

CURRENT ZONING –

ARTICLE 3.8. MUN: MUNICIPAL USE DISTRICT

§ 3.8 INTENT.

The MUN: Municipal Use Districts are established to promote and maintain the development facilities for municipal use within the town. The development of municipal facilities or the major expansion of existing municipal facilities within the MUN: Municipal Use Districts shall be subject to the approval of a Municipal Use Master Plan, as provided for in Article 3.8C below, to assure that the development of a particular municipal use and related facilities, is compatible with nearby residential neighborhoods.

(Ord. 06-2010, passed - -2010; Ord. 10-2010, passed 7-26-2010; Ord. 04-2013, passed 2-25-2013; Ord. 26-2019, passed 10-14-2019)

§ 3.8A PERMITTED USES.

- (1) Primary uses. See Article 14, § 14.1 Land Use Matrix.
- (2) Special exception uses. See Article 14, § 14.1 Land Use Matrix.
- (3) Accessory uses.
 - (a) The provisions of Article 4.1 - Accessory Uses shall be applicable to development within the MUN: Municipal Use District to the extent that the items regulated in Article 4.1 - Accessory Uses are proposed for development at a municipal use site.
 - (b) In addition, accessory uses in the MUN: Municipal Use District may include:
 1. Those buildings, structures or facilities which are typically related to a municipal use;
 2. Such other primary or accessory municipal uses included in a Municipal Use Master Plan filed with and approved by the Plan Commission; or
 3. If no Municipal Use Master Plan exists, any municipal use or use incidental to a municipal use, which is reasonably related to existing municipal use facilities.
- (4) Temporary uses.
 - (a) The provisions of Article 4.2 - Temporary Uses, Structures and Buildings shall be applicable to all temporary development within the MUN: Municipal Use District to the extent that the items regulated in Article 4.2 - Temporary Uses, Structures and Buildings are proposed for development at a municipal use site.
 - (b) All temporary uses, structures and buildings, in the MUN: Municipal Use District shall obtain an improvement location permit, if required by Article 4.2A.
 - (c) In addition, temporary uses in the MUN: Municipal Use District may include:
 1. Any concert, festival, tournament or other social activity related to a town-recognized special event identified in Article 7.2 of this ordinance; or

2. Other temporary uses as approved by the Director of the Department of Planning and Zoning as being compatible with the approved Municipal Use Master Plan or existing facilities.
- (d) Unless specified in an approved Municipal Use Master Plan, or specifically approved by the Director, no municipal use may conduct more than four temporary uses in any calendar year, and no individual temporary use shall exceed ten days in duration.

(Ord. 06-2010, passed - -2010; Ord. 10-2010, passed 7-26-2010; Ord. 04-2013, passed 2-25-2013; Ord. 26-2019, passed 10-14-2019; Ord. 36-2022, passed 10-10-2022)

§ 3.8B DEVELOPMENT STANDARDS.

- (1) Minimum lot area. There shall be no minimum lot area requirement provided sufficient land area is available for all buildings, parking areas, other improvements and landscaping as appropriate for the site.
- (2) Minimum lot width. 100 feet.
- (3) Minimum lot frontage. 100 feet on a public street.
- (4) Maximum lot coverage. Not applicable.
- (5) Minimum yards and building setbacks.
 - (a) Front. A minimum front yard and building setback measured from the proposed right-of-way shall be provided as follows, unless an alternate standard is specified in an approved Municipal Use Master Plan:

Collector street	30 ft
Interstate street	60 ft
Local street/cul-de-sac street	30 ft
Primary arterial street	30 ft
Secondary arterial street	30 ft

- (b) Side yard and rear yard. A minimum side yard and a minimum rear yard shall be provided along all side lot lines and rear lot lines as follows, unless an alternate standard is specified in an approved Municipal Use Master Plan:

Accessory building or structures	10 ft
Primary building	10 ft

- (c) Side and rear bufferyard. A minimum 25-foot side and rear bufferyard shall be provided along all side and rear lot lines for the following uses:
 1. Electric relay station;
 2. Public utility substations;
 3. Pumping station;
 4. Water towers;
 5. Water treatment plant;
 6. Municipal/state maintenance facility;
 7. Storage tanks (non hazardous);
 8. Penal or correctional institution;

9. Neighborhood recycling point;
 10. Recycling facility; and
 11. Resource recovery facility.
- (6) Use of minimum yards and bufferyards. All minimum yards and bufferyards shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where specifically permitted below, unless an alternate standard is specified in an approved Municipal Use Master Plan:
- (a) Minimum front yards and front bufferyards. May include: driveways, greenways, trails or walkways and shall otherwise be maintained as open space free from buildings or structures; and
 - (b) Minimum side yards, minimum rear yards, minimum side bufferyards and minimum rear bufferyards. May include: interior access driveways, or greenways, trails or walkways connecting to adjoining projects or subdivisions, provided the remainder of said yards or bufferyards shall be landscaped with grass and shrubbery, trees or hedge, or in combination with other suitable ground cover materials and maintained as open space free from buildings or structures.
- (7) Maximum building height.
- (a) Primary building. 35 feet, unless a greater height is specified in an approved Municipal Use Master Plan.
 - (b) Accessory building or structures. 25 feet, unless a greater height is specified in an approved Municipal Use Master Plan.
- (8) Minimum main floor area. Not applicable.
- (9) Off-street parking. See Article 4.10 - Off-Street Parking Regulations, unless an alternate standard is specified in an approved Municipal Use Master Plan.
- (10) Signs. The regulations contained in Article 7.6D, for "Business and Other Uses Permitted in Residential Districts by Special Exception" shall apply to the MUN: Municipal Use District, unless, however, other permanent signs or temporary signs included in an overall sign program (which includes the general number, size, type and location of signs) which is approved by the Plan Commission as part of an approved Municipal Use Master Plan.
- (11) Landscape requirements. Landscaping shall comply with the provisions of Article IV regarding landscaping for OD - Office District or I-2 - Office Warehouse Industrial District developments where bufferyards are required, unless an alternate standard is specified in an approved Municipal Use Master Plan.
- (12) Lighting requirements. See Article IV and Article 5.5C(6), unless an alternate standard is specified in an approved Municipal Use Master Plan for any outdoor lighting fixture, including lighting fixtures for parking areas.
- (13) Building materials. The following provisions of Article 5.5 shall be applicable to all buildings, unless an alternative standard is specified in an approved Municipal Use Master Plan.
- (a) New construction. See Article 5.5C(3)(a)2 - Commercial Districts.
 - (b) Additions to existing buildings. See Article 5.5C(3)(b).

- (c) Exterior building facade renovations with no building additions or minor building additions. See Article 5.5C(3)(c).
- (d) Exterior building facade renovations with major building additions. See Article 5.5C(3)(d).

(Ord. 06-2010, passed - -2010; Ord. 10-2010, passed 7-26-2010; Ord. 04-2013, passed 2-25-2013; Ord. 26-2019, passed 10-14-2019)

§ 3.8C MUNICIPAL USE MASTER PLAN APPROVALS.

See Article 6.2.

(Ord. 06-2010, passed - -2010; Ord. 10-2010, passed 7-26-2010; Ord. 04-2013, passed 2-25-2013; Ord. 26-2019, passed 10-14-2019; Ord. 46-2022, passed 11-14-22)

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.
S E	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. (Editor's Note: See table on following pages)*

TABLE 14.1C 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					
Agricultural		RR	R1	R2	R3	R4	R5	R6	RU	MU	TC	NR	OD	GC	AC	HB	C1	I1	I2	I3	I4	AG	P	S	REL	G	MUN
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	RU	MU	TC	NR	OD	GC	AC	HB	C1	I1	I2	I3	I4	AG	P	S	REL	G	MUN
Adult Entertainment Business	(E)(2)(a)																			SE	SE						
Age Restricted Businesses Products and Services	(E)(2)(b)									SE	SE			SE	SE	SE											
Commercial Entertainment, Indoor	(E)(2)(c)									P	P	P	SE	P	P	P	SE	SE									
Commercial Entertainment, Outdoor	(E)(2)(d)										M	M	M	M								M	M				
Indoor Maintenance Service	(E)(2)(e)									SE	P	P	P	P													
Indoor Sales and Service	(E)(2)(f)									P	P	P	P	P													
Permanent Outdoor Display and Sales	(E)(2)(g)													SE	SE												
Industrial		RR	R1	R2	R3	R4	R5	R6	RU	MU	TC	NR	OD	GC	AC	HB	C1	I1	I2	I3	I4	AG	P	S	REL	G	MUN
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	RU	MU	TC	NR	OD	GC	AC	HB	C1	I1	I2	I3	I4	AG	P	S	REL	G	MUN
Community Institutional	(E)(4)(a)					M	M	M		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	

1. *Definition.* Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building. This includes self- service facilities such as coin-operated laundromats. 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.* Include all 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 subassemblies, 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) *General institutional.*

1. *Definition.* Land uses, public or private, that serve the community's educational, religious, 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, correctional facilities, or religious 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).

c. Does not include general hospitals, special hospitals (see Medical Office/Hospital).

2. *Specific standards.* Reserved.

(b) *Public service.*

1. *Definition.* Uses include all 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.

(c) *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, resource 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.

(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) or an "Air B&B".

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.* Includes 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.* See Plainfield Zoning Ordinance, Article 4.20: Standards for Commercial Indoor Lodging Facilities.

(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, personal service.*

1. *Definition.* Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis.

a. Examples of such land uses include but are not limited to: professional services, insurance services, realty offices, financial services, veterinary clinics without outdoor kennels and/or dog runs, barbershops, beauty shops, and related land uses.

b. These uses do not include tattoo or body piercing establishments, pawnshops or payday loan establishments.

2. *Specific standards.* Reserved.

(d) *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.

(e) *Office, professional 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 recreational, active.*

1. *Definition.* Uses include all recreational land uses located on public property which involves active recreational activities. Examples of such 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.

2. *Specific standards.* Reserved.

(b) *Outdoor recreational, passive.*

1. *Definition.* Uses include all recreational land uses located on public property which involves passive recreational activities. Examples of such 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) *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 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.

TABLE 4.1(E)(8)(A)2.: MINIMUM PERCENT OF GROUND FLOOR RETAIL/OFFICE USE UNRELATED TO THE RESIDENTIAL OR LODGING USE NECESSARY TO COMPLY AS A COMMERCIAL RESIDENTIAL USE

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%

(b) *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.

(c) *Dwelling, multifamily.*

1. *Definition.* A building or buildings consisting of three 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.*

(d) *Dwelling, single family attached.*

1. *Definition.* A building consisting of two 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.