

ARTICLE 2.20 RF: RESIDENTIAL FLEX

- A. Intent.** The RF: Residential Flex Districts are established to promote and maintain the ability to mix differing types of residential dwelling units within a cohesive development. The intent is not to create enclaves of these types of developments, rather to allow them to exist in a more organic, traditional manner.
- B. Permitted Uses. See Article 14.1: Land Use Matrix**
- C. Development Standards. See Article 14.2 Development Standards Matrices**
- D. Master Plan Requirements.** See Article 6.2, Master Plan and the following. Petition must include the following documents:
1. Primary Plat that demonstrates that at least one (1) type of permitted use building can be built on every lot without requiring relief from the Zoning Ordinance.
 2. Depending on the level of detail provided in the Master Plan, there are two options available. Either:
 - a. A completed Development Plan for all the land and uses within the Master Plan; or,
 - b. A conceptual plan that shows the general physical and land use layout of the land within the Master Plan, subject to incremental Development Plan approval as required.

ARTICLE 2.21 RI: RESIDENTIAL INFILL (MULTIFAMILY)

- A. Intent.** The RI: Residential Infill (Multifamily) Districts are established to allow for more urbanized, higher density residential uses in both infill lots and -areas where a more spread-out development pattern is not desirable. The intent is to create a more vertical development with emphasis placed on the relationship of the development to the built and natural environment.
- B. Permitted Uses. See Article 14.1: Land Use Matrix**
- C. Development Standards. See Article 14.2 Development Standards Matrices**

ARTICLE 2.22 TF: TECHNOLOGY FLEX

- A. Intent.** The TF: High Technology Flex Districts are established to promote the development of research facilities, testing laboratories, life science, bioscience, technology research and application, finance, and administrative facilities that are office-like in physical appearance and service requirements.
- B. Permitted Uses. See Article 14.1: Land Use Matrix**
- C. Development Standards. See Article 14.2 Development Standards Matrices**
- D. Master Plan Requirements.** See Article 6.2 and the following: Master Plan Petition must include the following documents:
3. Primary Plat that demonstrates that at least one (1) type of permitted use building can be built on every lot without requiring relief from the Zoning Ordinance.
 4. Depending on the level of detail provided in the Master Plan, there are two options available. Either:
 - c. A completed Development Plan for all the land and uses within the Master Plan; or,

- d. A conceptual plan that shows the general physical and land use layout of the land within the Master Plan, subject to incremental Development Plan approval as required.

ARTICLE 6.2. MASTER PLAN

- A. Approval of Master Plans.**
- B. Procedure and Filing Requirements.**
- C. Phases.**
- D. Applicability**
- E. After Approval.**
- F. Development Requirements**
- G. Findings.**
- H. More Permissive Amendments to the Underlying Development Standards.** To encourage creativity in the design of Master Plan Developments, the applicant may request amendments to the underlying development standards of the applicable zoning district. Such amendments will require the submittal of a Master Plan Development Ordinance. The review process of such an ordinance will utilize the Planned Unit Development process, including a final determination by the Town Council. Master Plans are not eligible for Development Incentives, Waivers, or Variances of Use and/or Development Standards.

14.1 Land Use Matrix

- A.** See Article 14.1.G.2 for the Land Use Matrix for the following districts.
 - a. RF: Residential Flex
 - b. TF: Technology Flex
- B. Use Type Definition within Tables 14.1.C.1, 14.1.C.2, and 14.1.C.3.** Within the matrix, 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
Boxes within the matrix without "P", "SE", or "M" denote that the use is not permitted.		

C. Table of Uses

Table 14.1.C: Table of Uses

LAND USE TYPE	For more info see section below	ZONING CLASSIFICATIONS																									
		Single Family					Multi-Family			Commercial					Industrial and Distribution						Institutional and Master Planned						
		RR	R1	R2	R3	R4	R5	R6	RI	RU	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Agricultural																											
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	RI	RU	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Adult Entertainment Business	E.2.a																				SE	SE					
Age Restricted Businesses Products and Services	E.2.b										SE			SE	SE	SE											
Commercial Entertainment, Indoor	E.2.c										P	P	SE	P	P	P	SE	SE						M			M
Commercial Entertainment, Outdoor	E.2.d										M	M	M	M									M	M			M
Indoor Maintenance Service	E.2.e										P	P	P	P									M				M
Indoor Sales and Service	E.2.f										P	P	P	P									M				M
Permanent Outdoor Display and Sales	E.2.g													SE	SE								M				M
Industrial		RR	R1	R2	R3	R4	R5	R6	RI	RU	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
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	RI	RU	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Community Institutional	E.4.a										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
Public Service	E.4.c	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	E.4.d	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	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Residential Indoor Lodging	E.5.a	SE	SE	SE	SE	SE	SE			SE	SE											SE					
Campground	E.5.b																						M	M			M
Commercial Indoor Lodging	E.5.c										P		P	P	P	P							M				M
Office/Professional		RR	R1	R2	R3	R4	R5	R6	RI	RU	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
High Technology	E.6.a												P	P			P	P	P				M				M
Medical Office/Hospital	E.6.b										P	P	P	P			P	P					M				M
Office, Personal Service	E.6.c										P	P	P	P			P	P					M				M
Office, Professional	E.6.d										P	P	P	P			P	P					M				M
Office, Professional Service	E.6.e													SE			P	P	P	P							
Recreational		RR	R1	R2	R3	R4	R5	R6	RI	RU	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Outdoor Recreational, Active	E.7.a	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
Outdoor Recreational, Passive	E.7.b	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	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Accessory Dwelling Unit	E.8.h																										
Commercial Residential	E.8.a								P		P	P	P														
Dwelling, Two Family	E.8.b						P	P		P																	
Dwelling, Multifamily	E.8.c							P	P	P																	
Dwelling, Single Family Attached	E.8.d							P	P	P																	
Dwelling, Single Family Detached	E.8.e	P	P	P	P	P	P			P																	
Dwelling, Attached (Missing Middle)	E.8.f					P	P	P	P																		
Institutional Residential	E.8.g	M	M	M	M	M	M	M	M	M													M				
Storage		RR	R1	R2	R3	R4	R5	R6	RI	RU	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Outdoor Storage or Wholesaling	E.9.a																			SE	SE	SE					
Personal Storage Facility	E.9.b																		SE	SE	SE						
Truck Terminal	E.9.c																					P					
Warehouse/Distribution	E.9.d																P		P	P	P						
Vehicle Commercial		RR	R1	R2	R3	R4	R5	R6	RI	RU	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Fueling Station, Truck	E.10.a																					P					
Fueling Station, Vehicle	E.10.b														P	P											
In-Vehicle Sales and Service	E.10.c													P	P	P											
Truck Sales and Repair	E.10.d																					P					
Vehicle Parts Sales, Repair, and/or Maintenance	E.10.e														P		P			P	P						
Vehicle Sales	E.10.f														P												
Notes:		RR	R1	R2	R3	R4	R5	R6	RI	RU	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG

14.2 Development Standards Matrices

A. Single Family Residential Districts

B. Multi-Family Districts

C. Mixed Use Districts

1. Districts Included

a. TC: Town Center. (see Article 2.8 for additional regulations)

2. Mixed Use Development Standards Matrix

a.	General Development Standards	Unit	TC
	Minimum Lot Width and Frontage on a public street	(feet)	25
b.	Minimum Yards and Setbacks	Unit	TC
	Front-Town Center		
	Front	Feet	0
	Side (excepting attached dwelling units)	Unit	TC
	Abutting an alley	Feet	5
	Abutting a lot line	Feet	0 ⁽¹⁾
	Side Yard	Feet	(N/A)
	Bufferyard	Feet	5
	Rear	Unit	TC
	Abutting an alley	Feet	5
	Abutting a lot line	Feet	0 ⁽¹⁾
	Side Yard	Feet	(N/A)
	Bufferyard	Feet	5
Notes: ^(N/A) – Not Applicable			
⁽¹⁾ -If a side or rear setback is provided along any side or rear lot not abutting an alley, such setback shall not be less than five (5) feet.			
c.	Use of Minimum Yards.	Unit	TC
	All minimum yards and bufferyards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Article 4.7 - Landscape Provisions of this ordinance and shall remain free from structures except where expressly permitted below.		
	Minimum front yards	TC	
	Driveways	Yes ⁽¹⁾	
	Signs as regulated by Article VII	Yes ⁽¹⁾	
	Plazas developed in compliance with Article 5.6C(3)(a)	Yes ⁽¹⁾	
	Walkways from the sidewalk to a building entrance	Yes ⁽¹⁾	
	Minimum front Bufferyards	TC	
	Driveways	Yes ⁽¹⁾	
	Signs as regulated by Article VII	Yes ⁽¹⁾	
	Walkways from the sidewalk to a building entrance	Yes ⁽¹⁾	
	Minimum side and rear yards	TC	
	Driveways	Yes ⁽¹⁾	
	Interior Access Driveways	Yes ⁽¹⁾	
	Parking Areas	Yes ⁽¹⁾	
	Loading Areas	Yes ⁽¹⁾	
	Walkways or other pedestrian way connections to adjoining lots	Yes ⁽¹⁾	
	Minimum side and rear bufferyards	TC	
	Walkways or other pedestrian way connections to adjoining lots	Yes ⁽¹⁾	
Notes: ⁽¹⁾ Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV.			
d.	Maximum Building Height	Unit	TC
	Primary Building Maximum Building Height	Feet	50
	Primary Buildings, not to exceed	Stories	4
	Accessory buildings	Feet	25
e.	Architectural Review	Unit	TC
	Subject to the requirements for the filing of a development plan for architectural and site design review.		Yes
f.	Eligibility to use Development Incentives	Unit	TC
	Eligible to use Development Incentives set forth in Article V of this ordinance.		Yes
g.	Off Street Loading	Unit	TC
	Located on the lot served		Opt
	Located within fifty (50) feet of the lot served		Opt

	Compliant with Article IV	Yes				
h.	Outdoor Operations	TC				
	Off-street parking	Yes				
	Off-street loading and delivery	Yes				
	Walk-up customer service windows	Yes				
	Drive through customer service windows	Yes				
	Outdoor seating and dining areas	Yes ⁽¹⁾				
	Automated Teller Machine	No				
	Vending Machine	No				
	Outdoor display or sales of merchandise	No				
Notes:	⁽¹⁾ Provided, however, outdoor seating and dining areas or sidewalk sales areas shall: a) Not reduce the useable sidewalk width in the public right-of-way to less than five feet at any point; b) Be completely confined to the lot or retail space or the area immediately in front of the lot or retail space occupied by said use; and c) If located in a public right-of-way, be subject to the approval of the applicable agency (i.e., Indiana Department of Transportation or the Town Engineer) for activity in a public right-of-way.					
i.	Single Family, Two-Family, and Multi-Family Development Standards					
	Single Family Dwellings	TC				
	Individual Lots	R-4 District				
	Part of a larger multi-family dwelling project	RU District				
	Two-Family Dwellings	TC				
	Individual Lots	R-5 District				
	Part of a larger multi-family dwelling project	RU District				
	Multi-Family Dwellings	TC				
	Multi-family that is not a mixed use	RU District ⁽¹⁾				
Notes:	⁽¹⁾ Dwelling units in mixed-use buildings shall be located on the upper stories of buildings, unless authorized by the approval of a development incentive.					
j.	Parking Access, Location, and Garage Type					
	TC: Town Center	Access to Parking Area		Parking Location		
		Street	Alley⁽¹⁾	Front	Rear	Interior
		No	Req	No	Opt	Opt
	No- Not allowed Opt Optional Req-Required ⁽¹⁾ Must be an improved alley.					

D. Commercial Districts

E. Industrial and Distribution Districts

F. Institutional and Master Planned Districts

G. Flex/Form Based Development Standard Districts

1. Districts Included in Flex/Form Based Development Standards
 - a. RF: Residential Flex (See Article 2.20 for additional regulations)
 - b. TF: Technology Flex (See Article 2.22 for additional regulations)
2. **Use Type Definition within Tables 14.G.1**, Within in Table 14.1G.2, the following types of uses apply.

Table 14.1.G: Use Type Definitions within Tables 14.1G.2		
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
		Boxes within the matrix without "P", "SE", or "M" denote that the use is not permitted.
Table 14.1G.2: Table of Uses		Flex/Form Based
Agricultural	For more info see section below	RF TF
Agricultural Services	14.1E.1.a	
Agricultural Use	14.1E.1.b	

Commercial Animal Boarding	14.1E.1.c		
Commercial	For more info see section below	RF	TF
Adult Entertainment Business	14.1E.2.a		
Age Restricted Businesses Products and Services	14.1E.2.b		
Commercial Entertainment, Indoor	14.1E.2.c		M
Commercial Entertainment, Outdoor	14.1E.2.d		
Indoor Maintenance Service	14.1E.2.e		
Indoor Sales and Service	14.1E.2.f	M ⁽⁵⁾	M ⁽³⁾
Permanent Outdoor Display and Sales	14.1E.2.g		
Industrial	For more info see section below	RF	TF
Assembly	14.1E.3.a		M ⁽⁶⁾
Manufacture, Light	14.1E.3.b		M ⁽⁶⁾
Manufacture, Heavy	14.1E.3.c		M ⁽⁶⁾
Institutional	For more info see section below	RF	TF
Community Institutional	14.1E.4.a		
General Institutional	14.1E.4.b		
Public Service	14.1E.4.c		M
Religious Institutional	14.1E.4.d	M	M
Lodging	For more info see section below	RF	TF
Residential Indoor Lodging	14.1E.5.a		
Campground	14.1E.5.b		
Commercial Indoor Lodging	14.1E.5.c		M
Office/Professional	For more info see section below	RF	TF
High Technology	14.1E.6.a		M
Medical Office/Hospital	14.1E.6.b	M ⁽⁵⁾	M
Office, Personal Service	14.1E.6.c	M ⁽⁵⁾	
Office, Professional	14.1E.6.d	M ⁽⁵⁾	M
Office, Professional Service	14.1E.6.e	M ⁽⁵⁾	M
Recreational	For more info see section below	RF	TF
Outdoor Recreational, Active	14.1E.7.a		M
Outdoor Recreational, Passive	14.1E.7.b		M
Residential	For more info see section below	RF	TF
Accessory Dwelling Unit	14.1E.8.h	P ⁽⁴⁾	
Commercial Residential	14.1E.8.a	M ⁽¹⁾	M
Dwelling, Two Family	14.1E.8.b	M ⁽¹⁾	
Dwelling, Multifamily	14.1E.8.c	M ⁽¹⁾	M ⁽³⁾
Dwelling, Single Family Attached	14.1E.8.d	M ⁽¹⁾	
Dwelling, Single Family Detached	14.1E.8.e	M ⁽¹⁾	
Dwelling, Attached (Missing Middle)	14.1E.8.f	M ⁽¹⁾	
Institutional Residential	14.1E.8.g	M ⁽²⁾	M ^(6,7)
Storage	For more info see section below	RF	TF
Outdoor Storage or Wholesaling	14.1E.9.a		
Personal Storage Facility	14.1E.9.b		
Truck Terminal	14.1E.9.c		
Warehouse/Distribution	14.1E.9.d		M ^(6,7)
Vehicle Commercial	For more info see section below	RF	TF
Fueling Station, Truck	14.1E.10.a		
Fueling Station, Vehicle	14.1E.10.b		
In-Vehicle Sales and Service	14.1E.10.c		M ⁽⁵⁾
Truck Sales and Repair	14.1E.10.d		
Vehicle Parts Sales, Repair, and/or Maintenance	14.1E.10.e		
Vehicle Sales	14.1E.10.f		
		RF	TC
Notes:			
(1) Shall not exceed sixty percent (60%) of the overall units in the development.			
(2) Shall not exceed ten percent (10%) of the overall units of the development.			
(3) Shall not exceed ten percent (10%) of the overall land area of the development.			
(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) High Technology products only.			
(7) Not to exceed 200,000 square feet of distribution/warehouse area)			

3. Flex/Form Based Development Standards Development Standards Matrix
 a. Residential Flex

1) Minimum Lot Dimensional Standards.

Table 14.2G.3.b.1: Minimum Lot Dimensional Standards		
	Frontage (in feet)	Width (in feet)
Indoor Sales and Service Religious Institutional Medical Office/Hospital Office, Personal Service Office, Professional Office, Professional Service Commercial Residential	50	50
Institutional Residential	75	75
Dwelling, Multifamily	100	100
Accessory Dwelling Unit	(N/A)	(N/A)
Dwelling, Single Family Detached Dwelling, Attached (Missing Middle) Dwelling, Two Family Dwelling, Single Family Attached	There shall be no minimum lot dimensional requirements. The developer and/or subdivider must provide evidence that the size of the lot is conducive to the construction of the permitted use(s) without the necessity of relief from the standards. Minimum Lot Width will determine type of lot access and parking	
Notes:		
(N/A) – Not applicable		

2) Setbacks.

a) Minimum Front Yard Setbacks.

- (1) The setback for a front-loaded garage shall be at least five (5) feet to the rear of the front habitable area of the dwelling.
- (2) The setback for a side loaded or rear loaded garage shall not be less than the primary structure.
- (3) Accessory Dwelling Units shall be to the rear of the primary structure.
- (4) Excepting 1-3 above, the following standards shall apply:

Table 14.2G.3.a.2.a		
Unit	Primary Structure Feet	Outdoor Dining Feet
Indoor Sales and Service	20	(N/A)
Religious Institutional		
Medical Office/Hospital		
Office, Personal Service		
Office, Professional		
Office, Professional Service		
Unit	Primary Structure Feet	Porch (unenclosed) Feet
Commercial Residential	20	10
Dwelling, Two Family		
Dwelling, Single Family Attached		
Dwelling, Single Family Detached		
Dwelling, Attached (Missing Middle)		
Dwelling, Multifamily Institutional Residential	25	(N/A)
Notes		
(N/A) – Not applicable		

b) Minimum Side and Rear Yard Setbacks.

- (1) Setbacks for yards that abut an alley shall be twenty (20) feet from the centerline of the alley or five (5) feet from the property line, whichever is greater.
- (2) Commercial outlots of an Integrated Center shall have a five (5) foot setback, excepting those portions of the side or rear yard that are designated for shared parking or shared access, interior access drives, or other shared access. (See (3) below.)
- (3) Portions of side and/or rear yards that are designated for shared parking, shared access, interior access drives or other types of shared access shall not be required to have a setback.

- (4) Non-residential units are required to have a twenty (20) foot buffer yard when abutting residential units. For the purpose of this requirement, Commercial Residential units do not require a buffer yard.

Table 14.2G.3.a.2.b		
Unit	Side/Rear Yard	Accessory Structure
	Feet	Feet
Accessory Dwelling Unit	10	(N/A)
Commercial Residential Dwelling, Two Family Dwelling, Single Family Attached Dwelling, Single Family Detached Dwelling, Attached (Missing Middle)	10	5
Indoor Sales and Service Religious Institutional Office, Personal Service Office, Professional Office, Professional Service	10	10
Medical Office/Hospital Dwelling, Multifamily Institutional Residential	20	10
Notes		
(N/A) – Not applicable		

- 3) Use of Yards
 - a) Buffer yards are required when a yard abuts a legal conforming residential use.
 - b) All required yards and buffer yards shall be landscaped per Article 4.7: Landscape Provision of the Plainfield Zoning Ordinance.
 - c) Pedestrian connections shall be allowed to encroach in all required yards and buffer yards.
 - d) Interior Access Driveways and Shared Driveways are only allowed to encroach into required yards, but not buffer yards.
 - e) Signage and Driveway Exceptions. The following accessory uses and/or structures shall be allowed to encroach into required front yards as detailed below.

- (1) Driveways, except where precluded by 14.2.G.3.a.8.
- (2) Signage for the uses below:
 - (a) Indoor Sales and Service
 - (b) Religious Institutional
 - (c) Medical Office/Hospital
 - (d) Office, Personal Service
 - (e) Office, Professional
 - (f) Office, Professional Service
 - (g) Commercial Residential
 - (h) Institutional Residential

- 4) Building Height. The maximum height of a primary structure is shown in the table below. The maximum height of an accessory structure cannot exceed twenty-five (25) feet or the height of the primary structure, whichever is the lesser.

Table 14.2G.3.a.X: Maximum Building Height of the Primary Structure	
	Height (in feet)
Accessory Dwelling Unit	25
Dwelling, Two Family Dwelling, Single Family Attached Dwelling, Single Family Detached Dwelling, Attached (Missing Middle)	40

Indoor Sales and Service Office, Personal Service Office, Professional Office, Professional Service	50
Commercial Residential Dwelling, Multifamily Institutional Residential	75
Religious Institutional Medical Office/Hospital	100

- 5) Requirement for Architectural Review. Excepting as shown in the table below, all permitted uses are subject to architectural review.

Table 14.2G.3.a.X	
	Required
Dwelling, Two Family	If required by Commitment
Dwelling, Single Family Detached	If required by Commitment

- 6) Outdoor Operations. Outdoor operations are not permitted within the RF: Residential Flex District. These uses include, but are not limited to: Outdoor Storage, Outdoor Display, Walk Up or Drive Through Customer Service Windows, Outdoor Seating and/or Dining, Automated Teller Machines (ATMs), and Vending Machines.
- 7) Parking Location.
- a) Parking of Trucks (as defined within this Ordinance) other than for immediate delivery is not permitted within the RF: Residential Flex District. Storage of Trucks (as defined within this ordinance is not permitted within the RF: Residential Flex District.
 - b) Other than Single Family Detached and Two-Family Dwellings with front or side loaded garages, parking is not permitted between the building and the front lot line.
 - c) Parking is permitted between the rear of the building and the rear lot line.
 - d) Parking is permitted between the building and the side lot line (behind the front of the building) for the following permitted uses:
 - (1) Indoor Sales and Service
 - (2) Religious Institutional
 - (3) Medical Office/Hospital
 - (4) Office, Personal Service
 - (5) Office, Professional
 - (6) Office, Professional Service
 - (7) Accessory Dwelling Unit
 - (8) Dwelling, Two Family and Dwelling, Single Family Detached with a frontage width exceeding 60 feet
- 8) Access to Parking Area and Garage Door/Loading Dock Orientation
- a) Non-Residential Uses. Garage Doors and Loading Docks are not permitted to face a front lot line. Loading Docks may face a side or rear lot line if they are fully screened from the view of adjacent roadways and residential areas with a wing wall that fully obscures both the dock and any vehicles using the dock.
 - b) Residential Uses.
 - (1) Lots of 60 Feet or Less in Width and all Attached Dwellings: Alleys are required. Garages or off-street parking areas shall be accessed only from an alley. Driveways shall not be permitted to connect to the fronting street.
 - (2) Lots More than 60 feet in Width: Alleys are encouraged. Garages or off-

street parking areas are encouraged to be accessed from an alley. If the attached garage is side-loaded (i.e., oriented at least 90 degrees to the street), it may be flush with the front building facade. In all other conditions, the garage must be recessed at least 5 feet behind the plane of the main building facade.

b. Technology Flex

1) Minimum Lot Dimensional Standards

	Frontage (in feet)	Width (in feet)
Commercial Entertainment, Indoor Indoor Sales and Service Religious Institutional Commercial Indoor Lodging Medical Office/Hospital Office, Professional Office, Professional Service High Technology	50	50
Public Service Outdoor Recreational, Active Outdoor Recreational, Passive	100	100
Assembly Manufacture, Light	150	150
Manufacture, Heavy	200	200

2) Setbacks

a) Minimum Front Yard Setbacks.

Unit	Primary Structure	Outdoor Dining
	Feet	Feet
Indoor Sales and Service Religious Institutional Commercial Indoor Lodging High Technology Medical Office/Hospital Office, Professional Office, Professional Service Commercial Residential	20	(N/A)
Commercial Entertainment, Indoor In-Vehicle Sales and Service	20	10
Dwelling, Multifamily Institutional Residential	25	(N/A)
Public Service Outdoor Recreational, Active Outdoor Recreational, Passive	30	(N/A)
Warehouse/Distribution Assembly	60	(N/A)
Manufacture, Light	90	(N/A)
Manufacture, Heavy	120	(N/A)
Notes		
(N/A) – Not applicable		

b) Minimum Side and Rear Yard Setbacks.

- (1) Setbacks for yards that abut an alley shall be twenty (20) feet from the centerline of the alley or five (5) feet from the property line, whichever is greater.
- (2) Permitted non-residential uses have the setbacks as shown below, excepting those portions of the side or rear yard that are designated for shared parking or shared access, interior access drives, or other shared access. (See (3) below.)

- (3) Portions of side and/or rear yards that are designated for shared parking, shared access, interior access drives or other types of shared access shall not be required to have a setback.
- (4) Excepting 1-3 above, the following shall apply:

Table 14.2G.3.b.X			
	Side Yard	Buffer Yard	Accessory Structure
Unit	Feet	Feet	Feet
Commercial Residential	10	(N/A)	10
Outdoor Recreational, Active Outdoor Recreational, Passive Public Service	10	20	(N/A)
Commercial Entertainment, Indoor Indoor Sales and Service Religious Institutional Commercial Indoor Lodging High Technology Office, Professional Office, Professional Service In-Vehicle Sales and Service	10	20	15
Assembly Warehouse/Distribution	10	50	(N/A)
Manufacture, Light	10	100	(N/A)
Manufacture, Heavy	10	150	(N/A)
Dwelling, Multifamily Institutional Residential	20	(N/A)	10
Medical Office/Hospital	20	40	30
Notes			
(N/A) – Not applicable			

- 3) **Use of Yards**
 - a) Buffer yards are required when a yard abuts a legal conforming residential use.
 - b) All required yards and buffer yards shall be landscaped per the Plainfield Zoning Ordinance.
 - c) Pedestrian connections shall be allowed to encroach in all required yards and buffer yards.
 - d) Driveways, Interior Access Driveways and Shared Driveways are only allowed to encroach into required yards. Interior Access Driveways and Shared Driveways are not allowed to encroach into buffer yards.
 - e) Signage and Driveway Exceptions.
- 4) **Building Height.** The maximum height of a primary structure is shown in the table below. The maximum height of an accessory structure cannot exceed twenty-five (25) feet or the height of the primary structure, whichever is the lesser.

Table 14.2G.3.b.4: Maximum Primary Structure Height	
	Height (in feet)
Indoor Sales and Service Assembly Manufacture, Light Office, Professional Office, Professional Service Outdoor Recreational, Active Outdoor Recreational, Passive Warehouse/Distribution In-Vehicle Sales and Service	50
Commercial Entertainment, Indoor Manufacture, Heavy Commercial Residential Dwelling, Multifamily Institutional Residential	75

Public Service Religious Institutional Commercial Indoor Lodging High Technology Medical Office/Hospital	100
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- 5) **Requirement for Architectural Review.** All permitted uses are subject to Architectural Review.
- 6) **Outdoor Operations.** Outdoor Storage (both retail and non-retail), and vending machines are not permitted. Except as shown for the uses in the table below, Customer Service Windows (either walk up or drive through), Outdoor Seating/Dining, and Automated Teller Machines (ATMs) are not permitted.

	Customer Service Windows		Outdoor Accessory Uses	
	Walk Up	Drive Through	Seating/Dining	ATMs
Commercial Entertainment, Indoor	Yes	Yes	Yes	No
Commercial Indoor Lodging	No	No	Yes	No
Medical Office/Hospital	No	No	Yes	No
In-Vehicle Sales and Service	Yes	Yes	Yes	Yes

- 7) **Parking Location**
 - a) Parking and/or Storage of Trucks and/or Trailers is permitted only between the permitted use and the rear lot line. No Parking and/or Storage of Trucks and/or Trailers is permitted between the building(s) and the side or front lot line.
 - b) Other than detailed below, vehicle parking is not permitted between the building(s) and the front lot line.
 - (1) Assembly
 - (2) Manufacture, Light
 - (3) Manufacture, Heavy
 - (4) Outdoor Recreational, Active
 - (5) Outdoor Recreational, Passive
 - (6) Warehouse/Distribution
- 8) **Garage Door/Loading Dock Orientation.** Garage Doors and Loading Docks are not permitted to face a front lot line. Loading Docks may face a side or rear lot line if they are fully screened from the view of adjacent roadways and residential areas with a wing wall that fully obscures both the dock and any vehicles using the dock.