Unified Development Ordinance

Draft UDO: Part 2

Plan Commission

October 6, 2026



Public Engagement

Project Website: plainfieldudo.org

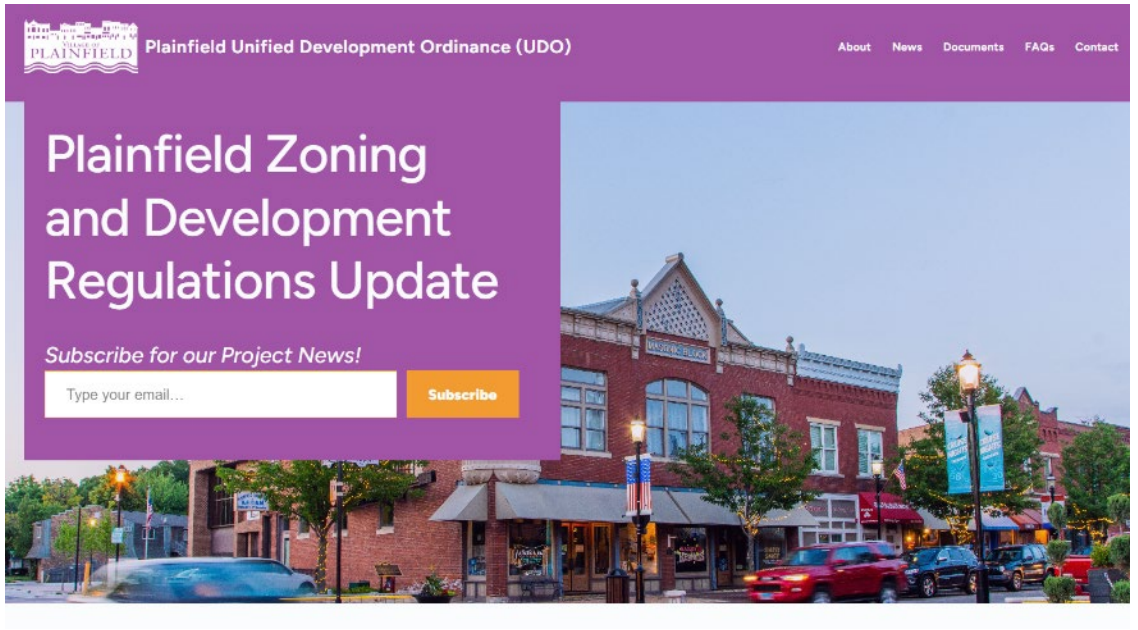
Community Survey: February – March 2026

National Night Out: August 2026

Public Open House & Hearings: Winter 2026-2027

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Community Survey



Users: 485

Findings

- Opinions on housing options were split: 45% sufficient, 29% insufficient, and 27% unsure.
- Support for ADUs was evenly divided, reflecting both openness and concern about neighborhood change.
- Strong support for enhanced design standards, particularly in downtown. Consistent support for better design in commercial and residential areas.

National Night Out

Visitors: 200-250

Project education

Zoning basics

“What zoning district do you live in?”



Organization of the UDO

Article 1.00 Title and Applicability	Part 1
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	with Baxter & Woodman
Article 7.00 Zoning Districts	Part 2
Article 8.00 Uses	
Article 9.00 Off-Street Parking and Loading	Part 3
Article 10.00 Landscaping	
Article 11.00 Signs	
Article 12.00 Definitions	Parts 2 and 3

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7.00 Zoning Districts

7.01 Purpose
7.02 Applicability
7.03 General Development Standards
7.04 Zoning Map
7.05 Annexed Land Classification
7.06 Use of Land and Buildings
7.07 Establishment and Purpose of Zoning Districts

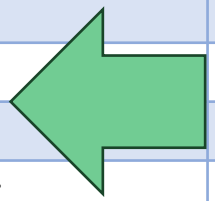
7.00 Zoning Districts

7.08 Residential Zoning Districts: R-1, R-2, R-3, R-4

7.09 Design Requirements for the R-1, R-2, R-3, and R-4 Districts

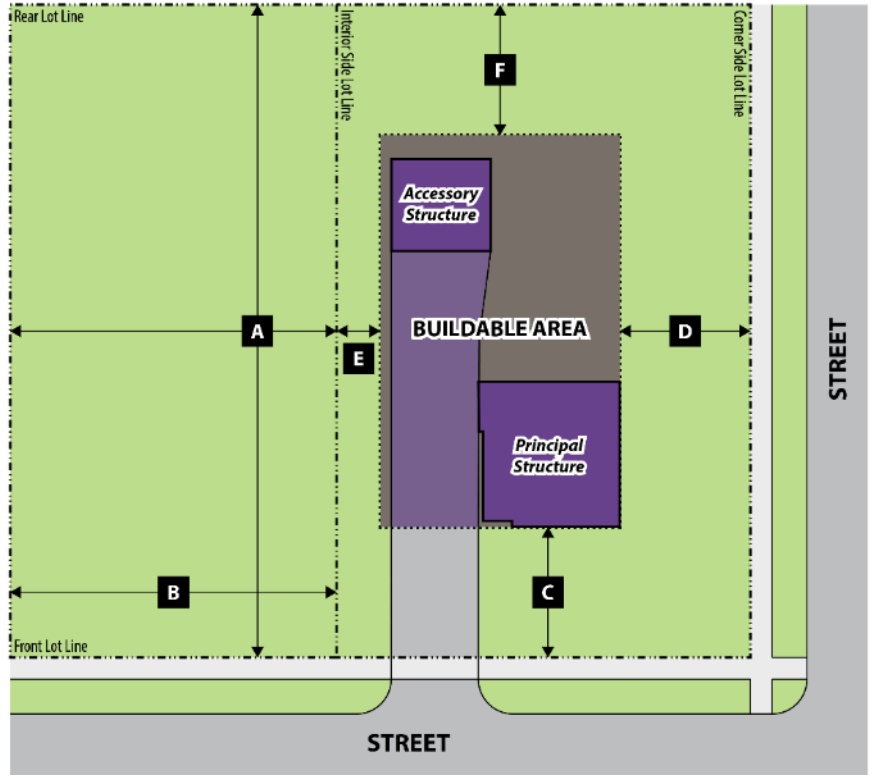
Residential Districts

Proposed Zoning District	Existing Zoning District
R-1 Residential District	R-1 Low Density Single-Family Residential District R-1O Low Density Single-Family Residential Overlay
R-2 Residential District	R-2 Single-Family and Two-Family Residential District
R-3 Attached Residential District	R-3 Townhouse Residential District
R-4 Multiple-Unit Residential District	R-4 Multiple-Family Residential District
Remove (unmapped or underutilized): R-E Residential Estate District, TN Traditional Neighborhood District.	



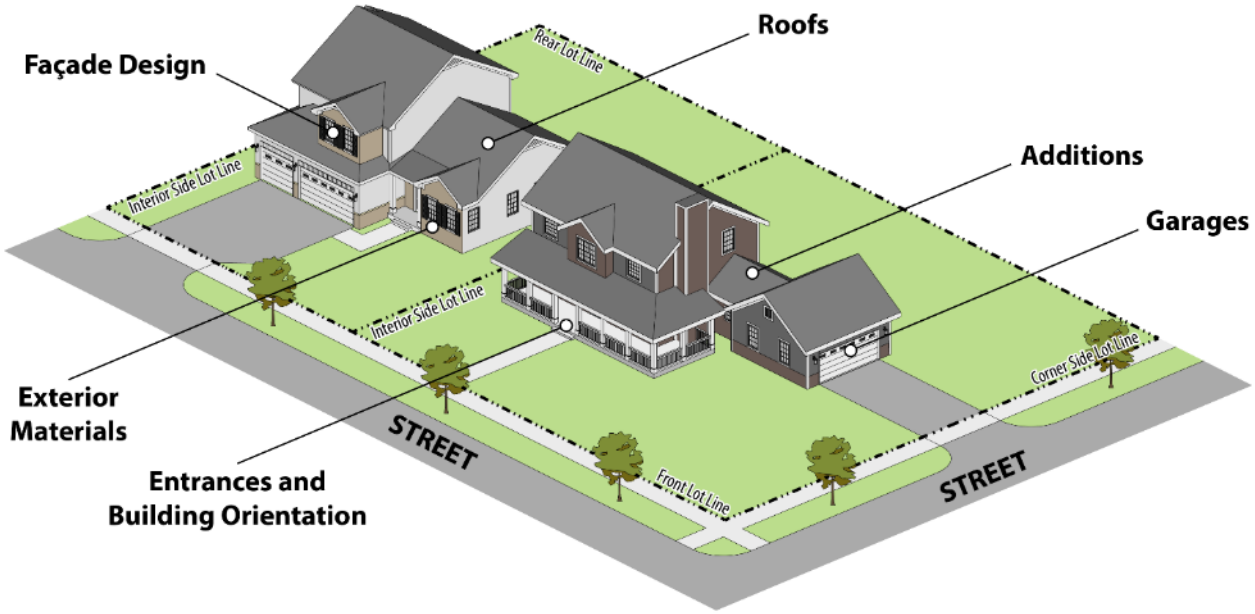
Residential Districts: Bulk & Setbacks

Bulk Requirements		R-1	R-2	R-3	R-4
A	Minimum Lot Area	10,000 sf	7,000 sf	12,000 sf	12,000 sf
B	Minimum Lot Width	75 ft	60 ft	85 ft	95 ft
	Maximum Principal Building Height	2.5 stories and 35 ft	2.5 stories and 35 ft	2.5 stories and 35 ft	4 stories and 55 ft
	Maximum Initial Impervious Coverage	40%	45%	N/A	N/A
	Maximum Total Impervious Coverage	45%	50%	65%	65%
Setback Requirements		**R-1**	**R-2**	**R-3**	**R-4**
C	Minimum Front Setback	30 ft	25 ft	30 ft	30 ft
D	Minimum Corner Side Setback	30 ft	25 ft	30 ft	30 ft
	Minimum Setback from Arterial	125 ft	125 ft	100 ft	100 ft
E	Minimum Interior Side Setback	10 ft	7 ft	7 ft	10 ft
F	Minimum Rear Setback	30 ft	30 ft	30 ft	30 ft

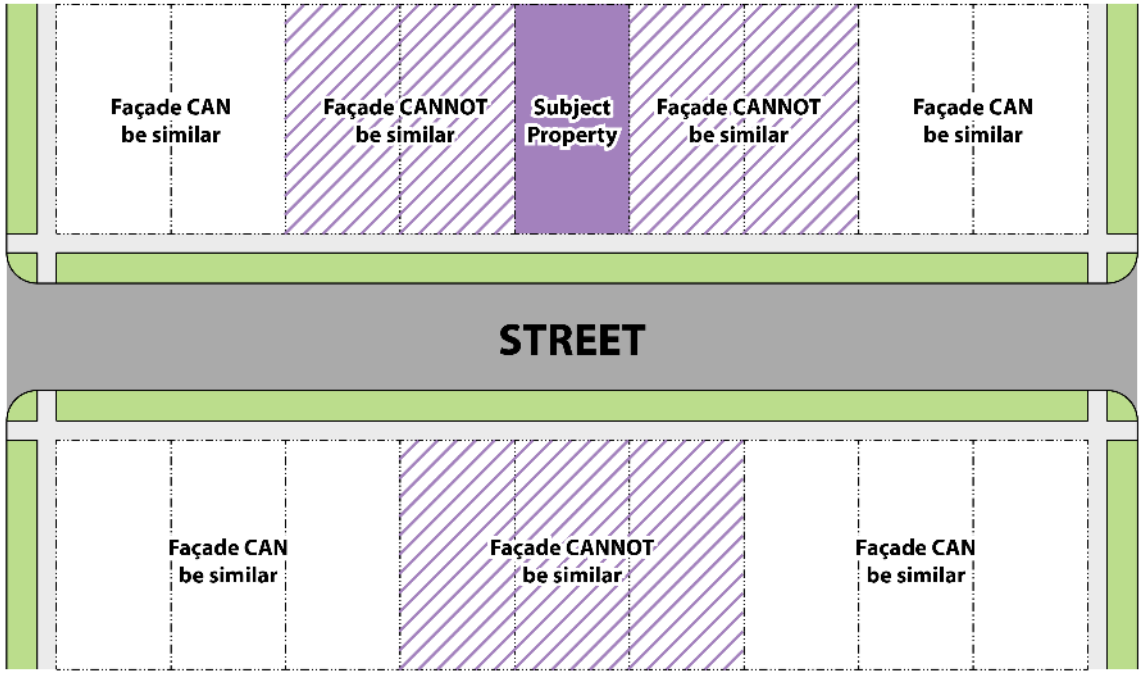


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Residential Districts: Design



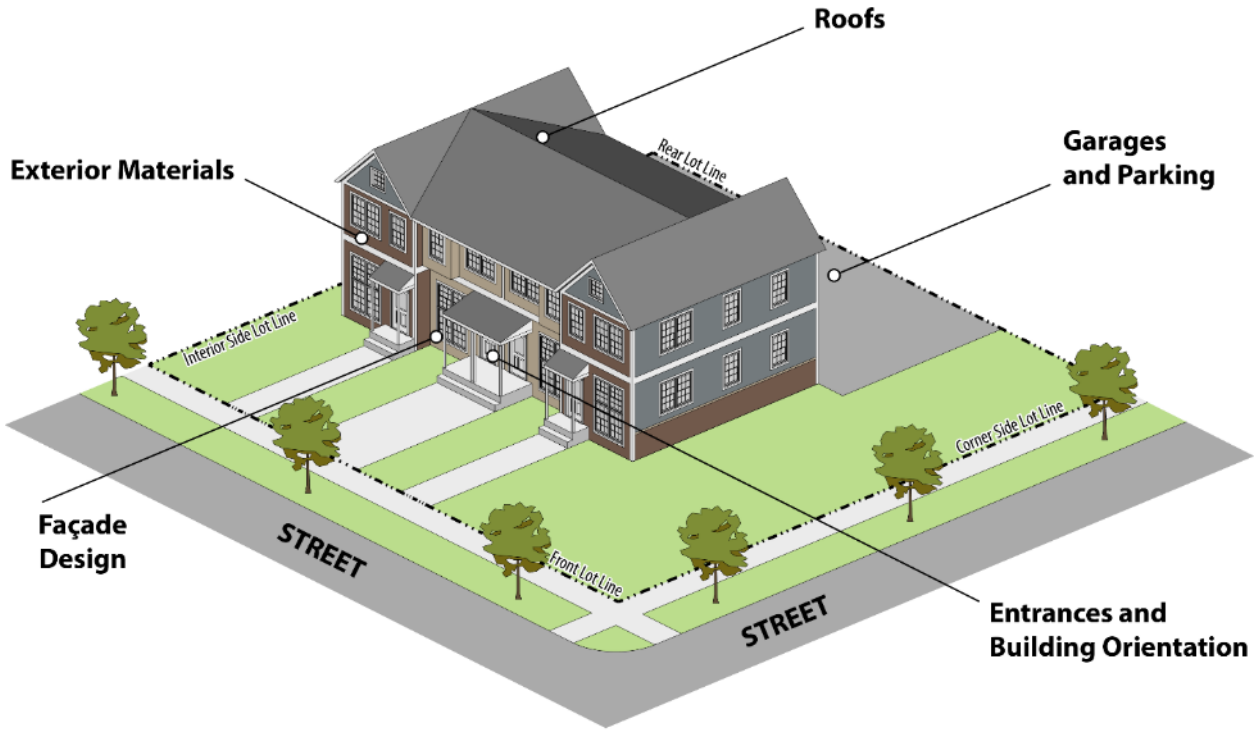
Single-Unit Design



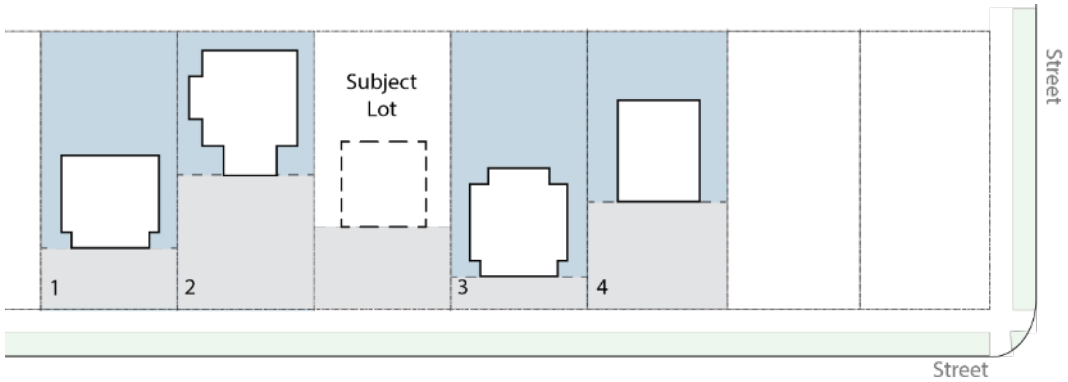
Anti-Monotony

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Residential Districts: Design



Townhouse and Multi-Unit Design



Front Setback Averaging

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Commercial Districts

7.10 C-1 Downtown District

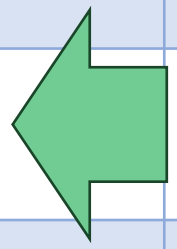
7.11 C-2 Commercial Transition District

7.12 C-3 Commercial Corridor District

7.13 Design Requirements for the C-1, C-2, and C-3 Districts

Commercial Districts

Proposed Zoning District	Existing Zoning District
C-1 Downtown District	B-5 Traditional Business District B-5O Traditional Business Overlay District
C-2 Commercial Transition District	B-T Business Transition District B-1 Business Convenience District
C-3 Commercial Corridor District	B-3 Highway Business District B-1 Business Convenience District



All Districts Include:

- Design Requirements
- Larger Setbacks Adjacent to Residential Districts

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C-1 Downtown District

Different Bulk Standards:

East vs West of Railroad Tracks

Max Building Height

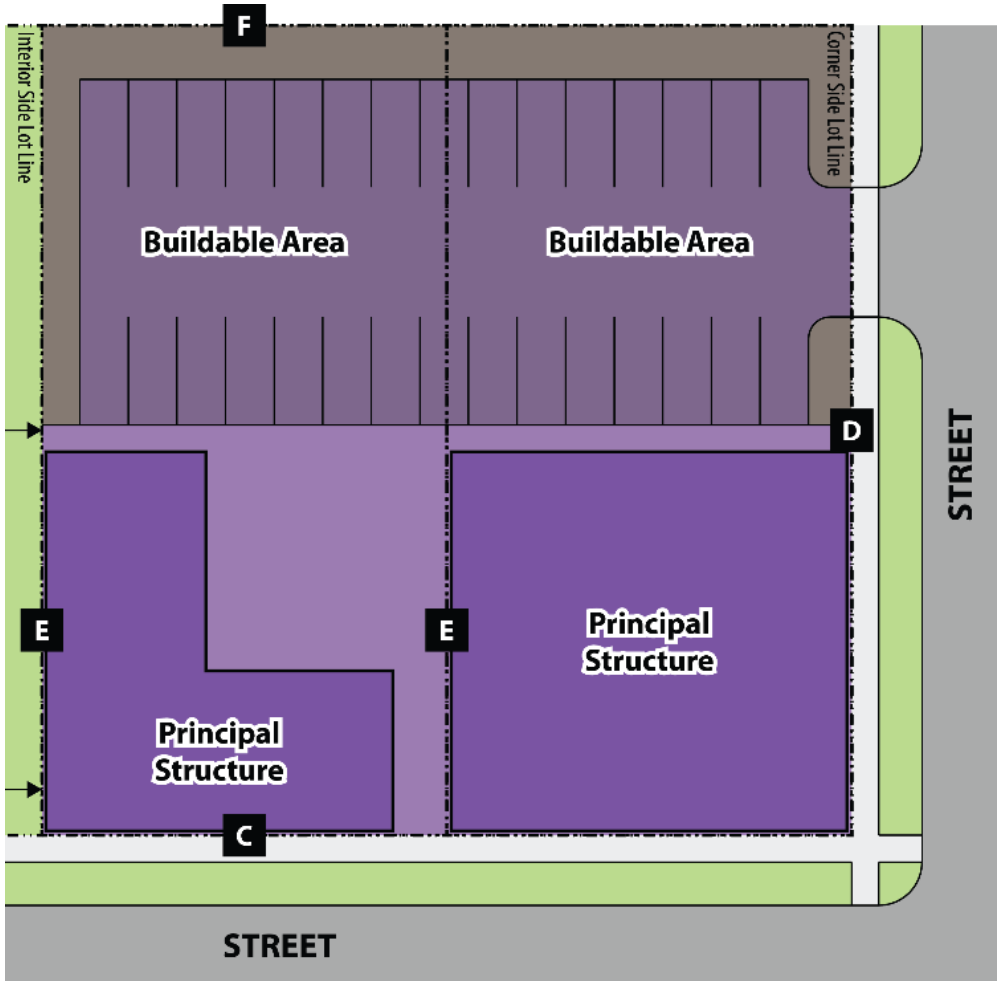
East (Historic Core): 35 ft

West (Near Village Hall): 50 ft

Min Setbacks: Front and Corner

East (Historic Core): 0 ft

West (Near Village Hall): 15 ft



C-2 Commercial Transition District

New Min Lot Area: 10,000 sf

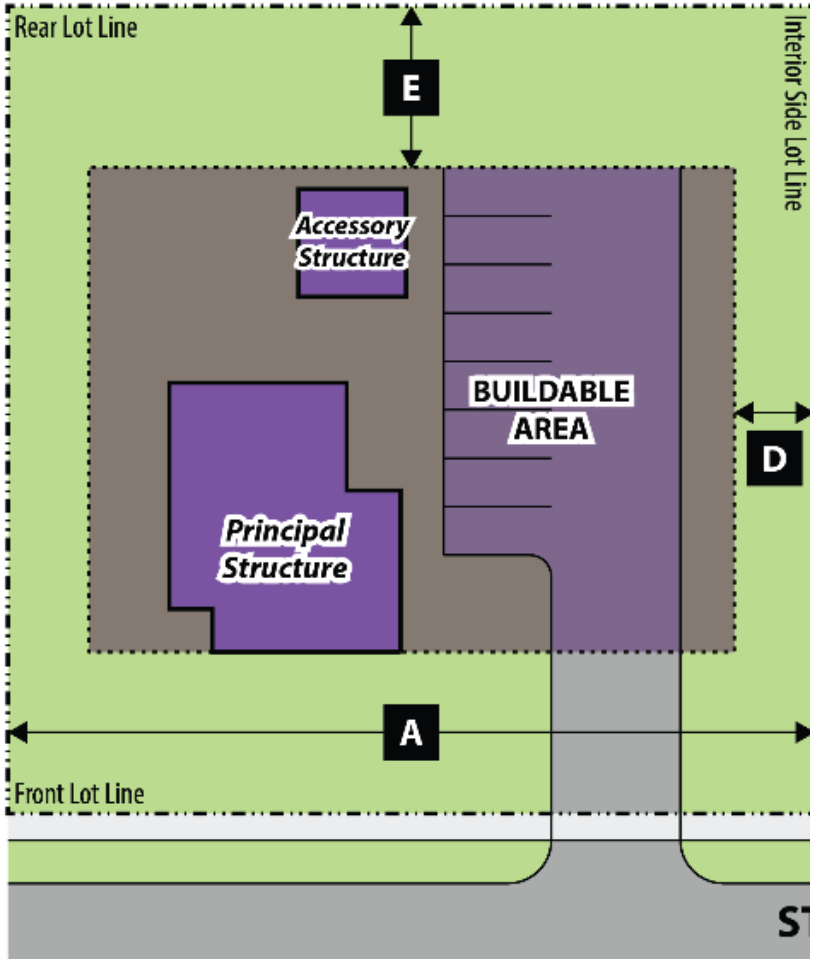
Existing: 12,000 sf

More closely matches existing

Creates more conforming lots

New Min Lot Width: 60 ft

Existing: N/A



C-3 Commercial Corridor District

New Min Lot Area: 30,000 sf

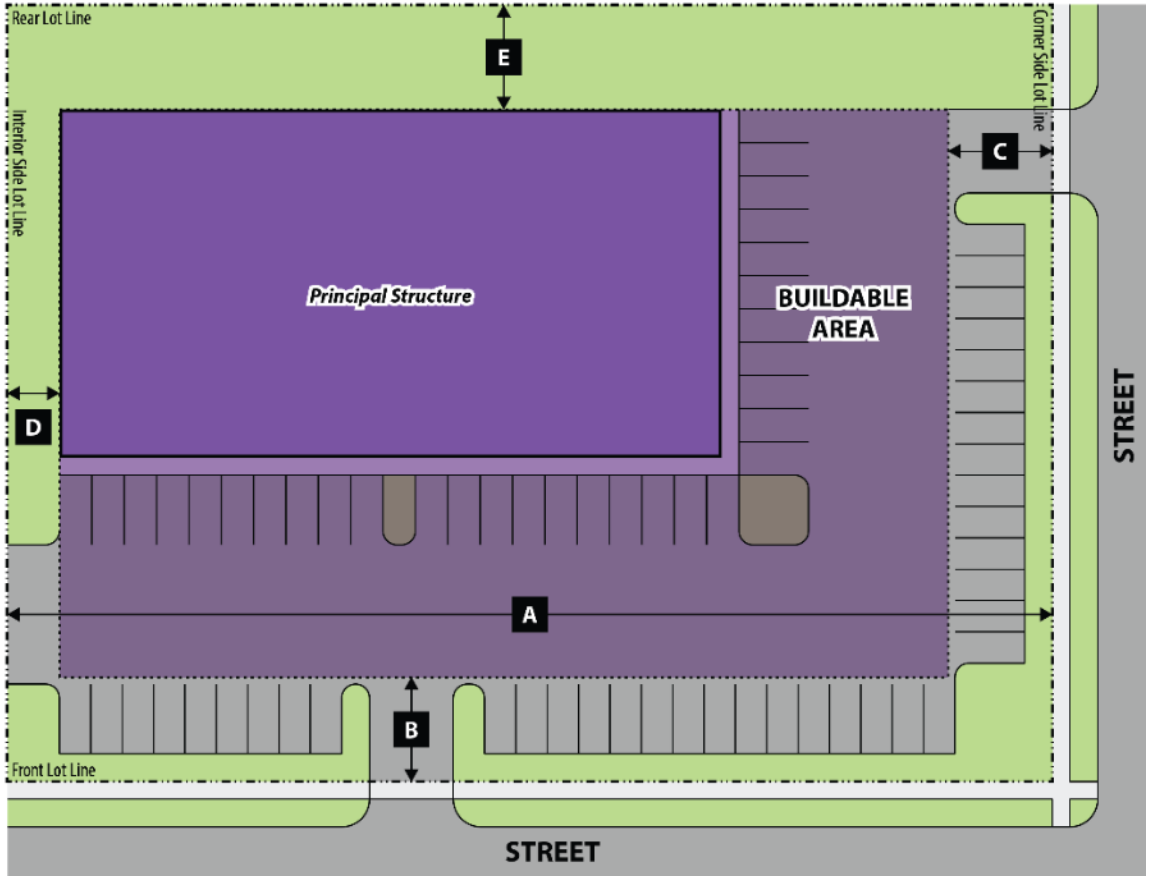
Existing: 43,560 sf

New Max Building Height: 50 ft

Existing: 35 ft

More closely matches existing

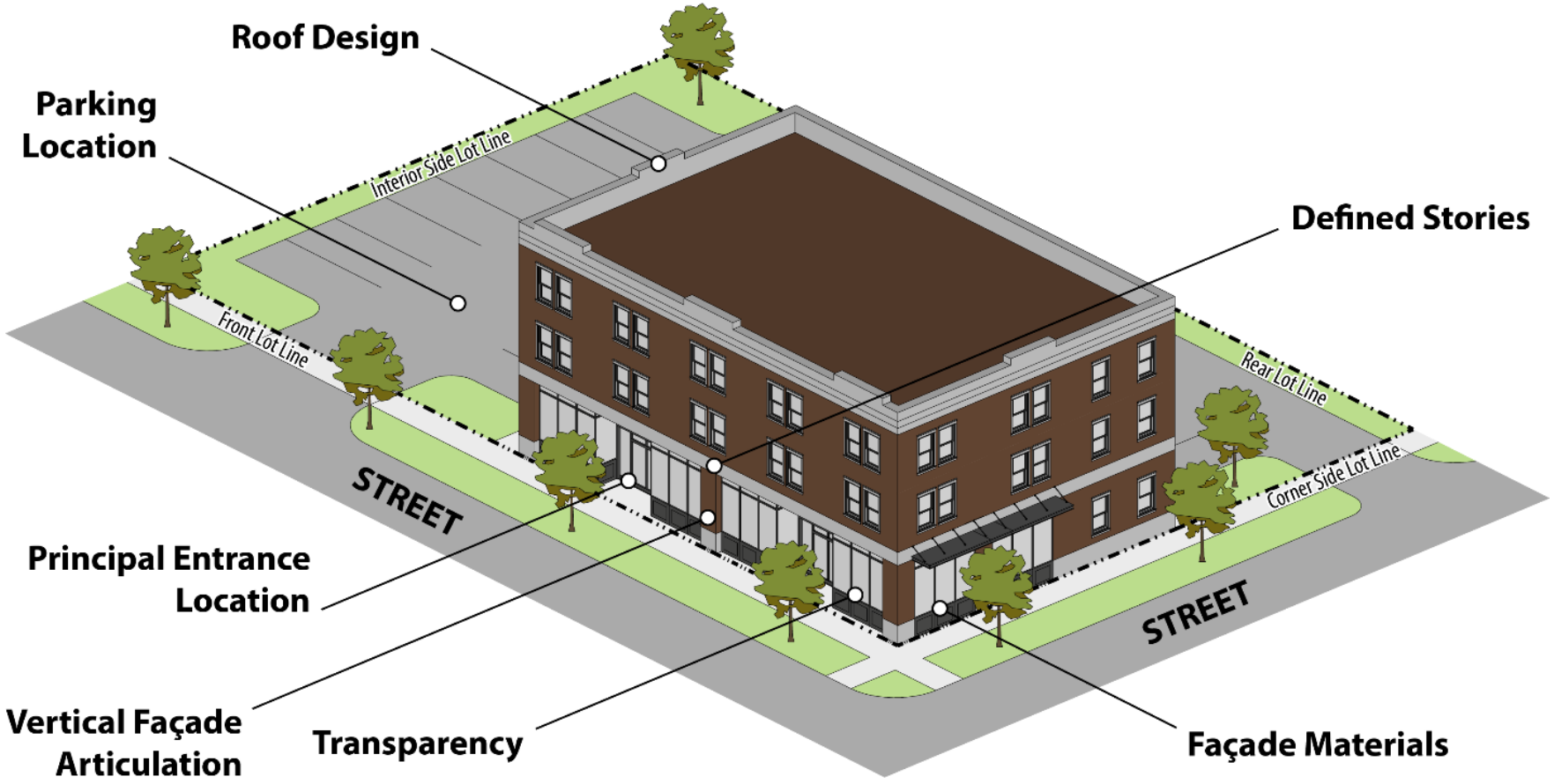
Creates more conforming lots



Commercial Districts: Design

C-1 and C-2 Districts

Design must retain historic character and craftsmanship



Industrial and Parks Districts

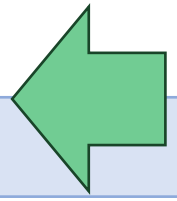
7.14 Industrial Zoning Districts: I-1, I-2

7.15 Design Requirements for the I-1 and I-2 Districts

7.16 P-1 Parks and Open Space District

Industrial Districts

Proposed Zoning District	Existing Zoning District
I-1 Light Industrial District	I-1 Office, Research, and Light Industrial District
I-2 General Industrial District	I-2 General Industrial District



All Districts Include:

- Design Requirements
- Larger Setbacks Adjacent to Residential Districts

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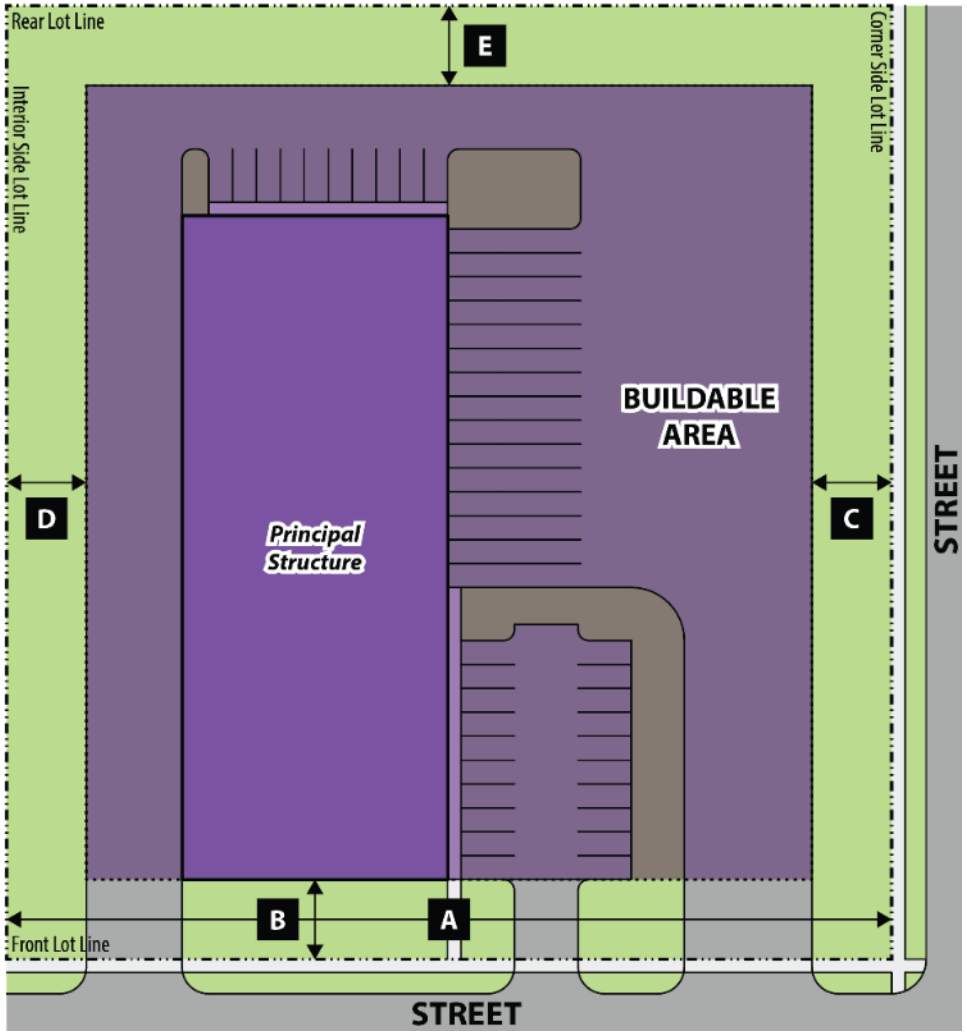
Industrial Districts

New Max Building Height: 60 ft

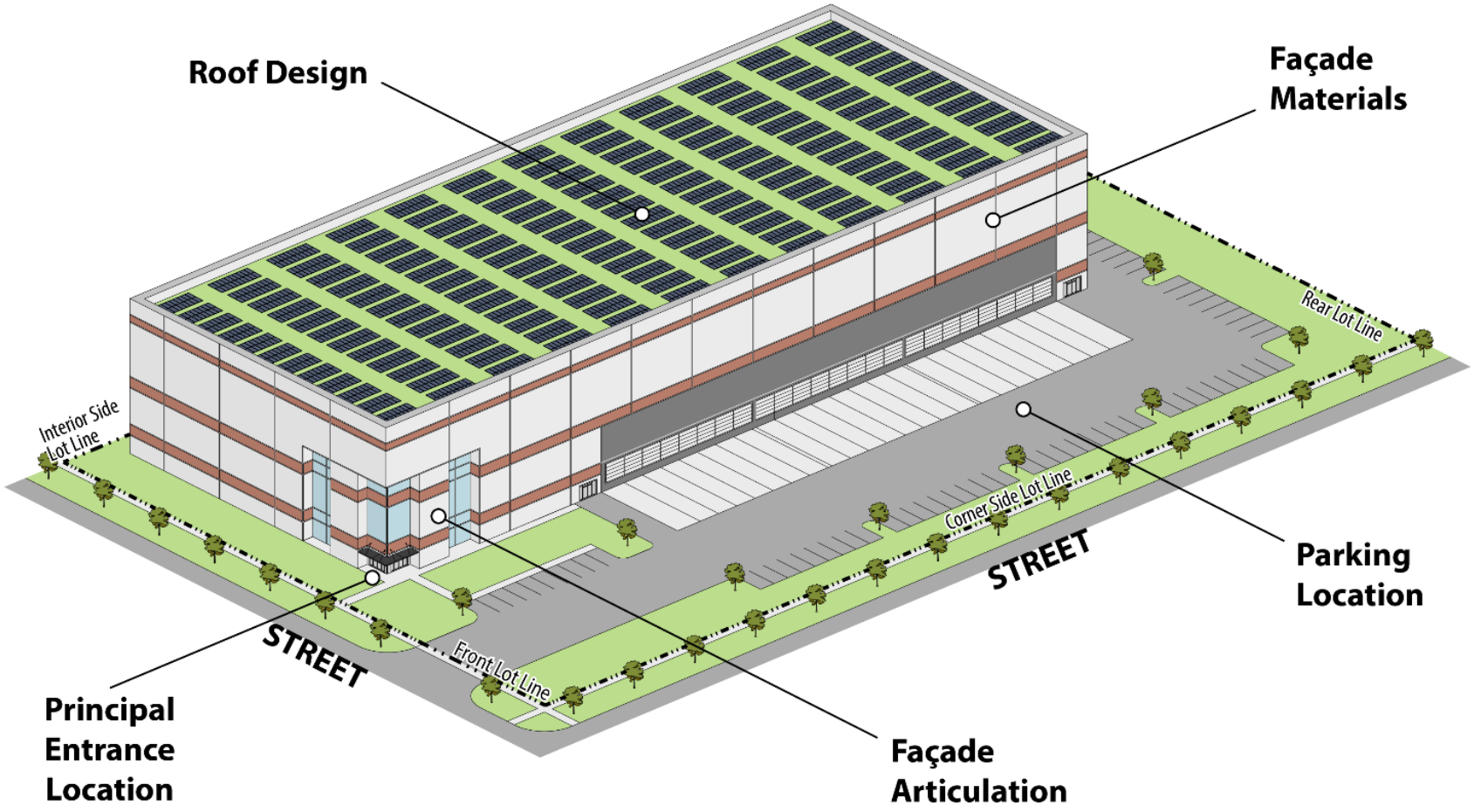
Existing: 50 ft

More modern, flexible

Facilitates community's economic development goals



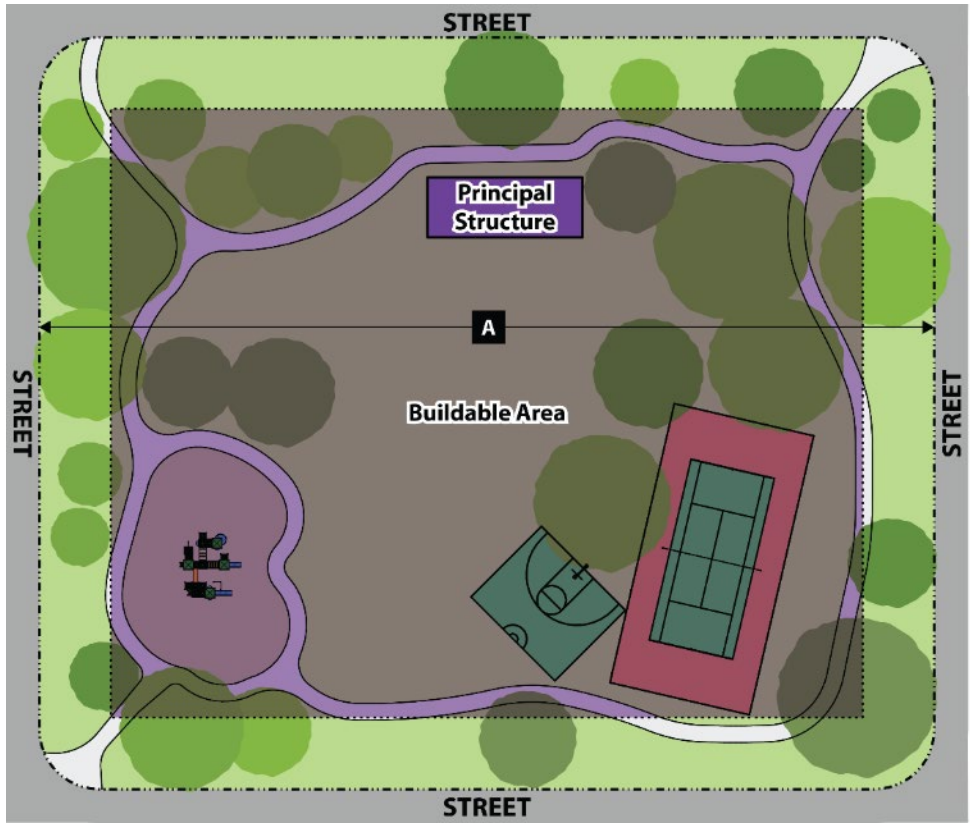
Industrial Districts



Parks and Open Space District

Proposed Zoning District	Existing Zoning District
P-1 Parks and Open Space District	A-1 Agricultural District
Remove (unmapped or underutilized): CV Conservation District	

	Bulk Requirements	
	Minimum Lot Area	N/A
A	Minimum Lot Width	N/A
	Maximum Principal Building Height	45 ft
	Maximum Total Impervious Coverage	20%
	Setback Requirements	
	Minimum Front Setback	30 ft
	Minimum Corner Side Setback	30 ft
	Minimum Interior Side Setback	20 ft
	Minimum Rear Setback	30 ft



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8.00 Uses

8.01 General Provisions

8.02 Principal Uses and Structures

8.03 Accessory Uses and Structures

8.04 Temporary Uses and Structures

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8.02 Principal Uses and Structures

Principal Uses and Structures	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	P-1	Use Standards
Commercial											
Day Care Center					S	P	P				8.02.B.14
Day Care Home	P	P	P	P							8.02.B.15
Drive-Through Facility							P				8.02.B.16
Event Venue					S	S	S				8.02.B.9
Financial Institution					P	P	P				None
Funeral Home						S	P				None
Garden Center							P	S			None
Gas Station							S				8.02.B.18
Golf Course										S	None
Hotel/Motel					S	S	S				None
Indoor Entertainment							S				8.02.B.9

P = Permitted Use

S = Special Use

Use Standards: Apply to both permitted and special uses

Principal Uses: Key Items

Housing Types: Greater overlap; not rigid separation

Short-Term Rentals: Placeholder, can be removed.

Places of Worship: Must be treated like other assembly uses per RLUIPA, eg movie theaters, cultural facilities, etc.

Principal Uses: Key Items

Corner Store: Idea introduced at Joint VB/PC Meeting

Body Art || Massage Therapy: Modernized; no longer taboo

Professional Office: C-1 (Downtown): Both P *and* S by location

Goal = Facilitate first floor retail and restaurants

Accessory Uses and Structures

Existing Maximum Area: Combined footprint of 1,000 sf

Height: 15 ft, unless otherwise established by use; eg fences.

Setback: 5 ft from interior side or rear lot line

Allowances: A = Allowed || RR = Review Required

Accessory Uses: Key Items

Accessory Dwelling Units: Allowed in R-1, R-2, R-3, R-4, C-2.
Attached or Detached. Max Area: 900 sf. Max Height: 20 ft.

Garage: Max Area: 800 sf; new addition to UDO.
Existing: 1,000 sf total for all accessory structures.

Home-Based Businesses: Updated and modernized.

Accessory Uses: Fence Regulations

Zoning District	Yard	Maximum Fence or Wall Height	Location
R-1, R-2, R-3, R-4	Front	Fence: 4 ft in map, see Fig 8.03.1 Wall: 2 ft in map, see Fig 8.03.1	On lot line in map, see Fig 8.03.1
R-1, R-2, R-3, R-4	Corner Side	Fence: 5 ft open fence, or 4 ft solid base + 1 ft open top Fence: 4 ft in map, see Fig 8.03.1 Wall: 2 ft	Midpoint lot line and setback line, or 10 ft from corner side lot line, whichever is greater
R-1, R-2, R-3, R-4	Interior Side or Rear	6 ft	On lot line
C-1, C-2, C-3	Front	Fence: 4 ft Wall: 2 ft	On lot line
C-1, C-2, C-3	Corner Side	Fence: 5 ft Wall: 2 ft	On lot line
C-1, C-2, C-3	Interior Side or Rear	8 ft	On lot line



Temporary Uses and Structures

Construction Trailer

Farmer’s Market

Garage or Yard Sale

Mobile Food Facility

Model Unit

Temporary Outdoor Entertainment

Temporary Outdoor Sale

Temporary Storage Container

12.00 Definitions

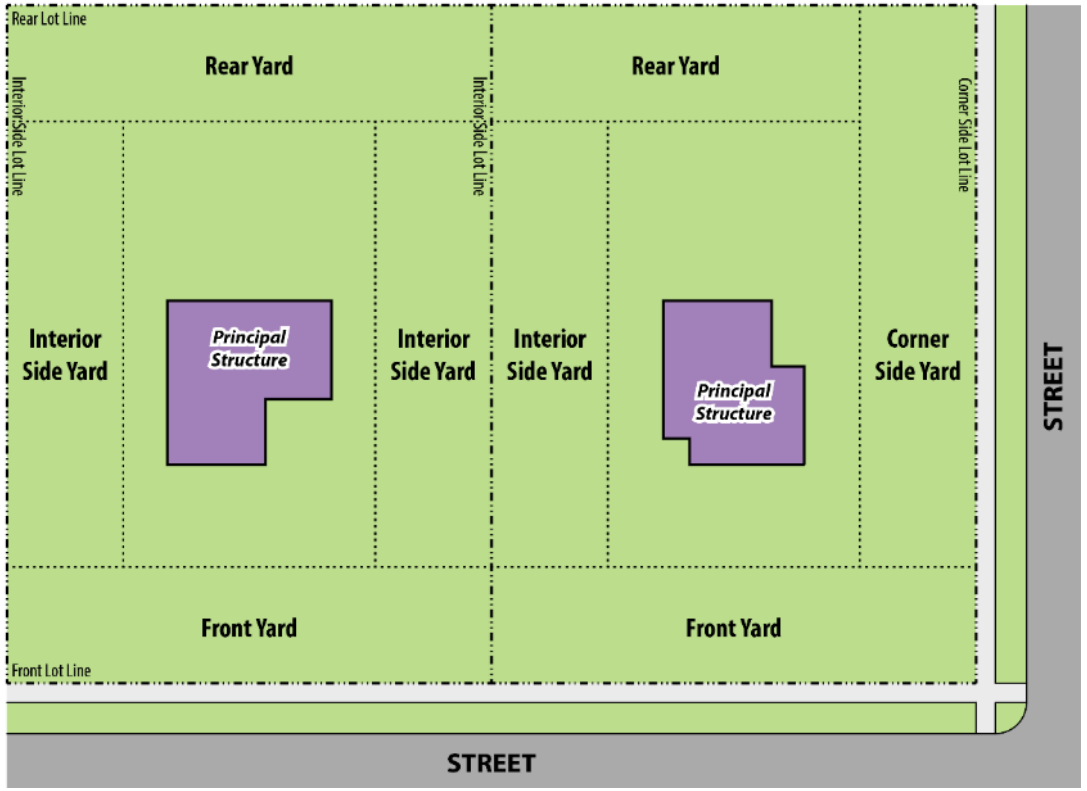
Glossary of terms

Define all uses and structures:

- Principal
- Accessory
- Temporary

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12.00 Definitions: New Graphics



Lot Lines and Yards



Lot Width

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Next Steps

Ordinance Drafting

- Part 3: Parking, Landscaping, Signs
- Subdivision Ord w/Baxter & Woodman

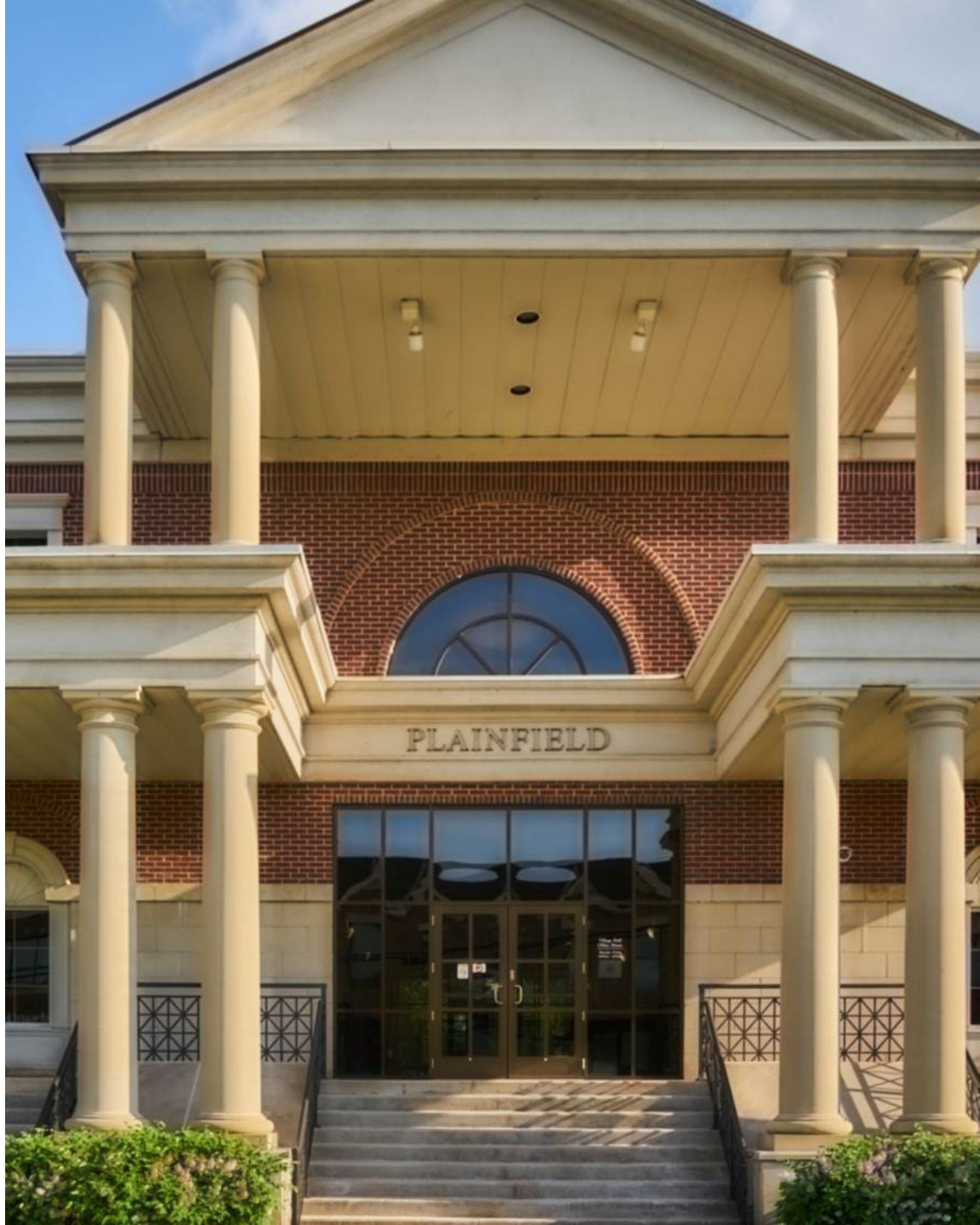
Legal Review

- Parts 1 and 3: Complete
- Part 2: October (minor items)

Zoning Map

- October and November

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Thank You !

