE	SE						
Age Restricted Businesses Products and Services											SE			SE	SE	SE											
Commercial Entertainment, Indoor											P	P	SE	P	P	P	SE	SE					M				M
Commercial Entertainment, Outdoor											M	M	M	M									M				M
Indoor Maintenance Service											P	P	P	P									M				M
Indoor Sales and Service										M ⁽⁵⁾	P	P	P	P									M				M
Permanent Outdoor Display and Sales														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																	P		P	P	P						
Manufacture, Light																				P	P						
Manufacture, Heavy																						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											M	M	M	M	M	M							M	M	M	M	M
General Institutional											M	M	M	M	M	M							M	M	M	M	M
Public Service	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	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	SE	SE	SE	SE	SE	SE			SE		SE											SE					
Campground																							M				M
Commercial Indoor Lodging																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													P	P			P	P	P				M				M
Medical Office/Hospital										M ⁽⁵⁾	P	P	P	P			P	P					M				M
Office, Professional										M ⁽⁵⁾	P	P	P	P			P	P					M				M
Office, Service										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 Recreation	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
Residential	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
Accessory Dwelling Unit											P ⁽⁴⁾																
Commercial Residential								P		M ⁽¹⁾	P	P	P	P													
Dwelling, Two Family					P	P	P		P ⁽⁶⁾	M ⁽¹⁾																	
Dwelling, Multifamily							P	P	P	M ⁽¹⁾																	
Dwelling, Single Family Attached							P	P	P	M ⁽³⁾⁽⁶⁾																	
Dwelling, Single Family Detached	P	P	P	P	P	P			P	M ⁽¹⁾												P					
Dwelling, Attached (Missing Middle)					P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾		M ⁽¹⁾⁽⁶⁾																	
Institutional Residential	M	M	M	M	M	M	M	M	M	M ⁽²⁾												M					
Storage	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 Storage or Wholesaling																				SE	SE						
Personal Storage Facility																			SE	SE	SE						
Truck Terminal																						P					
Warehouse/Distribution																	P		P	P	P						
Vehicle Commercial	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
Fueling Station, Truck																						P					
Fueling Station, Vehicle															P	P											
In-Vehicle Sales and Service														P	P	P											
Truck Sales and Repair																						P					
Vehicle Parts Sales, Repair, and/or Maintenance															P		P			P	P						
Vehicle Sales															P												

NOTES:

- (1) Shall not exceed eighty percent (80%) of the overall units in the development.
- (2) Shall not exceed ten percent (10%) of the overall units of the development.
- (3) A minimum of thirty percent (30% of the lots must be accessed from an alley when the development does not include additional residential housing types.
- (4) Accessory Dwelling Units shall not be constructed on a lot prior to the issuance of a Certificate of Occupancy for the primary structure.
- (5) Shall not exceed five percent (5%) of the overall land area of the development
- (6) Only if vehicular access to the property is gained through an improved alley.

D. Additional Types of Uses

1. *Accessory uses.*
 - a. Non Master Plan Uses. See Article 4.1: Accessory Uses
 - b. Master Plan Uses. Subject to the provisions of Article 4.1: Accessory Uses, the following Accessory Uses are permitted:
 - 1) Uses specified in an approved Master Plan
 - 2) Uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.
2. *Home occupations.* See Article IV.
3. *Temporary uses.* See Article IV.
 - a. Non Master Plan Uses. See Article 4.2: Temporary Uses, Structures, and Buildings.
 - b. Master Plan Uses. Subject to the provisions of Article 4.2: Temporary Uses, Structures, and Building., the following Temporary Uses, Structures, and Buildings are permitted:

- 1) Uses specified in an approved Master Plan
- 2) Uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.

E. Definitions and Specific Standards

1. Agricultural Land Uses
 - a. Agricultural Services
 - 1) Definition. Includes operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used by agricultural operations. Examples of such land uses include but are not limited to: agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal crematoria; animal feed storage facilities; canning and other packaging facilities; veterinary clinics with outdoor kennels and/or dog runs; and agricultural waste disposal facilities
 - 2) Specific Standards. Reserved.
 - b. Agricultural Use
 - 1) Definition. An operation which consists of the following uses, individually or in combination: cultivation, the production of livestock; stables; forest or tree production; pasture; setting aside land in a government set-aside reserve program; a farmstead; uses accessory to agricultural operations on the site; or, uses accessory to agricultural operations in the area.
 - 2) Specific Standards. Reserved.
 - c. Commercial Animal Boarding.
 - 1) Definition. Include land uses which provide short-term and/or long-term boarding for animals.
 - a) Examples of such land uses include but are not limited to: commercial kennels and commercial stables.
 - b) Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory to such land uses and do not require separate consideration.
 - 2) Specific Standards. Reserved.
2. Commercial Land Uses
 - a. Adult Entertainment Business
 - 1) Definition. An establishment as defined in Ordinance 02-2009.
 - 2) Specific Standards. As defined in Ordinance 02-2009.
 - b. Age Restricted Businesses, Products, and Services
 - 1) Definition. Uses or establishments that primarily sell products or provide services that typically have age restrictions placed upon them by regulation.
 - a) Examples of such land uses include, but are not limited to, liquor stores, pawn shops, tobacco shops, electronic/vape tobacco shops, check cashing facilities, bars, or taverns
 - b) This does not include restaurants that serve alcohol.
 - 2) Specific Standards. Reserved.
 - c. Commercial Entertainment, Indoor
 - 1) Definition. Land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extends significantly later than most other commercial land uses. Examples of such land uses include but are not limited to: restaurants, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.) bowling alleys, arcades, roller rinks, and pool halls.
 - 2) Specific Standards. Reserved.
 - d. Commercial Entertainment, Outdoor
 - 1) Definition. Land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Examples of such land uses include but are not limited to: outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks and racetracks.
 - 2) Specific Standards. Reserved.
 - e. Indoor Maintenance Service
 - 1) Definition. Indoor maintenance services include land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building. This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*.
 - 1) Specific Standards. Reserved.
 - f. Indoor Sales and Service
 - 1) Definition. Indoor sales and service land uses include land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building (excepting commercial daycares, which may have outdoor play areas).
 - a) This includes professional services, insurance services, realty offices, financial services, commercial daycares, veterinary clinics without outdoor kennels and/or dog runs, barbershops, beauty shops, and related land uses and self-service facilities such as coin-operated laundromats.
 - b) This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*.
 - 2) Specific Standards. Reserved.
 - g. Permanent Outdoor Display and Sales
 - 1) Definition. Definition. Include land uses which conduct sales or display merchandise or equipment on a permanent basis outside of an enclosed building as the principal or primary use of the lot.
 - a) Examples of such land uses include but are not limited to: Vehicle and equipment rental, manufactured housing sales, monument sales and garden centers.
 - b) Such land uses do not include the storage or display of inoperative Vehicles or equipment, or other materials typically associated with a junk or salvage yard or other permanent outdoor land uses specifically defined by the zoning ordinance such a permanent outdoor display and sales as an accessory use, *Outdoor Commercial Entertainment*, outdoor storage or wholesaling, outdoor *Institutional*, outdoor maintenance service, or Vehicle Sales.
 - 2) Specific Standards. Reserved.
3. Industrial Land Uses
 - a. Assembly
 - 1) Definition. The fitting together of previously manufactured parts or sub-assemblies, that do not require additional manufacturing or machining, into a finished item or unit.
 - 2) Specific Standards. Reserved.
 - b. Manufacture, Light
 - 1) Definition. The mechanical or chemical transformation of materials or substances into new products or into a useable form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured

- parts), or the blending of materials such as lubricating oils, plastics, resins or liquors. These Industrial uses at which all operations (with the exception of loading operations):
 - a) are conducted entirely within an enclosed building;
 - b) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line;
 - c) do not pose a significant safety hazard (such as danger of explosion); and
 - d) comply with all of the performance standards within the Town of Plainfield Town Code.
- 2) Specific Standards. Reserved.
- c. Manufacture, Heavy
 - 1) Definition. The mechanical or chemical transformation of materials or substances into new products or into a useable form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured parts), or the blending of materials such as lubricating oils, plastics, resins or liquors.
 - a) Heavy manufacture land uses are industrial land uses which may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; or may involve materials which pose a significant safety hazard. However, in no instance shall a heavy industrial land use exceed the performance standards listed in the Town of Plainfield Town Code.
 - b) Examples of such land uses include but are not limited to: meat product producers; alcoholic beverage producers; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; petroleum and coal product producers; asphalt, concrete or cement producers; tanneries; stone, clay or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation Vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.
 - 2) Specific Standards. Reserved.
- 4. Institutional Land Uses
 - a. Community Institutional
 - 1) Definition. Land uses, public or private, that serve a community's educational, religious, social, recreational, and cultural needs. Community Institutional land uses tend to be smaller in the scale of the structures, sites, and/or usage than General Institutions.
 - a) Land uses include, but are not limited to, community centers, civic and fraternal organizations, funeral homes and social welfare organizations,
 - b) Does not include group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses (see *Institutional Residential*). Does not include general hospitals, special hospitals (see *Medical Office/Hospital*).
 - 2) Specific Standards. Reserved.
 - b. General Institutional
 - 1) Definition. Land uses, public or private, that serve the community's educational, , social, recreational, and cultural needs. General Institutional land uses tend to be larger in the scale of the structures, sites, and/or usage than Community Institutions.
 - a) Land uses include, but are not limited to, public recreational facilities such as stadia, gymnasiums, or swimming pools, educational facilities such as schools, libraries, museums, or uses such as cemeteries, fairgrounds, permanently protected green space areas, or correctional facilities.
 - b) Does not include group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses (see *Institutional Residential*). Does not include general hospitals, special hospitals (see *Medical Office/Hospital*).
 - 2) Specific Standards. Reserved.
 - c. Public Service
 - 1) Definition. Uses include town, county, state and federal facilities (except those otherwise treated in this section), emergency service facilities such as law enforcement, fire departments and rescue operations, wastewater treatment plants, public and/or private utility substations, water towers, utility and public service related distribution facilities, and similar land uses.
 - 2) Specific Standards. Reserved.
 - d. Religious Institutional.
 - 1) Definition. A facility devoted primarily to the purpose of divine worship. Includes related ancillary uses, which are subordinate to and commonly associated with the religious institution use, such as schools and instructional facilities, daycare centers, and social uses.
 - 2) Specific Standards. Reserved.
- 5. Lodging Land Uses
 - a. Residential indoor Lodging
 - 1) Definition. The commercial leasing of bedroom(s) for guest(s) within a private, owner-occupied, residential *Dwelling Unit*. Such leasing provides temporary accommodations, typically including a morning meal, to overnight guests for a fee. Such leasing may also provide for the temporary accommodation of daytime meetings or receptions for guests for a fee. Such leasing caters largely to tourists and the traveling public. Examples include, but are not limited to, uses such as a Bed and Breakfast (B&B) establishment.
 - 2) Specific Standards. Reserved
 - b. Campground
 - 1) Definition. Facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or Vehicles.
 - 2) Specific Standards. Reserved.
 - c. Commercial Indoor Lodging
 - 1) Definition. Include land uses which provide overnight housing in individual rooms or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens and may also provide *indoor* recreational facilities for the exclusive use of their customers.
 - a) Uses include, but are not limited to, hotels, resorts, lodges.
 - b) Does not include uses such as motels, hostels, or boarding houses.
 - 2) Specific Standards. The Intent is to establish physical and design requirements of Commercial Indoor Lodging facilities.
 - a) Types of Commercial Indoor Lodging facilities. This ordinance differentiates between two (2) types of Commercial Indoor Lodging facilities as stated in the requirements below:
 - (1) Transient Commercial Indoor Lodging
 - (2) Extended stay Commercial Indoor Lodging
 - b) General Requirements. All Commercial Indoor Lodging facilities shall comply with the following requirements, except where differentiated below.

(1) Operations Standards

- (a) No operator, owner, keeper, or proprietor of any Commercial Indoor Lodging shall rent or provide a room for any number of persons greater than the sleeping accommodations provided within the particular rental unit
- (b) No operator, owner, keeper, or proprietor, patron, visitor, or guest of any Commercial Indoor Lodging shall be allowed to congregate within any room or single rental unit a number of persons which is greater than two (2) times the number of persons for whom sleeping accommodations are provided within the single room or rental unit except when temporarily designated as a hospitality suite by the Commercial Indoor Lodging.
- (c) The utilization of clotheslines or other clothes-drying equipment or facilities outside of a room that are located on or are visible from the outside of a room of Commercial Indoor Lodging are prohibited.
- (d) Excepting dwelling units for an onsite manager/maintenance/security employee, Commercial Indoor Lodging facilities are not to serve as a residence.
- (e) No occupational tax certificate shall be issued for the purpose of conducting business from a guest room of a Commercial Indoor Lodging facility.

Table 14.1.E.5.c.2.b.1: Operations Standards		
	Transient	Extended Stay
Duration of Stay	No more than 30 nights	Up to and more than 30 nights
Housekeeping	Required and included within standard room rate	Available and may be included at an extra charge

(2) Building / Facility Amenities

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

Table 14.1.E.5.c.2.b.2: Building/Facility Amenities Differentiated by Types of Commercial Indoor Lodging		
	Transient	Extended Stay
Minimum Height (in stories)	2	3
Required Facility Amenities	Transient	Extended Stay
24-hour desk staffing;	Optional	Yes
Prohibition of storage of any personal possessions within shared common areas or exterior balconies of the building and/or site;	Yes	Yes
In-room or common area (5 washer/dryer units per 100 rooms or portion thereof) laundry facilities	Optional	Yes
Optional Facility Amenities	Transient	Extended Stay
Business center of a size at least 120 square feet	Optional	(1)
Fitness center of at least 350 square feet for every 200 rooms or portion thereof	Optional	(1)
Swimming pool at least 375 sf x 4 feet of depth	Optional	(1)
Meeting areas or conference rooms	Optional	(1)
On-site restaurant or other available food options (such as room service on an on-site convenience retail store.)	Optional	(1)
Other options as approved by the Plan Commission	Optional	(1)
(1) At least four (4) of the optional amenities which must be maintained to retain Extended Stay status.		

(3) Room Standards. All Commercial Indoor Lodging facilities shall comply with the following requirements, except where differentiated in Table 14.1.E.5.c.2.b.3.b.

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

Table 14.1.E.5.c.2.b.3.b: Guest Room Amenities		
Required Amenities	Transient	Extended Stay
Room or space in which people sleep	Yes	Yes
Water Closet with bathtub and/or shower	Yes	Yes
Closet (enclosed or open)	Yes	Yes
Kitchen Facilities (which may not be located in the bedroom or bathroom) including a refrigerator, cooktop, dedicated sink, and cabinets for cooking/dining supplies.	Optional	Yes
Each guest room of an Extended Stay Commercial Indoor Lodging shall be equipped with a sprinkler system and hard-wired smoke detector approved by the fire marshal.	Optional	Yes

c) Compliance

- (1) The common areas and unoccupied rooms of an extended stay Commercial Indoor Lodging facility are subject to inspection by the Town of Plainfield. Such inspections will typically occur during business hours unless there is a situation deemed an emergency by appropriate authority.
- (2) No extended stay Commercial Indoor Lodging shall be initially constructed or thereafter operated, and no transient Commercial Indoor Lodging may be converted to be and operated as extended stay Commercial Indoor Lodging unless in full compliance with each of the above provisions.
- (3) An extended stay Commercial Indoor Lodging facility that fails to meet the requirements of this ordinance is then classified as transient and is thus prohibited from offering any extended stay Commercial Indoor Lodging in more than two (2) of its guest rooms.
- (4) Any Commercial Indoor Lodging operated, conducted, or maintained contrary to the provisions of this article may be declared to be unlawful and a violation of the Unsafe Building Ordinance. The Town may, in addition, or in lieu of all other remedies, commence actions or proceedings for abatement, removal or enjoinder thereof, in the manner provided by state law and this Code.

6. Office/Professional Land Uses

a. High Technology

- 1) Definition. Uses or facilities for scientific, research, development, educational, computer, software, design, and associated applied technology offices, laboratories, facilities, and organizations.
- 2) Specific Standards. Reserved.

b. Medical Office/Hospital

- 1) Definition. Land uses such as hospitals; hospice and elder care; outpatient surgery centers; medical diagnostic laboratories; preventive, diagnostic, and acute care for medical, dental, vision, and/or chiropractic care; and the business and/or office service for the above.
- 2) Specific Standards. Reserved.

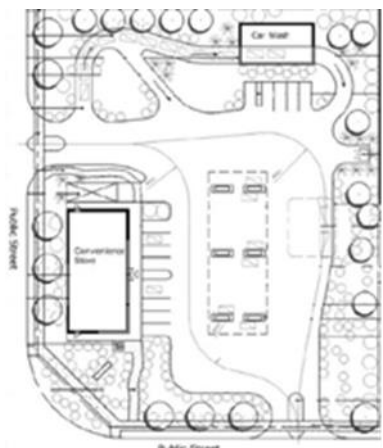
c. Office, Professional

- 1) Definition. Exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis. Examples include offices such as attorneys, architects, information technology consulting, engineering, or similar uses.
- 2) Specific Standards. Reserved.

d. Office, Service

- 1) Definition. Exclusively indoor land uses whose primary functions are the provision of offsite services to individuals, companies, or organizations. Such land uses typically have service Vehicles that are dispatched to individual sites which are to be stored behind the building when not in use.
 - a) Examples of such land uses include but are not limited to: contractors for building trades such as electricians, plumbers, heating, ventilation and cooling (HVAC), utility locating, as well as development uses that also fit within the definition of "Office, Professional", such as engineering, surveying, and planning services.
 - b) This does not include uses that primarily engage in the delivery or distribution of goods to individuals, companies, or organizations.
 - 2) Specific Standards. Reserved.
7. Recreational Land Uses
- a. Outdoor Recreation
 - 1) Definition. Uses include recreational land uses located outdoors which involves recreational activities.
 - a) Examples of active land uses include but are not limited to: play courts (such as tennis courts and basketball courts), playfields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses and similar land uses.
 - b) Examples of passive land uses include but are not limited to: arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.
 - 2) Specific Standards. Reserved.
8. Residential Land Uses
- a. Accessory Dwelling Unit
 - 1) Definition. A dwelling unit that is subordinate and incidental to a primary building on the same lot and may be detached or are added to or included within the primary building.
 - 2) Specific Standards.
 - a) Only one ADU is allowed per lot;
 - b) The finished floor area of an ADU shall be no more than 75 percent of the finished floor area of the primary dwelling or 800 square feet, whichever is less.
 - c) A detached ADU shall not be taller in feet from grade than the primary building on the lot and shall meet all accessory height requirements of the applicable zoning district.
 - d) The unit must satisfy the requirements of all building codes adopted by the Town of Plainfield.
 - e) Must comply with applicable covenants.
 - f) If a separate entrance is provided for an attached ADU it shall be located on:
 - (1) Interior Lots – the side or rear façade.
 - (2) Corner Lots –any façade provided that the maximum number of entry doors facing a street does not exceed (1) door per frontage.
 - b. Commercial Residential
 - 1) Definition. *Dwelling Units* which are located above the ground floor of a building used for a commercial land use most typically an office or retail establishment. The primary advantage of commercial residential is that they are able to share required parking spaces with nonresidential uses. Examples include mixed-use residential/commercial buildings.
 - 2) Specific Standards.
 - a) The Commercial Residential building must be at least two (2) stories in height.
 - b) Entrances to the residential and commercial portions must be separate.
 - c) The requirements for commercial design apply.
 - d) The ratio of ground floor retail/office unrelated to the residential use is dependent upon the number of stories, as detailed in the table below. For the purpose of this section, leasing offices, storage areas, vehicle storage areas, and other accessory uses largely or wholly accessible to the residents of the Commercial Residential use are among uses related to the residential uses.
- | Building Height (in stories) | Percent of ground floor retail/office use unrelated to the residential or lodging use (minimum) | |
|------------------------------|---|---------------------------|
| | Mixed Use Commercial Residential | Commercial Indoor Lodging |
| 1 | Not Allowed | Not Allowed |
| 2 | 75% | 85% |
| 3 or more | 50% | 60% |
- c. Dwelling, Two Family
 - 1) Definition. A building consisting of two dwelling units on one lot which may be either attached side by side or one above the other, and each dwelling unit having a separate or combined entrance.
 - 2) Specific Standards.
 - a) Must comply with any applicable covenants
 - b) Units on upper floors shall not be accessible via external stairways
 - d. Dwelling, Multifamily
 - 1) Definition. A *Building* or *Buildings* consisting of three (3) or more Dwelling Units on a single lot, including *Condominiums*, with varying arrangements of entrances and party walls. These uses are typically incompatible in size and massing with detached single-family homes. Examples are apartment buildings and/or apartment complexes.
 - 2) Specific Standards.
 - e. Dwelling, Single Family Attached
 - 1) Definition. A building consisting of two (2) or more single-family dwelling units attached by a common wall or walls, and legally platted so that each unit sets on an individual lot providing for fee simple ownership of each lot. Examples include townhomes and may include live/work units.
 - 2) Specific Standards.
 - a) Must gain vehicular access via an improved alley or similar means.
 - b) Must comply with applicable covenants.
 - c) Requires Development Plan approval from the Plan Commission.
 - f. Dwelling, Single Family Detached
 - 3) Definition. An individual, detached *Building* containing one (1) *Dwelling* which is either:
 - a) Built in compliance with the Indiana Residential Code;
 - b) A *Modular Dwelling*; or,
 - c) A *Manufactured Dwelling*.
 - 4) Specific Standards. Reserved.
 - g. Dwelling, Attached (Missing Middle)

- 1) Definition. A range of multi-unit or clustered housing types, compatible in scale with detached single-family homes. These include buildings with between three and six attached *Dwelling Units*. Examples include apartment houses, live/work units, and cottage developments that have historically existed on scattered sites in low-rise walkable neighborhoods.
 - 2) Specific Standards.
 - a) Must gain vehicular access via an improved alley or similar means.
 - b) Must comply with applicable covenants.
 - c) Units on upper floors shall not be accessible via external stairways.
- h. Institutional Residential
- 1) Definition. Residential *Dwelling Units* in conjunction with or fulfilling the mission of an Institutional land use.
 - a) Examples of such land uses include but are not limited to: group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses.
 - b) Does not include general hospitals, special hospitals (see *Medical Office/Hospital*), prisons, or jails (see *General Institutional* land uses).
 - 2) Specific Standards. Reserved.
9. Storage Land Uses
- a. Outdoor Storage or Wholesaling
 - 1) Definition. Uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use.
 - a) Examples of such land uses include but are not limited to: contractors' storage yards, equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards.
 - b) Such land uses do not include the storage of inoperative *Vehicles* or equipment, or other materials typically associated with a junkyard or salvage yard.
 - 2) Specific Standards. Reserved.
 - b. Personal Storage Facility
 - 1) Definition. Uses primarily oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Outdoor storage of *Vehicles* and boats may be permissible. Such storage areas may be available on either a condominium or rental basis. These land uses are typically known as mini-warehouses or self-storage facilities.
 - 2) Specific Standards. May not be within six hundred (600) feet of a *Gateway Corridor*.
 - c. Truck Terminal
 - 1) Definition. Land and buildings used:
 - a) As a relay station for the transfer of a load from one vehicle to another or one party to another, which may include temporary storage prior to transshipment;
 - b) For the exchange of trailers among trucks;
 - c) For the exchange of truck drivers among trucks;
 - d) Temporary parking of trucks and/or trailers with or without cargo; and/or,
 - e) For the offices, dispatch, and/or operation of a motor freight carrier
 - 2) Specific Standards.
 - a) Shall not be within six hundred (600) feet of a *Gateway Corridor*.
 - b) Shall be required to increase the required Plant Unit Value (PUV) by 10 PUV over what is required by the landscape ordinance.
 - c) Shall be required to provide a fifteen (15) foot tall berm.
 - d. Warehouse/Distribution
 - 1) Definition. A *Building* or *Structure* for the storage of goods, materials or products awaiting shipment to another location for wholesale or retail trade. These uses may provide order fulfillment, where work is done to break up bulk packaging for individual customers who are frequently the final customer.
 - 2) Specific Standards. Reserved.
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 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.



Properly placed canopy on a corner lot

- (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

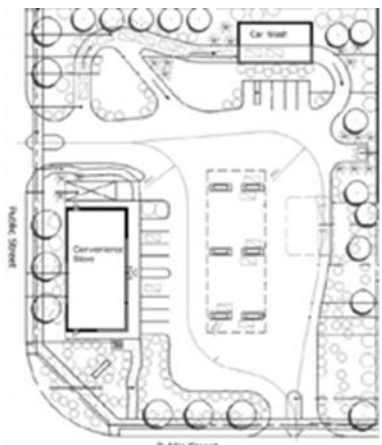
b. Fueling Station, Vehicle

- 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.

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 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.
- d. Truck Sales and Repair
- 1) Definition. Permanent outdoor and indoor display of *Trucks* for either new or pre-owned purchase or lease and/or; a facility engaged in one or more of the following for transportation larger than passenger or small commercial Vehicles:
 - a) Indoor retail sales and installation of new, used, and/or rebuilt parts and accessories.
 - b) Indoor repair, not to include the dismantling or disassembly of *trucks*.
 - c) Storage of operable trucks and/or trailers.
 - 2) Specific Standards. Reserved.
- e. Vehicle Parts Sales, Repair, and/or Maintenance
- 1) Definition. A facility engaged in one or more of the following:
 - a) Indoor retail sales and installation of new, used, and/or rebuilt Vehicle parts and accessories.
 - b) Indoor repair of Vehicles, not to include the sales, dismantling, or storage of Vehicles.
 - c) Cleaning and detailing of Vehicles, either by manual or automated means, including car washes
 - 2) Specific Standards. Reserved.
- f. Vehicle Sales
- 1) Definition. Permanent outdoor and indoor display of motorized passenger or light commercial *Vehicles* licensable in the State of Indiana for roadway use, either new or pre-owned for purchase or lease.
 - 2) Specific Standards. Reserved.