

## 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 types 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: ~~Master Plan~~ Petition must include the following documents:
1. Primary Plat that demonstrates that at least one (1) type of permitted use building ~~that~~ can be built on every lot without requiring relief from the Zoning Ordinance.
  - ~~2. Listing of standards that have been modified or created in cases where such modification or creation is permitted.~~
  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.
  - ~~3. Either a Development Plan for the areas without single family residential or a concept plan during the Master Plan Process with the requirement of a development plan approval.~~

## ARTICLE 2.16-21 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 ~~also~~ areas where a more ~~spread-out~~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 ~~Plan Commission may grant a waiver of any of the development standards in the underlying zoning District; off-street parking; signs; landscaping; lighting; and building materials, upon finding that the proposed Master Plan use development; 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.
  - 1. ~~Represents an innovative and appropriate development of a Master Plan use, including site design features, building materials, lighting and landscaping which will enhance the use or value of area properties and the safety and functionality of the Master Plan use;~~
  - 2. ~~Is consistent with and compatible with development located in the immediately surrounding area; and~~
  - 3. ~~Is consistent with the intent and purpose of this ordinance.~~

### 14.1 Land Use Matrix

~~A. Intent.~~

- A. See Article 14.1.G.2 for the Land Use Matrix for the following districts.
  - a. RF: Residential Flex
  - ~~a.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 ~~boxes~~ 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.

<b>SE</b>	<b>Special Exception</b>	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.
<b>M</b>	<b>Master Plan</b>	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
<u>Boxes within the matrix without "P", "SE", or "M" denote that the use is not permitted.</u>		

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			Mixed Use	Commercial						Industrial and Distribution						Institutional and Master Planned						
		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG	
<b>Agricultural</b>																													
Agricultural Services	E.1.a														SE														P
Agricultural Use	E.1.b																												P
Commercial Animal Boarding	E.1.c														SE														P
<b>Commercial</b>		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG		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
Indoor Maintenance Service	E.2.e											P	P	P	P									M					M
Indoor Sales and Service	E.2.f										M <sup>(6)</sup>	P	P	P	P									M					M
Permanent Outdoor Display and Sales	E.2.g														SE	SE								M					M
<b>Industrial</b>		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	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							
<b>Institutional</b>		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	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	M
General Institutional	E.4.b											M	M	M	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 <sup>(6)</sup>	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	
<b>Lodging</b>		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	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	
Commercial Indoor Lodging	E.5.c											P		P	P	P	P							M				M	
<b>Office/Professional</b>		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	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										M <sup>(6)</sup>	P	P	P	P			P	P				M					M	
Office, Personal Service	E.6.c										M <sup>(6)</sup>	P	P	P	P			P	P				M					M	
Office, Professional	E.6.d										M <sup>(6)</sup>	P	P	P	P			P	P				M					M	
Office, Professional Service	E.6.e										M <sup>(6)</sup>				SE			P	P	P	P								
<b>Recreational</b>		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	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	RF	TC	NR	OD	GC	AC	HB	CI	I1	I2	I3	I4	AG	P	S	REL	G	IG
Accessory Dwelling Unit	E.8.h										P <sup>(4)</sup>																	
Commercial Residential	E.8.a								P		M <sup>(4)</sup>	P	P	P	P													
Dwelling, Two Family	E.8.b						P	P		P	M <sup>(4)</sup>																	
Dwelling, Multifamily	E.8.c							P	P	P	M <sup>(4)</sup>																	
Dwelling, Single Family Attached	E.8.d							P	P	P	M <sup>(4)</sup>																	
Dwelling, Single Family Detached	E.8.e	P	P	P	P	P	P			P	M <sup>(4)</sup>													P				
Dwelling, Attached (Missing Middle)	E.8.f					P	P	P	P		M <sup>(4)</sup>																	
Institutional Residential	E.8.g	M	M	M	M	M	M	M	M	M	M <sup>(2)</sup>													M				
Storage		RR	R1	R2	R3	R4	R5	R6	RI	RU	RF	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					
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	RF	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		P				P	P					

Notes:

- <sup>(1)</sup> Shall not exceed sixty percent (60%) of the overall units in the development.
- <sup>(2)</sup> Shall not exceed ten percent (10%) of the overall units of the development.
- <sup>(3)</sup> Shall not exceed ten percent (10%) of the overall land area of the development.
- <sup>(4)</sup> Accessory Dwelling Units shall not be constructed on a lot prior to the issuance of a Certificate of Occupancy for the primary structure.
- <sup>(5)(1)</sup> Shall not exceed five percent (5%) of the overall land area of the development.

## 14.2 Development Standards Matrices

### A. Single Family Residential Districts

### B. Multi-Family Districts

### C. Mixed Use Districts

1. Districts Included

~~a. MU: Mixed Use. (see Article 2.18 for additional regulations)~~

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

~~c. RF: Residential Flex. (see Article 2.20 for additional regulations)~~

2. Mixed Use Development Standards Matrix

a. General Development Standards		Unit	TC	RF	
Minimum Lot Width and Frontage on a public street		(feet)	25	(2)	
Minimum Lot Size		Sq. Ft.	(3)	(3)	
b. Minimum Yards and Setbacks		Unit	TC	RF	
Front-Town Center		Unit	TC		
Front		Feet	0		
Front-Residential Flex					
Habitable Areas		Unit	TC	RF	
Two Family, Single Family Detached, Attached (Missing Middle) Dwellings		Feet		20	
Commercial Residential, Single Family Attached		Feet		0	
Dwelling Multifamily		Feet		25	
Other Master Plan Uses		Feet		(5)	
Accessory Dwelling Unit		Feet		(N/A)	
Not Listed Above				(5)	
Non-Habitable Area		Unit	TC	RF	
Porch		Feet		10	
Garage (Front Loaded)		Feet		(4)	
Garage (Side Loaded)		Feet		20	
Garage (Rear Loaded)		Feet		(6)	
Side (excepting attached dwelling units)		Unit	TC	RF	
Abutting an alley		Feet	5	6	
Abutting a lot line		Feet	0 (1)	6	
Side Yard		Feet	(N/A)	(N/A)	
Bufferyard		Feet	5	(N/A)	
Rear		Unit	TC	RF	
Abutting an alley		Feet	5	20 (7)	
Abutting a lot line		Feet	0 (1)	10	
Side Yard		Feet	(N/A)	(N/A)	
Bufferyard		Feet	5	(N/A)	
<b>Notes:</b> (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. (2) – There shall be no minimum lot requirement. The developer and/or subdivider must provide evidence that the size of any and all lots are conducive to the construction of at least one (1) of the permitted primary uses without the necessity of relief from the standards. (3) – There shall be no minimum lot area requirements. The developer and/or subdivider must provide evidence that the size of the lot is conducive to the construction of at least one (1) of the permitted primary uses without the necessity of relief from the standards. Minimum Lot Width will determine type of lot access and parking. (4) – At least five (5) feet behind Habitable Area (5) – As determined in approved Master Plan (6) – To the rear of the primary structure (7)(3) – From centerline of alley					
c. Use of Minimum Yards.		TC	RF	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					
Driveways		Yes (1)			(2)
Signs as regulated by Article VII		Yes (1)			(2)
Plazas developed in compliance with Article 5.6C(3)(a)		Yes (1)			(2)

	Walkways from the sidewalk to a building entrance	Yes <sup>(1)</sup>	Yes <sup>(4)</sup>
	Minimum front Bufferyards	TC	RF
	Driveways	Yes <sup>(1)</sup>	(N/A)
	Signs as regulated by Article VII	Yes <sup>(1)</sup>	(N/A)
	Walkways from the sidewalk to a building entrance	Yes <sup>(1)</sup>	Yes <sup>(4)</sup>
	Minimum side and rear yards	TC	RF
	Driveways	Yes <sup>(1)</sup>	(2)
	Interior Access Driveways	Yes <sup>(1)</sup>	(2)
	Parking Areas	Yes <sup>(1)</sup>	(2)
	Loading Areas	Yes <sup>(1)</sup>	(2)
	Walkways or other pedestrian way connections to adjoining lots	Yes <sup>(1)</sup>	Yes <sup>(4)</sup>
	Minimum side and rear bufferyards	TC	RF
	Walkways or other pedestrian way connections to adjoining lots	Yes <sup>(1)</sup>	Yes <sup>(4)</sup>
<p><b>Notes:</b> <sup>(1)</sup> 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.</p> <p><sup>(2)</sup> <b>As Determined in approved Master Plan</b></p>			
<b>d.</b>	<b>Maximum Building Height</b>	<b>Unit</b>	<b>TC</b> <b>RF</b>
	Primary Building Maximum Building Height	Feet	50 (N/A)
	Primary Buildings, not to exceed	Stories	4 (N/A)
	Two-Family, Single-Family Attached, Single-Family Detached, Attached (Missing Middle Dwellings)	Feet	(N/A) 40
	Commercial Residential	Feet	(N/A) 60
	Dwelling Multifamily	Feet	(N/A) 60
	Other Master Plan Uses	Feet	(N/A) 40 <sup>(6)</sup>
	Accessory Dwelling Unit	Feet	(N/A) 20
	Accessory buildings	Feet	25 25
<b>e.</b>	<b>Architectural Review</b>		TC RF
	Subject to the requirements for the filing of a development plan for architectural and site design review.	Yes	Yes
<b>f.</b>	<b>Eligibility to use Development Incentives</b>		TC RF
	Eligible to use Development Incentives set forth in Article V of this ordinance.	Yes	No
<b>g.</b>	<b>Off Street Loading</b>		TC RF
	Located on the lot served	Opt	Yes
	Located within fifty (50) feet of the lot served	Opt	No
	Compliant with Article IV	Yes	Yes
<b>h.</b>	<b>Outdoor Operations</b>		TC RF
	Off-street parking	Yes	(2)
	Off-street loading and delivery	Yes	(2)
	Walk-up customer service windows	Yes	(2)
	Drive through customer service windows	Yes	(2)
	Outdoor seating and dining areas	Yes <sup>(1)</sup>	(2)
	Automated Teller Machine	No	(2)
	Vending Machine	No	(2)
	Outdoor display or sales of merchandise	No	(2)
<p><b>Notes:</b> <sup>(1)</sup> Provided, however, outdoor seating and dining areas or sidewalk sales areas shall:</p> <p>a) Not reduce the useable sidewalk width in the public right-of-way to less than five feet at any point;</p> <p>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</p> <p>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.</p> <p><sup>(2)</sup> <b>Subject to Master Plan</b></p>			
<b>i.</b>	<b>Single Family, Two-Family, and Multi-Family Development Standards</b>		TC RF
	Single Family Dwellings	TC	RF
	Individual Lots	R-4 District	(2)
	Part of a larger multi-family dwelling project	RU District	(2)
	Two-Family Dwellings	TC	RF
	Individual Lots	R-5 District	(2)
	Part of a larger multi-family dwelling project	RU District	(2)
	Multi-Family Dwellings	TC	RF
	Multi-family that is not a mixed use	RU District <sup>(1)</sup>	(2)
<p><b>Notes:</b> <sup>(1)</sup> Dwelling units in mixed-use buildings shall be located on the upper stories of buildings, unless authorized by the approval of a development incentive.</p> <p><sup>(2)</sup> <b>See Table C.2.a and C.2.b above</b></p>			
<b>j.</b>	<b>Parking Access, Location, and Garage Type</b>		
	TC: Town Center	<b>Access to Parking Area</b>	<b>Parking Location</b>
		Street Alley <sup>(1)</sup>	Front Rear Interior

	<sup>(2)</sup> No	Req	No	Opt	Opt
<b>RF: Residential Flex</b>	<b>Access to Parking Area</b>		<b>Parking Location</b>		
Dwelling, Single Family Detached, Dwelling, Two Family	<b>Street</b>	<b>Alley<sup>(1)</sup></b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>
Frontage Width: 60 feet or less	No	Req	No	Req	No
Frontage Width: More than 60 feet, less than 80 feet	Opt	Opt	Opt	Opt	No
Frontage Width: 80 feet or more	Opt	Opt	Opt	Opt	No
	<b>Access to Parking Area</b>		<b>Parking Location</b>		
	<b>Street</b>	<b>Alley<sup>(1)</sup></b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>
Dwelling, Single Family Attached	No	Req	No	Req	No
Attached (Missing Middle)	No	Req	No	Req	No
Commercial Residential	Opt <sup>(2)</sup>	Opt	No	Opt	No
Dwelling Multifamily	Opt <sup>(2)</sup>	Opt	No	Req	Req
Other Master Plan Uses	<sup>(2)</sup>	<sup>(2)</sup>	<sup>(2)</sup>	<sup>(2)</sup>	<sup>(2)</sup>
Accessory Dwelling Unit	No	Req	No	Req	No
<b>Garage Door Facing (Garages may not be required. If provided, the following provisions are prescribed)</b>					
Dwelling, Single Family Detached, Dwelling, Two Family		<b>Alley/Rear</b>	<b>Front</b>	<b>Side</b>	<b>Interior</b>
Frontage Width: 60 feet or less		Req	No	No	No
Frontage Width: More than 60 feet, less than 80 feet		Opt	Opt <sup>(4)</sup>	Opt	No
Frontage Width: 80 feet or more		Opt	No	Opt	No
		<b>Alley/Rear</b>	<b>Front</b>	<b>Side</b>	<b>Interior</b>
Dwelling, Single Family Attached		Req	No	No	No
Attached (Missing Middle)		Req	No	No	No
Commercial Residential		Opt	No	No	Opt
Dwelling Multifamily		Opt	No	No	Opt
Other Master Plan Uses		Opt	No	No	No
Accessory Dwelling Unit		Req	No	No	No
<b>Notes:</b>	No- Not allowed Opt Optional Req-Required <sup>(1)</sup> Must be an improved alley <sup>(2)</sup> To be determined in approved Master Plan <sup>(3)</sup> Only if Plan Commission/Director determine no other access is feasible. <sup>(4)(2)</sup> Not in TC: Town Center				

**D. Commercial Districts**

**E. Industrial and Distribution Districts**

**F. Institutional and Master Planned Districts**

**F.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 the boxes in Table 14.1G.2, the following types of uses apply.

<b>Table 14.1.G: Use Type Definitions within Tables 14.1G.2</b>	
<b>P Primary</b>	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.
<b>SE Special Exception</b>	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.
<b>M Master Plan</b>	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.	

<b>Table 14.1G.2: Table of Uses</b>		<b>Flex/Form Based</b>	
	For more info see section below	<b>RF</b>	<b>TF</b>
<b>Agricultural Services</b>	14.1E.1.a		
<b>Agricultural Use</b>	14.1E.1.b		
<b>Commercial Animal Boarding</b>	14.1E.1.c		
<b>Commercial</b>	For more info see section below	<b>RF</b>	<b>TF</b>

<a href="#">Adult Entertainment Business</a>	<a href="#">14.1E.2.a</a>		
<a href="#">Age Restricted Businesses Products and Services</a>	<a href="#">14.1E.2.b</a>		
<a href="#">Commercial Entertainment, Indoor</a>	<a href="#">14.1E.2.c</a>		<b>M</b>
<a href="#">Commercial Entertainment, Outdoor</a>	<a href="#">14.1E.2.d</a>		
<a href="#">Indoor Maintenance Service</a>	<a href="#">14.1E.2.e</a>		
<a href="#">Indoor Sales and Service</a>	<a href="#">14.1E.2.f</a>	<b>M (5)</b>	<b>M (3)</b>
<a href="#">Permanent Outdoor Display and Sales</a>	<a href="#">14.1E.2.g</a>		
<b>Industrial</b>	<i>For more info see section below</i>	<b>RF</b>	<b>TF</b>
<a href="#">Assembly</a>	<a href="#">14.1E.3.a</a>		<b>M (6)</b>
<a href="#">Manufacture, Light</a>	<a href="#">14.1E.3.b</a>		<b>M (6)</b>
<a href="#">Manufacture, Heavy</a>	<a href="#">14.1E.3.c</a>		<b>M (6)</b>
<b>Institutional</b>	<i>For more info see section below</i>	<b>RF</b>	<b>TF</b>
<a href="#">Community Institutional</a>	<a href="#">14.1E.4.a</a>		
<a href="#">General Institutional</a>	<a href="#">14.1E.4.b</a>		
<a href="#">Public Service</a>	<a href="#">14.1E.4.c</a>		<b>M</b>
<a href="#">Religious Institutional</a>	<a href="#">14.1E.4.d</a>	<b>M</b>	<b>M</b>
<b>Lodging</b>	<i>For more info see section below</i>	<b>RF</b>	<b>TF</b>
<a href="#">Residential Indoor Lodging</a>	<a href="#">14.1E.5.a</a>		
<a href="#">Campground</a>	<a href="#">14.1E.5.b</a>		
<a href="#">Commercial Indoor Lodging</a>	<a href="#">14.1E.5.c</a>		<b>M</b>
<b>Office/Professional</b>	<i>For more info see section below</i>	<b>RF</b>	<b>TF</b>
<a href="#">High Technology</a>	<a href="#">14.1E.6.a</a>		<b>M</b>
<a href="#">Medical Office/Hospital</a>	<a href="#">14.1E.6.b</a>	<b>M (5)</b>	<b>M</b>
<a href="#">Office, Personal Service</a>	<a href="#">14.1E.6.c</a>	<b>M (5)</b>	
<a href="#">Office, Professional</a>	<a href="#">14.1E.6.d</a>	<b>M (5)</b>	<b>M</b>
<a href="#">Office, Professional Service</a>	<a href="#">14.1E.6.e</a>	<b>M (5)</b>	<b>M</b>
<b>Recreational</b>	<i>For more info see section below</i>	<b>RF</b>	<b>TF</b>
<a href="#">Outdoor Recreational, Active</a>	<a href="#">14.1E.7.a</a>		<b>M</b>
<a href="#">Outdoor Recreational, Passive</a>	<a href="#">14.1E.7.b</a>		<b>M</b>
<b>Residential</b>	<i>For more info see section below</i>	<b>RF</b>	<b>TF</b>
<a href="#">Accessory Dwelling Unit</a>	<a href="#">14.1E.8.h</a>	<b>P (4)</b>	
<a href="#">Commercial Residential</a>	<a href="#">14.1E.8.a</a>	<b>M (1)</b>	<b>M</b>
<a href="#">Dwelling, Two Family</a>	<a href="#">14.1E.8.b</a>	<b>M (1)</b>	
<a href="#">Dwelling, Multifamily</a>	<a href="#">14.1E.8.c</a>	<b>M (1)</b>	<b>M (3)</b>
<a href="#">Dwelling, Single Family Attached</a>	<a href="#">14.1E.8.d</a>	<b>M (1)</b>	
<a href="#">Dwelling, Single Family Detached</a>	<a href="#">14.1E.8.e</a>	<b>M (1)</b>	
<a href="#">Dwelling, Attached (Missing Middle)</a>	<a href="#">14.1E.8.f</a>	<b>M (1)</b>	
<a href="#">Institutional Residential</a>	<a href="#">14.1E.8.g</a>	<b>M (2)</b>	<b>M (6,7)</b>
<b>Storage</b>	<i>For more info see section below</i>	<b>RF</b>	<b>TF</b>
<a href="#">Outdoor Storage or Wholesaling</a>	<a href="#">14.1E.9.a</a>		
<a href="#">Personal Storage Facility</a>	<a href="#">14.1E.9.b</a>		
<a href="#">Truck Terminal</a>	<a href="#">14.1E.9.c</a>		
<a href="#">Warehouse/Distribution</a>	<a href="#">14.1E.9.d</a>		<b>M (6,7)</b>
<b>Vehicle Commercial</b>	<i>For more info see section below</i>	<b>RF</b>	<b>TF</b>
<a href="#">Fueling Station, Truck</a>	<a href="#">14.1E.10.a</a>		
<a href="#">Fueling Station, Vehicle</a>	<a href="#">14.1E.10.b</a>		
<a href="#">In-Vehicle Sales and Service</a>	<a href="#">14.1E.10.c</a>		<b>M (5)</b>
<a href="#">Truck Sales and Repair</a>	<a href="#">14.1E.10.d</a>		
<a href="#">Vehicle Parts Sales, Repair, and/or Maintenance</a>	<a href="#">14.1E.10.e</a>		
<a href="#">Vehicle Sales</a>	<a href="#">14.1E.10.f</a>		
		<b>RF</b>	<b>TF</b>
<b>Notes:</b>			
<sup>(1)</sup> Shall not exceed sixty percent (60%) of the overall units in the development.			
<sup>(2)</sup> Shall not exceed ten percent (10%) of the overall units of the development.			
<sup>(3)</sup> Shall not exceed ten percent (10%) of the overall land area of the development.			
<sup>(4)</sup> Accessory Dwelling Units shall not be constructed on a lot prior to the issuance of a Certificate of Occupancy for the primary structure.			
<sup>(5)</sup> Shall not exceed five percent (5%) of the overall land area of the development.			
<sup>(6)</sup> High Technology products only.			
<sup>(7)</sup> 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.	
<b>Notes:</b> (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)
<b>Notes</b> (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.

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

**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.

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

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

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

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

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 Feet	Outdoor Dining 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	60	(N/A)
Assembly	60	(N/A)
Manufacture, Light	90	(N/A)
Manufacture, Heavy	120	(N/A)
<b>Notes</b>		
(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:

	Side Yard	Buffer Yard	Accessory Structure
Unit	Feet	Feet	Feet
<u>Commercial Residential</u>	<u>10</u>	(N/A)	<u>10</u>
<u>Outdoor Recreational, Active</u> <u>Outdoor Recreational, Passive</u> <u>Public Service</u>	<u>10</u>	<u>20</u>	(N/A)
<u>Commercial Entertainment, Indoor</u> <u>Indoor Sales and Service</u> <u>Religious Institutional</u> <u>Commercial Indoor Lodging</u> <u>High Technology</u> <u>Office, Professional</u> <u>Office, Professional Service</u> <u>In-Vehicle Sales and Service</u>	<u>10</u>	<u>20</u>	<u>15</u>
<u>Assembly</u> <u>Warehouse/Distribution</u>	<u>10</u>	<u>50</u>	(N/A)
<u>Manufacture, Light</u>	<u>10</u>	<u>100</u>	(N/A)
<u>Manufacture, Heavy</u>	<u>10</u>	<u>150</u>	(N/A)
<u>Dwelling, Multifamily</u> <u>Institutional Residential</u>	<u>20</u>	(N/A)	<u>10</u>
<u>Medical Office/Hospital</u>	<u>20</u>	<u>40</u>	<u>30</u>
<b>Notes</b>			
(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.

	Height (in feet)
<u>Indoor Sales and Service</u> <u>Assembly</u> <u>Manufacture, Light</u> <u>Office, Professional</u> <u>Office, Professional Service</u> <u>Outdoor Recreational, Active</u> <u>Outdoor Recreational, Passive</u> <u>Warehouse/Distribution</u> <u>In-Vehicle Sales and Service</u>	<u>50</u>
<u>Commercial Entertainment, Indoor</u> <u>Manufacture, Heavy</u> <u>Commercial Residential</u> <u>Dwelling, Multifamily</u> <u>Institutional Residential</u>	<u>75</u>

<u>Public Service</u> <u>Religious Institutional</u> <u>Commercial Indoor Lodging</u> <u>High Technology</u> <u>Medical Office/Hospital</u>	<u>100</u>
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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.

Table 14.2G.3.b.X: Allowed Outdoor Operations				
	Customer Service Windows		Outdoor Accessory Uses	
	Walk Up	Drive Through	Seating/Dining	ATMs
<u>Commercial Entertainment, Indoor</u>	Yes	Yes	Yes	No
<u>Commercial Indoor Lodging</u>	No	No	Yes	No
<u>Medical Office/Hospital</u>	No	No	Yes	No
<u>In-Vehicle Sales and Service</u>	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.