

Oxford Square

Development Standards Matrix

The Front Load Traditional Homes, Side Load Traditional Homes and Rear Load Alley Homes are subject to the RF Development Standards set forth in the table below (as amended):

C. Mixed Use Districts

1. Districts Included
 - a. TC: Town Center. (see Article 2.8 for additional regulations)
 - b. 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 (Front Load), Attached (Missing Middle) Dwellings		Feet		20-15 (4)
Commercial Residential, Single Family Attached		Feet		0
Dwelling Multifamily		Feet		25
Other Master Plan Uses - Single Family Detached (Rear Load) and Single Family Detached (Side Load)		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		20-15
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)
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.				
(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 A front loaded garage shall be behind the Habitable Area and have a minimum setback of 25' from the right-of-way.				

(5)	As determined in approved Master Plan:	Single-Family Detached (Rear Load) habitable areas shall have a minimum front setback of 15 ft.				
(6)	To the rear of the primary structure	Single-Family Detached (Side Load) habitable areas shall have a minimum front setback of 15 ft.				
(7)	From centerline of alley					
c.	Use of Minimum Yards. 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. determined in approved Master Plan. Landscaping along Moon Rd shall be subject to approval by the Planning Department.					
	Minimum front yards	TC	RF			
	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 ⁽¹⁾	Yes ⁽⁴⁾ (2)			
	Minimum front Bufferyards	TC	RF			
	Driveways	Yes ⁽¹⁾	(N/A)			
	Signs as regulated by Article VII	Yes ⁽¹⁾	(N/A)			
	Walkways from the sidewalk to a building entrance	Yes ⁽¹⁾	Yes ⁽⁴⁾ (2)			
	Minimum side and rear yards	TC	RF			
	Driveways	Yes ⁽¹⁾	(2)			
	Interior Access Driveways	Yes ⁽¹⁾	(2)			
	Parking Areas	Yes ⁽¹⁾	(2)			
	Loading Areas	Yes ⁽¹⁾	(2)			
	Walkways or other pedestrian way connections to adjoining lots	Yes ⁽¹⁾	Yes ⁽⁴⁾ (2)			
	Minimum side and rear bufferyards	TC	RF			
	Walkways or other pedestrian way connections to adjoining lots	Yes ⁽¹⁾	Yes ⁽⁴⁾ (2)			
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. ⁽²⁾ As Determined in approved Master Plan					
d.	Maximum Building Height	Unit	TC	RF		
	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 ⁽⁶⁾		
	Accessory Dwelling Unit	Feet	(N/A)	20		
	Accessory buildings	Feet	25	25		
e.	Architectural Review		TC	RF		
	Subject to the requirements for the filing of a development plan for architectural and site design review.		Yes	Yes		
f.	Reserved					
g.	Off Street Loading		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		
h.	Reserved					
i.	Single Family, Two-Family, and Multi-Family Development Standards					
	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 ⁽¹⁾	(2)			
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. ⁽²⁾ See Table C.2.a and C.2.b above					
j.	Parking Access, Location, and Garage Type					
	TC: Town Center	Access to Parking Area		Parking Location		
		Street	Alley ⁽¹⁾	Front	Rear	Interior
		⁽³⁾	Req	No	Opt	Opt
	RF: Residential Flex	Access to Parking Area		Parking Location		
		Street	Alley ⁽¹⁾	Front	Rear	Interior
		Dwelling, Single Family Detached, Dwelling, Two Family		No	Req	No
		Frontage Width: 60 feet or less		Opt	Opt	No
	Frontage Width: More than 60 feet, less than 80 feet		Opt	Opt	No	
	Frontage Width: 80 feet or more		Opt	Opt	No	

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

The Rural Estate Homes are subject to the R1 Development Standards set forth in the table below, along with the development standards for the R-1 district set forth in Article 4 of the Town of Plainfield Zoning Ordinance:

A. Single Family Residential Districts

1. Districts Included

- a. RR: Rural Residential. (see Article 2.1 for additional regulations)
- b. R1: Low Density Residential. (see Article 2.2 for additional regulations)
- c. R2: Low Density Residential. (see Article 2.3 for additional regulations)
- d. R3: Medium Density Residential. (see Article 2.4 for additional regulations)
- e. R4: Medium Density Residential. (see Article 2.5 for additional regulations)
- f. R5: High Density Residential. (see Article 2.6 for additional regulations)

2. Single Family Residential Development Standards Matrices

a.	General Development Standards	Unit	RR	R1	R2	R3	R4	R5 ^(a)	R5 ^(b)
	Minimum Lot Area	Sq. Ft.	65,000	30,000	15,000	10,000	6,000	5,000	10,000
	Minimum Lot Width	Feet	150	100	90 ⁽²⁾	80 ⁽²⁾	60	50	70
	Minimum Lot Frontage ⁽¹⁾	Feet	90	50	40	35	25	25	35

	Maximum Lot Coverage		10%	20%	35%	35%	40%	40%	40%
	Maximum Lot Depth-to-Width ratio		3:1	(3)	(3)	(3)	(3)	(3)	(3)
	Mandatory Attachment to public/semi-public water and sewer		No	Yes	Yes	Yes	Yes	Yes	Yes
Notes: (a) Single Family (b) Two-Family (1) On a public street and gain direct access from said public street or an abutting alley (2) For all lots in any subdivision which were included in a primary plat that received approval prior to January 1, 2007, and which were included in an approved, recorded secondary plat within three years of the date of primary plat approval, and if the subdivision is developed in more than one section, approval for each subsequent section shall be filed for within three years of the approval of the prior section. (See Table 14.2A.2.f) (3) Not applicable									
b.	Minimum Yards and Setbacks (front)	Unit	RR	R1	R2	R3	R4	R5	
	Primary Structure	Feet	30	30	30	30	30	30	
	Unenclosed Porch	Feet	20	20	20	20	20	20	
	Minimum Yards and Setbacks (side)	Unit	RR	R1	R2	R3	R4	R5	
	Minimum Yard	Feet	20	10	12 (1)	10 (1)	6	6	
	Minimum Yards and Setbacks (rear)	Unit	RR	R1	R2	R3	R4	R5	
	Accessory Building	Feet	35	10	10	5	5	5	
	Primary Building	Feet	25	25	25	20	20	20	
Notes: (1) For all lots in any subdivision which were included in a primary plat that received approval prior to January 1, 2007, and which were included in an approved, recorded secondary plat within three years of the date of primary plat approval, and if the subdivision is developed in more than one section, approval for each subsequent section shall be filed for within three years of the approval of the prior section. (See Table 14.2A.2.f)									
c.	Maximum Building Height	Unit	RR	R1	R2	R3	R4	R5	
	Primary Building Height	Feet	35	35	35	35	35	35	
	Accessory Building Height	Feet	25	25	25	25	25	25	
d.	Minimum Main Floor Area								
	One Story Building	Unit	RR	R1	R2	R3	R4	R5	
	Main Floor	Sq. Ft.	1,700	1,700	1,500	1,300	1,200	1,000	
	Two or More Story Building	Unit	RR	R1	R2	R3	R4	R5	
	Main Floor	Sq. Ft.	1,200	1,200	1,200	1,100	900	720	
	Total Finished Floor Area	Sq. Ft.	1,700	1,700	1,500	1,300	1,200	1,000	
e.	Reserved								
f.	Special Provisions (1)	Unit	RR	R1	R2	R3	R4	R5	
	Minimum Lot Width	Feet	(N/A)	(N/A)	80 (1)	70 (1)	(N/A)	(N/A)	
	Minimum Side Yard	Feet	(N/A)	(N/A)	8 (1)	6 (1)	(N/A)	(N/A)	
Notes: (N/A) Not Applicable (1) Special Provisions for Certain Lots Primary Platted In A Subdivision Before January 1, 2007. For all lots in any subdivision which were included in a primary plat that received approval prior to January 1, 2007, and which were included in an approved, recorded secondary plat within three years of the date of primary plat approval, and if the subdivision is developed in more than one section, approval for each subsequent section shall be filed for within three years of the approval of the prior section, the development standards set forth below shall be deemed to be modified to read as above.									