

D. Additional Types of Uses

1. Accessory uses. See Article IV.
2. Home occupations. See Article IV.
3. Temporary uses. See Article IV.

E. Definitions and Specific Standards

1. Agricultural Land Uses

a. Agricultural Services

- 1) Definition. Includes all 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 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.
 - c) Examples of such land uses include but are not limited to: commercial kennels and commercial stables.
 - d) 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.
 - c) 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
 - d) 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. All 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. Includes all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building.
 - a) This includes 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*
 - 1) Specific Standards. Reserved.
 - f. Indoor Sales and Service
 - 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. 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 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):
 - e) are conducted entirely within an enclosed building;
 - f) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line;
 - g) do not pose a significant safety hazard (such as danger of explosion); and
 - h) 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.
 - c) 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.
 - d) 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.
 - c) 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.
 - d) 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. 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.
 - c) Land uses include, but are not limited to, community centers, resource centers, civic and fraternal organizations, funeral homes and social welfare organizations.
 - d) 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. 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. 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.
 - c) 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.
 - d) 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 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 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.
 - c) 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.
 - d) 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 (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.

Table 4.1.E.8.b.2: Minimum Percent of Ground Floor Retail/Office Use Unrelated to the Residential or Lodging Use Necessary to Comply as a Commercial Residential Use

| <u>Building Height (in stories)</u> | <u>Percent of ground floor retail/office use unrelated to the residential or lodging use (minimum)</u> | |
|-------------------------------------|--|----------------------------------|
| | <u>Mixed Use Commercial Residential</u> | <u>Commercial Indoor Lodging</u> |
| 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 (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.

d. 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.
- e. 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.
- f. 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.
- g. Institutional Residential
 - 1) Definition. Residential *Dwelling Units* in conjunction with or fulfilling the mission of an Institutional land use.
 - c) 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.
 - d) 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. 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.
 - b. 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.

- c) 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.
 - d) 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.
 - c. 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.
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 coal, wood, and/or electric current.
 - 2) Specific Standards. See Article 4.18, Plainfield Zoning Ordinance
 - 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 coal, wood, and/or electric current.
 - 2) Specific Standards. See Article 4.18, Plainfield Zoning Ordinance
 - c. In-Vehicle Sales and Service
 - 1) Definition. Includes all 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.
 - 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 storage of trucks.
- 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.

14.2 Reserved

14.1 List of Planned Unit Developments

A. Approved Planned Unit Developments

- 1. [Blackthorne](#)
 - a. [Blackthorne 2003 Amendment](#)
 - b. [Blackthorne 2013 Amendment](#)
- 2. [Bo-Mar PUD](#)
- 3. [Colony Lake](#)
- 4. [Commercial Drive PUD](#)
- 5. [Crystal Bay](#)
- 6. [Double Creek](#)
- 7. [Glen Haven](#)
- 8. [Hall Business PUD](#)
- 9. [Harpers Crossing](#)
- 10. [Hobbs Station PUD](#)
- 11. [Legacy Farms](#)
- 12. [Meadowlark](#)
- 13. [MetroAir](#)
- 14. [Metro Air Business Park Phase 2](#)
- 15. [Nottinghill](#)
- 16. [Plainfield Logistics Center](#)
- 17. [Plainfield Marketplace](#)
 - a. [The Shops at Perry Crossing](#)
 - b. [Courtyard by Marriott](#)

- c. [Haven Homes PUD](#)
- d. [Residence Inn](#)
- e. [Encore](#)
 - 1) [2021 Amendment](#)

18. [Quaker Ridge](#)

19. [Saratoga](#)

- a. [Augusta Woods](#)
- b. [Fairfield Woods](#)
- c. [The Paddock](#)
- d. [Saratoga Village](#)
- e. [Springs at Saratoga](#)
- f. [Yorktown](#)

20. [Sierra Gateway](#)

- a. [Sierra Gateway 2014 Amendment](#)

21. [Stanley Terrace](#)

22. [Sugar Grove Farms](#)

23. [Sugar Grove Senior Living](#)

24. [Tri-L](#)

25. [Vandalia](#)

26. [Vandalia Trail Apartments \(lapses 9/9/2022\)](#)

27. [Westmere](#)

B. Lapsed or Repealed Planned Unit Developments

- 1. [Caldera](#)
- 2. [Woodbrook](#)
 - a. [Commitments](#)
 - b. [Maps and Standards](#)