

Unified Development Ordinance

Recommendations Report Discussion

Plan Commission
February 3, 2026

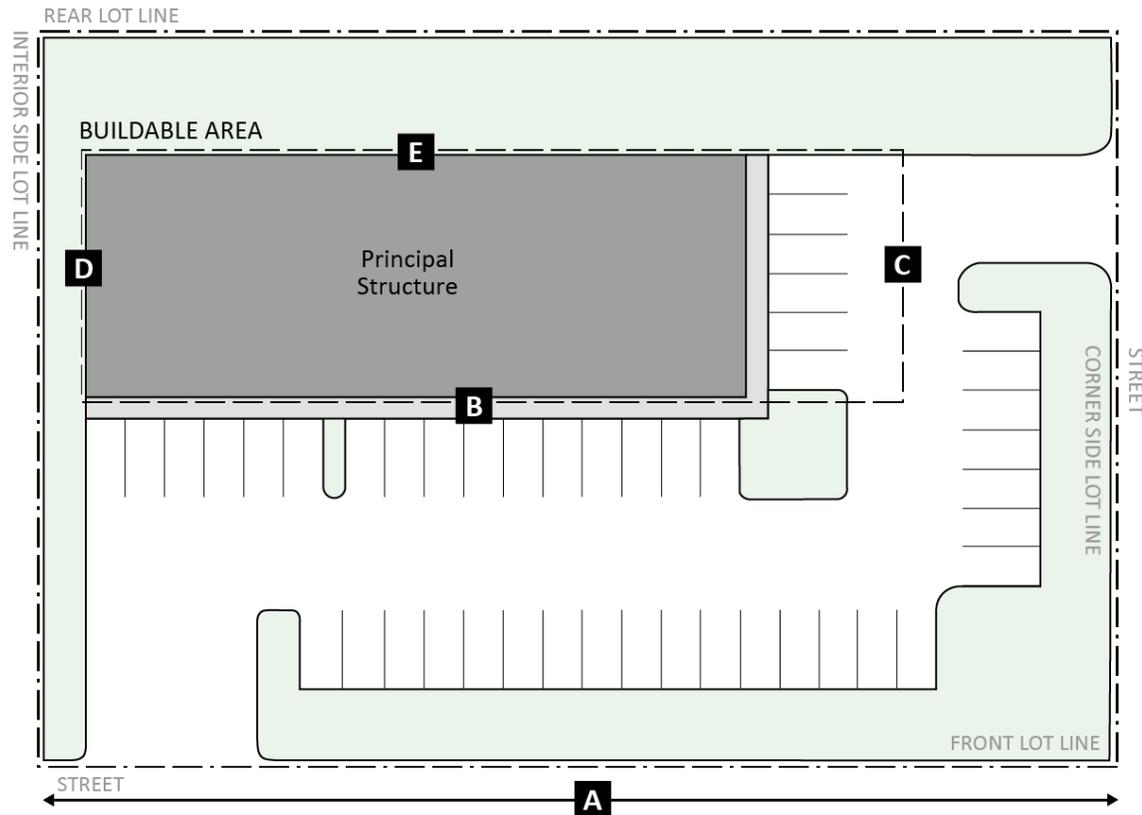


Reorganize for ease of use

Proposed UDO
Article 1.00 Title and Applicability
Article 2.00 Administrative Bodies and Notice
Article 3.00 Development Applications
Article 4.00 Planned Unit Developments
Article 5.00 Nonconformities
Article 6.00 Subdivisions
Article 7.00 Zoning Districts
Article 8.00 Uses
Article 9.00 Off-Street Parking and Loading
Article 10.00 Landscaping
Article 11.00 Signs
Article 12.00 Definitions



New/updated tables and illustrations



Bulk Requirements

	Minimum Lot Area	25,000 sf
A	Minimum Lot Width	100 ft
	Maximum Principal Building Height	50 ft
	Maximum Total Impervious Coverage	85%

Setback Requirements

B	Minimum Front Setback	75 ft
C	Minimum Corner Side Setback	25 ft
D	Minimum Interior Side Setback	10 ft
E	Minimum Rear Setback	30 ft

1 Title and Applicability

Consolidate language from the existing ordinance and add new provisions for transition rules

Add new provisions to explain transition to the new ordinance



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2 Administrative Bodies & Notice

Outline the roles and responsibilities of the Village's decision-making bodies

 Combine and rename the Plan Commission and Zoning Board of Appeals

Clearly outline the role of the Zoning Administrator

Consolidate zoning application information to create a consistent procedure

Provide general information on procedures for public hearings



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3 Development Application Procedures

Clearly indicate review, recommendation, and decision roles for zoning applications

Remove submittal requirements for zoning applications from the UDO

Holistically update findings of fact for development applications

Revise the site plan review process to ensure balanced development and streamlined procedures



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3 Development Application Procedures

(cont'd)

Clarify and consolidate standards for administrative adjustments

Create a zoning interpretation application

Streamline and clarify the Historic Preservation Commission review process



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4 Planned Unit Developments

Remove mandatory triggers by project type or size

Improve the PUD process for the Village and the applicant

 Concept Plan: PC, VB → Preliminary Plan: PC, VB → Final Plan: VB

Ensure that the Village receives desired public amenities as part of the PUD process



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5 Nonconformities

Simplify and reorganize regulations

Expand provisions for nonconforming site elements



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6 Subdivisions

Emphasize connectivity and open space as part of new subdivision approvals

Develop rights-of-way that manage stormwater with green infrastructure

Reevaluate block size standards to encourage walkable neighborhoods

Encourage conservation/cluster design to promote sustainable development

Create an engineering design manual to complement the UDO



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7 Zoning Districts: Update district structure

Proposed Zoning District	Existing Zoning District
R-1 Single-Unit Dwellings	R-1 Low Density Single-Family R-1O Low Density Single-Family Overlay
R-2 Single-Unit and Two-Unit Dwellings	R-2 Single-Family and Two-Family
R-3 Townhouse Dwellings	R-3 Townhouse
R-4 Multiple-Unit Dwellings	R-4 Multiple-Family
C-1 Downtown	B-5 Traditional Business B-5O Traditional Business Overlay
C-2 Commercial Transition	B-T Business Transition B-1 Business Convenience
C-3 Commercial Corridor	B-3 Highway Business B-1 Business Convenience
I-1 Light Industrial	I-1 Office, Research, and Light Industrial
I-2 General Industrial	I-2 General Industrial
OS Open Space	A-1 Agricultural

Remove: R-E Residential Estate, CV Conservation, TN Traditional Neighborhood

7 Zoning Districts *(cont'd)*

Modernize zoning standards for residential and open space areas

Update zoning designations for Downtown, business, and industrial districts

Improve design requirements for residential, Downtown, business, and industrial districts

Remove outdated and ineffective bulk requirements



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8 Uses

Comprehensively review use allowances and include a shorter list of use categories

Create a new section for expanded use standards

Expand housing choice by updating residential use types



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8 Uses *(cont'd)*

Consider allowing accessory dwelling units in residential districts

Develop standards for principal and accessory uses that promote sustainability

Update regulations for accessory structures



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9 Off-Street Parking and Loading

Reduce minimum parking requirements; consider adding maximums

 Consider removing min. off-street parking requirements Downtown

Add standards to make parking lots more pedestrian-friendly

Encourage sustainable and future-ready parking design

Update and simplify off-street loading requirements



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10 Landscaping

Leverage the many benefits of better landscape requirements

Incorporate native species, sustainable design, and tree protection

Update standards for buffer yards

Include tree species diversity requirements; improve overall tree health

Update exterior lighting: reduce energy consumption, light pollution



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11 Signs

Reorganize sign regulations for clarity and greater ease of use

Ensure consistency with recent court rulings on sign content

Establish a master sign plan process

Enhance graphics and integrate within key locations



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12 Definitions

Add new definitions and remove outdated terms

Remove regulating language and terms that are no longer necessary



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Resident Survey



WE WANT YOUR THOUGHTS ON PLAINFIELD'S ZONING AND DEVELOPMENT!

Plainfield is creating a new Unified Development Ordinance and we need your input!



Scan the QR code to complete a quick survey! ✓

Visit Our Website: plainfieldudo.org

Scan for the Survey



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Next Steps

Community Outreach & Survey

- Ongoing

Ordinance Drafting

- February – October 2026



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Thank You !



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