

## **PROPOSED ZONING –**

### 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 unit types within a cohesive development. The intent is not to create enclaves of these types of developments, rather to allow 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 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.
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.

1. All wireless facilities and wireless support structures shall be designed to conform with the accepted electrical engineering methods and practices and to comply with the provisions of the National Electric Code, as amended.
2. All wireless facilities and wireless support structures shall be constructed to conform with the requirements of the Occupational Safety and Health Administration (OSHA).
3. All wireless facilities and wireless support structures shall be designed and constructed to all applicable standards of the American National Standards Institute (ANSI) manual, as amended.

**WIRELESS FACILITY.** The set of equipment and network components necessary to provide wireless communications service. The term does not include a wireless support structure.

**WIRELESS SUPPORT.** A freestanding structure designed to support wireless facilities. The term does not include a utility pole or an electrical transmission tower.

**YARD.** An open space, unobstructed to the sky, extending fully across the lot while situated between the front, side or rear lot line and the established front, side or rear building line.

**YARD, FRONT.** An open space, unobstructed to the sky, extending fully across the lot while situated between the front lot line and the established front building line.

**YARD, INTERIOR.** An open space, unobstructed to the sky, extending out from the wall of a multi-family dwelling.

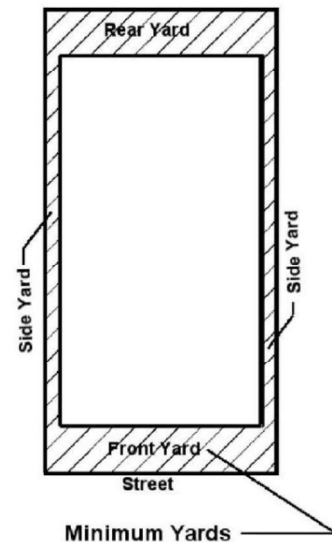
**YARD, MINIMUM.** An open space unobstructed to the sky, extended fully across the lot situated between a lot line and a setback line. **MINIMUM YARDS** may be a front yard, a side yard or a rear yard depending on which lot line the required yard abuts.

**YARD, PERIMETER.** An open space, unobstructed to the sky, extending fully across the lot while situated between any front, side and rear lot line and the minimum required front, side and rear setback.

**YARD, REAR.** An open space, unobstructed to the sky, extending fully across the lot while situated between the rear lot line and the established rear building line.

**YARD SALE.** See **GARAGE SALE.**

**YARD, SIDE.** An open space, unobstructed to the sky, extending fully across the lot while situated between a side lot line and the established side building line.



## 14.0 Appendix

### 14.1 Land Use Matrix

#### A. Intent.

#### B. Use Type Definition within Tables 14.C.1, 14.C.2, and 14.C.3. Within the boxes, the following types of uses apply.

Table 14.1.B: Use Type Definitions within Tables 14.1.C.1		
<b>P</b>	<b>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</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

Plainfield Zoning Ordinance (Through Ord. 02-2024)

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																											
Agricultural Use	E.1.b																											
Commercial Animal Boarding	E.1.c																											
<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																											
Age Restricted Businesses Products and Services	E.2.b																											
Commercial Entertainment, Indoor	E.2.c																											
Commercial Entertainment, Outdoor	E.2.d																											
Indoor Maintenance Service	E.2.e																											
Indoor Sales and Service	E.2.f																											
Permanent Outdoor Display and Sales	E.2.g																											
<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																											
Manufacture, Light	E.3.b																											
Manufacture, Heavy	E.3.c																											
<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																											
General Institutional	E.4.b																											
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	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																					
Campground	E.5.b																											
Commercial Indoor Lodging	E.5.c																											
<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																											
Medical Office/Hospital	E.6.b																											
Office, Personal Service	E.6.c																											
Office, Professional	E.6.d																											
Office, Professional Service	E.6.e																											
<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



**D. Additional Types of Uses**

1. *Accessory uses.*
  - a. Non Master Plan Uses. See Article 4.1: Accessory Uses
  - b. Master Plan Uses. Subject to the provisions of Article 4.1: Accessory Uses, the following Accessory Uses are permitted:
    - 1) Uses specified in an approved Master Plan
    - 2) Uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.
2. *Home occupations.* See Article IV.
3. *Temporary uses.* See Article IV.
  - a. Non Master Plan Uses. See Article 4.2: Temporary Uses, Structures, and Buildings.
  - b. Master Plan Uses. Subject to the provisions of Article 4.2: Temporary Uses, Structures, and Building., the following Temporary Uses, Structures, and Buildings are permitted:
    - 1) Uses specified in an approved Master Plan
    - 2) Uses determined by the Director to be reasonably related to uses specified within the approved Master Plan. The Director shall report these uses to the Plan Commission at their next scheduled meeting.

**E. Definitions and Specific Standards**

1. Agricultural Land Uses
  - a. Agricultural Services
    - 1) **Definition.** Includes all operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used by agricultural operations. Examples of such land uses include but are not limited to: agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities; canning and other packaging facilities; veterinary clinics with outdoor kennels and/or dog runs; and agricultural waste disposal facilities
    - 2) **Specific Standards.** Reserved.
  - b. Agricultural Use
    - 1) **Definition.** An operation which consists of the following uses, individually or in combination: cultivation, the production of livestock; stables; forest or tree production; pasture; setting aside land in a government set-aside reserve program; a farmstead; uses accessory to agricultural operations on the site; or, uses accessory to agricultural operations in the area.
    - 2) **Specific Standards.** Reserved.
  - c. Commercial Animal Boarding.
    - 1) **Definition.** Include land uses which provide short-term and/or long-term boarding for animals.
      - a) Examples of such land uses include but are not limited to: commercial kennels and commercial stables.
      - b) Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory to such land uses and do not require separate consideration.

- 2) Specific Standards. Reserved.
2. Commercial Land Uses
  - a. Adult Entertainment Business
    - 1) Definition. An establishment as defined in Ordinance 02-2009.
    - 2) Specific Standards. As defined in Ordinance 02-2009.
  - b. Age Restricted Businesses, Products, and Services
    - 1) Definition. Uses or establishments that primarily sell products or provide services that typically have age restrictions placed upon them by regulation.
      - a) Examples of such land uses include, but are not limited to, liquor stores, pawn shops, tobacco shops, electronic/vape tobacco shops, check cashing facilities, bars, or taverns
      - b) This does not include restaurants that serve alcohol.
    - 2) Specific Standards. Reserved.
  - c. Commercial Entertainment, Indoor
    - 1) Definition. Land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extends significantly later than most other commercial land uses. Examples of such land uses include but are not limited to: restaurants, theaters, health or fitness centers, all forms of training studios (dance, art, martial arts, etc.) bowling alleys, arcades, roller rinks, and pool halls.
    - 2) Specific Standards. Reserved.
  - d. Commercial Entertainment, Outdoor
    - 1) Definition. All land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Examples of such land uses include but are not limited to: outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks and racetracks.
    - 2) Specific Standards. Reserved.
  - e. Indoor Maintenance Service
    - 1) Definition. Includes all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building.
      - a) This includes self-service facilities such as coin-operated laundromats.
      - b) This does not include the repair of Vehicles or the installation of Vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*
    - 1) Specific Standards. Reserved.
  - f. Indoor Sales and Service
    - 1) Definition. Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building. This includes self-service facilities such as coin-operated laundromats. This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*.
    - 2) Specific Standards. Reserved.
  - g. Permanent Outdoor Display and Sales

- 1) Definition. Definition. Include all land uses which conduct sales or display merchandise or equipment on a permanent basis outside of an enclosed building as the principal or primary use of the lot.
    - a) Examples of such land uses include but are not limited to: Vehicle and equipment rental, manufactured housing sales, monument sales and garden centers.
    - b) Such land uses do not include the storage or display of inoperative Vehicles or equipment, or other materials typically associated with a junk or salvage yard or other permanent outdoor land uses specifically defined by the zoning ordinance such a permanent outdoor display and sales as an accessory use, *Outdoor Commercial Entertainment*, outdoor storage or wholesaling, outdoor *Institutional*, outdoor maintenance service, or Vehicle Sales.
  - 2) Specific Standards. Reserved.
3. Industrial Land Uses
- a. Assembly
    - 1) Definition. The fitting together of previously manufactured parts or sub-assemblies, that do not require additional manufacturing or machining, into a finished item or unit.
    - 2) Specific Standards. Reserved.
  - b. Manufacture, Light
    - 1) Definition. The mechanical or chemical transformation of materials or substances into new products or into a useable form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured parts), or the blending of materials such as lubricating oils, plastics, resins or liquors. These Industrial uses at which all operations (with the exception of loading operations):
      - a) are conducted entirely within an enclosed building;
      - b) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line;
      - c) do not pose a significant safety hazard (such as danger of explosion); and
      - d) comply with all of the performance standards within the Town of Plainfield Town Code.
    - 2) Specific Standards. Reserved.
  - c. Manufacture, Heavy
    - 1) Definition. The mechanical or chemical transformation of materials or substances into new products or into a useable form. Manufacture may include the creation of products (including subsequent assembly of previously manufactured parts), or the blending of materials such as lubricating oils, plastics, resins or liquors.
      - a) Heavy manufacture land uses are industrial land uses which may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; or may involve materials which pose a significant safety hazard. However, in no instance shall a heavy industrial land use exceed the performance standards listed in the Town of Plainfield Town Code.
      - b) Examples of such land uses include but are not limited to: meat product producers; alcoholic beverage producers; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; petroleum and coal product producers; asphalt, concrete or cement producers; tanneries; stone, clay or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial

apparatus producers; transportation Vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

2) Specific Standards. Reserved.

4. Institutional Land Uses

a. Community Institutional

1) Definition. Land uses, public or private, that serve a community's educational, religious, social, recreational, and cultural needs. Community Institutional land uses tend to be smaller in the scale of the structures, sites, and/or usage than General Institutions.

a) Land uses include, but are not limited to, community centers, , civic and fraternal organizations, funeral homes and social welfare organizations,

b) Does not include group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses (see *Institutional Residential*). Does not include general hospitals, special hospitals (see *Medical Office/Hospital*).

2) Specific Standards. Reserved.

b. General Institutional

1) Definition. Land uses, public or private, that serve the community's educational, , social, recreational, and cultural needs. General Institutional land uses tend to be larger in the scale of the structures, sites, and/or usage than Community Institutions.

a) Land uses include, but are not limited to, public recreational facilities such as stadia, gymnasiums, or swimming pools, educational facilities such as schools, libraries, museums, or uses such as cemeteries, fairgrounds, permanently protected green space areas, or correctional facilities.

b) Does not include group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses (see *Institutional Residential*). Does not include general hospitals, special hospitals (see *Medical Office/Hospital*).

2) Specific Standards. Reserved.

c. Public Service

1) Definition. Uses include all town, county, state and federal facilities (except those otherwise treated in this section), emergency service facilities such as law enforcement, fire departments and rescue operations, wastewater treatment plants, public and/or private utility substations, water towers, utility and public service related distribution facilities, and similar land uses.

2) Specific Standards. Reserved.

d. Religious Institutional.

1) Definition. A facility devoted primarily to the purpose of divine worship. Includes related ancillary uses, which are subordinate to and commonly associated with the religious institution use, such as schools and instructional facilities, daycare centers, and social uses.

2) Specific Standards. Reserved.

5. Lodging Land Uses

a. Residential indoor Lodging

1) Definition. The commercial leasing of bedroom(s) for guest(s) within a private, owner-occupied, residential *Dwelling Unit*. Such leasing provides temporary

accommodations, typically including a morning meal, to overnight guests for a fee. Such leasing may also provide for the temporary accommodation of daytime meetings or receptions for guests for a fee. Such leasing caters largely to tourists and the traveling public. Examples include, but are not limited to, uses such as a Bed and Breakfast (B&B) or an "Air B&B".

- 2) Specific Standards. Reserved.
- b. Campground
  - 1) Definition. Facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or Vehicles.
  - 2) Specific Standards. Reserved.
- c. Commercial Indoor Lodging
  - 1) Definition. Include land uses which provide overnight housing in individual rooms or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens and may also provide *indoor* recreational facilities for the exclusive use of their customers.
    - a) Uses include, but are not limited to, hotels, resorts, lodges.
    - b) Does not include uses such as motels, hostels, or boarding houses.
  - 2) Specific Standards. See Plainfield Zoning Ordinance, Article 4.20: Standards for Commercial Indoor Lodging Facilities
6. Office/Professional Land Uses
  - a. High Technology
    - 1) Definition. Uses or facilities for scientific, research, development, educational, computer, software, design, and associated applied technology offices, laboratories, facilities, and organizations.
    - 2) Specific Standards. Reserved.
  - b. Medical Office/Hospital
    - 1) Definition. Land uses such as hospitals; hospice and elder care; outpatient surgery centers; medical diagnostic laboratories; preventive, diagnostic, and acute care for medical, dental, vision, and/or chiropractic care; and the business and/or office service for the above.
    - 2) Specific Standards. Reserved.
  - c. Office, Personal Service
    - 1) Definition. Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis.
      - a) Examples of such land uses include but are not limited to: professional services, insurance services, realty offices, financial services, veterinary clinics without outdoor kennels and/or dog runs, barbershops, beauty shops, and related land uses.
      - b) These uses do not include tattoo or body piercing establishments, pawnshops or payday loan establishments.
    - 2) Specific Standards. Reserved.
  - d. Office, Professional
    - 1) Definition. Exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis. Examples include offices such attorneys, architects, information technology consulting, engineering, or similar uses.
    - 2) Specific Standards. Reserved.
  - e. Office, Professional Service

- 1) Definition. Exclusively indoor land uses whose primary functions are the are the provision of offsite services to individuals, companies, or organizations. Such land uses typically have service Vehicles that are dispatched to individual sites which are to be stored behind the building when not in use.
    - a) Examples of such land uses include but are not limited to: contractors for building trades such as electricians, plumbers, heating, ventilation and cooling (HVAC), utility locating, as well as development uses that also fit within the definition of “Office, Professional”, such as engineering, surveying, and planning services.
    - b) This does not include uses that primarily engage in the delivery or distribution of goods to individuals, companies, or organizations.
  - 2) Specific Standards. Reserved.
7. Recreational Land Uses
- a. Outdoor Recreational, Active
    - 1) Definition. Uses include all recreational land uses located on public property which involves active recreational activities. Examples of such land uses include but are not limited to: play courts (such as tennis courts and basketball courts), playfields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses and similar land uses.
    - 2) Specific Standards. Reserved.
  - b. Outdoor Recreational, Passive
    - 1) Definition. Uses include all recreational land uses located on public property which involves passive recreational activities. Examples of such land uses include but are not limited to: arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.
    - 2) Specific Standards. Reserved.
8. Residential Land Uses
- a. Accessory Dwelling Unit
    - 1) Definition. A dwelling unit that is subordinate and incidental to a primary building on the same lot and may be detached or are added to or included within the primary building.
    - 2) Specific Standards.
      - a) Only one ADU is allowed per lot;
      - b) The finished floor area of an ADU shall be no more than 75 percent of the finished floor area of the primary dwelling or 800 square feet, whichever is less.
      - c) A detached ADU shall not be taller in feet from grade than the primary building on the lot and shall meet all accessory height requirements of the applicable zoning district.
      - d) The unit must satisfy the requirements of all building codes adopted by the Town of Plainfield.
      - e) Must comply with applicable covenants.
      - f) If a separate entrance is provided for an attached ADU it shall be located on:
        - (1) Interior Lots – the side or rear façade.
        - (2) Corner Lots –any façade provided that the maximum number of entry doors facing a street does not exceed (1) door per frontage.

b. Commercial Residential

- 1) Definition. *Dwelling Units* which are located above the ground floor of a building used for a commercial land use most typically an office or retail establishment. The primary advantage of commercial residential is that they are able to share required parking spaces with nonresidential uses. Examples include mixed-use residential/commercial buildings.
- 2) Specific Standards.
  - a) The Commercial Residential building must be at least two (2) stories in height.
  - b) Entrances to the residential and commercial portions must be separate.
  - c) The requirements for commercial design apply.
  - d) The ratio of ground floor retail/office unrelated to the residential use is dependent upon the number of stories, as detailed in the table below. For the purpose of this section, leasing offices, storage areas, vehicle storage areas, and other accessory uses largely or wholly accessible to the residents of the Commercial Residential use are among uses related to the residential uses.

Table 4.1.E.8.b.2: Minimum Percent of Ground Floor Retail/Office Use Unrelated to the Residential or Lodging Use Necessary to Comply as a Commercial Residential Use		
Building Height (in stories)	Percent of ground floor retail/office use unrelated to the residential or lodging use (minimum)	
	Mixed Use Commercial Residential	Commercial Indoor Lodging
1	Not Allowed	Not Allowed
2	75%	85%
3 or more	50%	60%

c. Dwelling, Two Family

- 1) Definition. A building consisting of two dwelling units on one lot which may be either attached side by side or one above the other, and each dwelling unit having a separate or combined entrance.
- 2) Specific Standards.
  - a) Must comply with any applicable covenants
  - b) Units on upper floors shall not be accessible via external stairways

d. Dwelling, Multifamily

- 1) Definition. A *Building* or *Buildings* consisting of three (3) or more Dwelling Units on a single lot, including *Condominiums*, with varying arrangements of entrances and party walls. These uses are typically incompatible in size and massing with detached single-family homes. Examples are apartment buildings and/or apartment complexes.
- 2) Specific Standards.

e. Dwelling, Single Family Attached

- 1) Definition. A building consisting of two (2) or more single-family dwelling units attached by a common wall or walls, and legally platted so that each unit sets on an individual lot providing for fee simple ownership of each lot. Examples include townhomes and may include live/work units.
- 2) Specific Standards.
  - a) Must gain vehicular access via an improved alley or similar means.
  - b) Must comply with applicable covenants.
  - c) Requires Development Plan approval from the Plan Commission.

f. Dwelling, Single Family Detached

- 3) Definition. An individual, detached *Building* containing one (1) *Dwelling* which is either:
  - a) Built in compliance with the Indiana Residential Code;
  - b) A *Modular Dwelling*; or,
  - c) A *Manufactured Dwelling*.
- 4) Specific Standards. Reserved.
- g. Dwelling, Attached (Missing Middle)
  - 1) Definition. A range of multi-unit or clustered housing types, compatible in scale with detached single-family homes. These include buildings with between three and six attached *Dwelling Units*, Examples include apartment houses, live/work units, and cottage developments that have historically existed on scattered sites in low-rise walkable neighborhoods.
  - 2) Specific Standards.
    - a) Must gain vehicular access via an improved alley or similar means.
    - b) Must comply with applicable covenants.
    - c) Units on upper floors shall not be accessible via external stairways.
- h. Institutional Residential
  - 1) Definition. Residential *Dwelling Units* in conjunction with or fulfilling the mission of an Institutional land use.
    - a) Examples of such land uses include but are not limited to: group homes, convents, monasteries, nursing homes, assisted living, recovery homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses.
    - b) Does not include general hospitals, special hospitals (see *Medical Office/Hospital*), prisons, or jails (see *General Institutional* land uses).
  - 2) Specific Standards. Reserved.
9. Storage Land Uses
  - a. Outdoor Storage or Wholesaling
    - 1) Definition. Uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use.
      - a) Examples of such land uses include but are not limited to: contractors' storage yards, equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards.
      - b) Such land uses do not include the storage of inoperative *Vehicles* or equipment, or other materials typically associated with a junkyard or salvage yard.
    - 2) Specific Standards. Reserved.
  - b. Personal Storage Facility
    - 1) Definition. Uses primarily oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Outdoor storage of *Vehicles* and boats may be permissible Such storage areas may be available on either a condominium or rental basis. These land uses are typically known as mini-warehouses or self-storage facilities.
    - 2) Specific Standards. May not be within six hundred (600) feet of a *Gateway Corridor*.
  - c. Truck Terminal
    - 1) Definition. Land and buildings used:

- c. In-Vehicle Sales and Service
  - 1) Definition. Includes all land uses which perform sales and/or services to persons in Vehicles, or to Vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads.
    - a) Examples of such land uses include but are not limited to: drive-in, drive-up, and drive-through facilities.
    - b) *Fueling Stations* and *Truck Fueling Stations* are not considered in-Vehicle sales and service.
    - c) Maintenance or repair of vehicles are not considered in-vehicle sales and service.
  - 2) Specific Standards. Reserved.
- d. Truck Sales and Repair
  - 1) Definition. Permanent outdoor and indoor display of *Trucks* for either new or pre-owned purchase or lease and/or; a facility engaged in one or more of the following for transportation larger than passenger or small commercial Vehicles:
    - a) Indoor retail sales and installation of new, used, and/or rebuilt parts and accessories.
    - b) Indoor repair, not to include the dismantling, or storage of *trucks*.
  - 2) Specific Standards. Reserved.
- e. Vehicle Parts Sales, Repair, and/or Maintenance
  - 1) Definition. A facility engaged in one or more of the following:
    - a) Indoor retail sales and installation of new, used, and/or rebuilt Vehicle parts and accessories.
    - b) Indoor repair of Vehicles, not to include the sales, dismantling, or storage of Vehicles.
    - c) Cleaning and detailing of Vehicles, either by manual or automated means, including car washes
  - 2) Specific Standards. Reserved.
- f. Vehicle Sales
  - 1) Definition. Permanent outdoor and indoor display of motorized passenger or light commercial *Vehicles* licensable in the State of Indiana for roadway use, either new or pre-owned for purchase or lease.
  - 2) Specific Standards. Reserved.

## 14.2 Development Standards Matrices

### 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

Table 14.2A.2.a-f: Single Family Residential District Development Standards									
a.	General Development Standards	Unit	RR	R1	R2	R3	R4	R5 <sup>(a)</sup>	R5 <sup>(b)</sup>
	Minimum Lot Area	Sq. Ft.	65,000	30,000	15,000	10,000	6,000	5,000	10,000

Plainfield Zoning Ordinance (Through Ord. 02-2024)

	Minimum Lot Width	Feet	150	100	90 <sup>(2)</sup>	80 <sup>(2)</sup>	60	50	70
	Minimum Lot Frontage <sup>(1)</sup>	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	<sup>(3)</sup>	<sup>(3)</sup>	<sup>(3)</sup>	<sup>(3)</sup>	<sup>(3)</sup>	<sup>(3)</sup>
	Mandatory Attachment to public/semi-public water and sewer		No	Yes	Yes	Yes	Yes	Yes	Yes
<p>Notes:</p> <p><sup>(a)</sup> Single Family</p> <p><sup>(b)</sup> Two-Family</p> <p><sup>(1)</sup> On a public street and gain direct access from said public street or an abutting alley</p> <p><sup>(2)</sup> 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)</p> <p><sup>(3)</sup> Not applicable</p>									
<b>b.</b>	<b>Minimum Yards and Setbacks (front)</b>	<b>Unit</b>	<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	
	Primary Structure	Feet	30	30	30	30	30	30	
	Unenclosed Porch	Feet	20	20	20	20	20	20	
	<b>Minimum Yards and Setbacks (side)</b>	<b>Unit</b>	<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	
	Minimum Yard	Feet	20	10	12 <sup>(1)</sup>	10 <sup>(1)</sup>	6	6	
	<b>Minimum Yards and Setbacks (rear)</b>	<b>Unit</b>	<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	
	Accessory Building	Feet	35	10	10	5	5	5	
	Primary Building	Feet	25	25	25	20	20	20	
<p>Notes:</p> <p><sup>(1)</sup> 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)</p>									
<b>c.</b>	<b>Maximum Building Height</b>	<b>Unit</b>	<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	
	Primary Building Height	Feet	35	35	35	35	35	35	
	Accessory Building Height	Feet	25	25	25	25	25	25	
<b>d.</b>	<b>Minimum Main Floor Area</b>								
	<b>One Story Building</b>	<b>Unit</b>	<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	
	Main Floor	Sq. Ft.	1,700	1,700	1,500	1,300	1,200	1,000	
	<b>Two or More Story Building</b>	<b>Unit</b>	<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	
	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	
<b>e.</b>	<b>Eligibility to use Development Incentives</b>		<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	
	Eligible to use Development Incentives		No	Yes	Yes	Yes	No	No	
<b>f.</b>	<b>Special Provisions <sup>(1)</sup></b>	<b>Unit</b>	<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	
	Minimum Lot Width	Feet	(N/A)	(N/A)	80 <sup>(1)</sup>	70 <sup>(1)</sup>	(N/A)	(N/A)	
	Minimum Side Yard	Feet	(N/A)	(N/A)	8 <sup>(1)</sup>	6 <sup>(1)</sup>	(N/A)	(N/A)	
<p>Notes:</p> <p><sup>(N/A)</sup> Not Applicable</p> <p><sup>(1)</sup> 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.</p>									

**B. Multi-Family Districts**

1. Districts Included
  - a. R6: High Density Residential (see Article 2.7 for additional regulations)
  - b. RI: Residential Infill (see Article 2.XX for additional regulations)
  - c. RU: Urban Residential (see Article 2.17 for additional regulations)

2. Multi-Family Residential Development Standards Matrices

Table 14.2B.2.a-i: Multi-Family Residential District Development Standards					
<b>a.</b>	<b>General Development Standards</b>	<b>Unit</b>	<b>R6</b>	<b>RU</b>	<b>RI</b>
	Maximum project gross density	Dwelling units per acre	8	(N/A)	(N/A)
	Minimum project frontage on a public street and gain access from said public street	Feet	150	50 <sup>(1)</sup>	50
	Mandatory Attachment to public/semi-public water and sewer		Yes	Yes	Yes
<p>Notes: <sup>(1)</sup> Or abutting alley</p>					

Plainfield Zoning Ordinance (Through Ord. 02-2024)

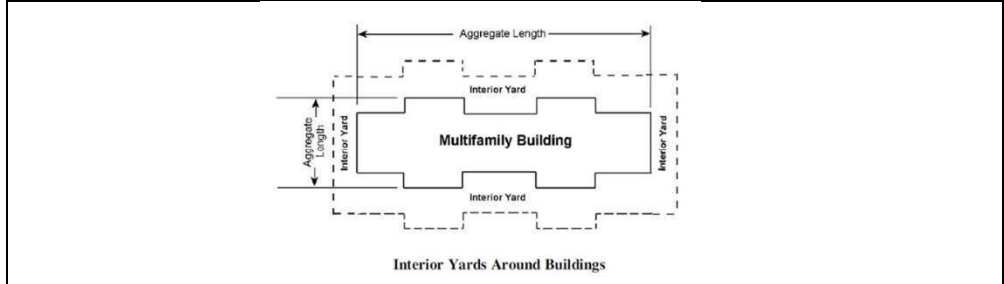
(N/A) Not applicable					
<b>b. Minimum Yards and Setbacks</b>					
	<b>Front</b>	<b>Unit</b>	<b>RU</b>	<b>RI</b>	<b>RI</b>
	Front (minimum)	Feet	20	5	10
	Front (maximum)	Feet	(N/A)	25	20
	<b>Side</b>	<b>Unit</b>	<b>R6</b>	<b>RU</b>	<b>RI</b>
	Side	Feet	30	(Below)	15
	Accessory Building	Feet	(N/A)	6	10
	Nonresidential Uses	Feet	(N/A)	15	(N/A)
	Residential Uses	Feet	(N/A)	6	(N/A)
	<b>Rear (minimum)</b>	<b>Unit</b>	<b>R6</b>	<b>RU</b>	<b>RI</b>
	Rear	Feet	30	(Below)	20
	Accessory Building	Feet	(N/A)	5	10
	Primary Building	Feet	(N/A)	25	15
	<b>Interior Yard (minimum)</b>	<b>Unit</b>	<b>R6</b>	<b>RU</b>	<b>RI</b>
	Buildings containing Dwelling units	Feet	15 <sup>(1)</sup>	6	15
	Accessory buildings or uses	Feet	5	5	10
<b>Notes</b> (N/A) – Not Applicable (Below) –Detailed Standards for uses or structures immediately below <sup>(1)</sup> –Or ten (10) feet plus one (1) additional foot for every ten (10) feet of aggregate length of any wall of a building, whichever is the greater.					
	<b>Front</b>		<b>R6</b>	<b>RU</b>	<b>RI</b>
	Driveways		Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>
	Walkways with a maximum width of up to six feet		Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>
	Signs as regulated by Article VII		Yes <sup>(1)</sup>	No	Yes <sup>(1)</sup>
	Front stairs, stoops, patios or open balconies which project no more than ten feet from the building, but shall not encroach into any public right-of-way		No	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>
	<b>Side</b>		<b>R6</b>	<b>RU</b>	<b>RI</b>
	Open space free from buildings or structures		Yes	Yes	Yes
	<b>Rear</b>		<b>R6</b>	<b>RU</b>	<b>RI</b>
	Open space free from buildings or structures		Yes	Yes	Yes
	Driveways		No	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>
	Walkways		No	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>
	Parking Areas		No	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>
	Interior Access Drives		No	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>
	Interior Access Driveways		No	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>
	<b>Interior Yards around building containing dwelling units (See 14.2.B.3.a-c below)</b>		<b>R6</b>	<b>RU</b>	<b>RI</b>
	Individual interior access drives leading to attached garages serving individual units		Yes	No	No
	Open space		Yes	Yes	Yes
	Foundation landscaping		Yes	Yes	Yes
	Walkways not exceeding six (6) feet in width		Yes	Yes	Yes
	Interior access drives, parking areas, open balconies, uncovered porches and patios which do not project more than 50% into the required interior yard.		Yes	No	No
	Interior access drives leading to parking areas located between the rear lot line and the rear building line.		No	Yes	Yes
	Interior access drives leading to overhead garage doors.		No	Yes	Yes
	Uncovered porches and patios which do not project more than five feet into the required interior yard.		No	Yes	Yes
	<b>Interior yards around accessory buildings or uses (See 14.2.B.3.d below)</b>		<b>R6</b>	<b>RU</b>	<b>RI</b>
	Open space		Yes	Yes	Yes
	Foundation landscaping		Yes	Yes	Yes
	Walkways not exceeding six (6) feet in width		Yes	No	No
	Interior access drives leading to carports or overhead garage doors.		Yes	Yes	Yes
	Walkways with no maximum width		No	Yes	Yes
<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.					
<b>d. Building Height</b>					
	Maximum Height of Primary Building, not to exceed containing a Dwelling Unit (R6 and RU)		<b>Stories</b>	<b>Feet</b>	
	R6		5	50	
	RU		3	40	
	Maximum Height of Primary Building, not to exceed containing a Dwelling Unit (RI)		<b>Stories</b>	<b>Feet</b>	
	Commercial Residential, Multifamily Dwelling, Institutional Residential		4	40	
	Single Family Attached Dwelling, Attached Dwelling (Missing Middle)		3	45	
	Minimum Height of Primary Building, not to exceed containing a Dwelling Unit (RI)		<b>Stories</b>	<b>Feet</b>	
	Commercial Residential, Multifamily Dwelling, Institutional Residential		8	100	

	Single Family Attached Dwelling, Attached Dwelling (Missing Middle)	2	24
<b>e.</b>	<b>Architectural Review</b>	<b>R6</b>	<b>RU</b> <b>RI</b>
	Subject to the requirements for the filing of a development plan for architectural and site design review.	Yes	Yes Yes
<b>f.</b>	<b>Eligibility to use Development Incentives</b>	<b>R6</b>	<b>RU</b> <b>RI</b>
	Eligible to use Development Incentives set forth in Article V of this ordinance.	No	No No
<b>g.</b>	<b>Developed recreational open space requirements.</b>	<b>R6</b>	<b>RU</b> <b>RI</b>
	Percent of total lot are of the project area	Unit Percent	10 (N/A) (N/A)
	May overlap any required interior yards or perimeter yards	No	(N/A) (N/A)
	Direct linkage to any adjacent portion of the Greenway Plan	Yes	(N/A) (N/A)
<b>Notes:</b> (N/A) – Not Applicable			
<b>h.</b>	<b>Utilization of private streets, interior access driveways and interior access drives in compliance with the standards set forth in Article IV to serve individual buildings and dwelling units.</b>	<b>R6</b>	<b>RU</b> <b>RI</b>
	Private Streets	Yes	Yes Yes
	Interior access driveways	Yes	Yes Yes
	Interior access drives	Yes	Yes Yes
<b>i.</b>	<b>Development Standards within the RU District. Unless specified elsewhere, the following development standards for single and two-family dwellings shall apply:</b>	<b>Single Family Dwellings</b>	<b>Two-Family Dwellings</b>
	Individual Lots	R-4 District	R-5 District

3. Interior Yards Examples

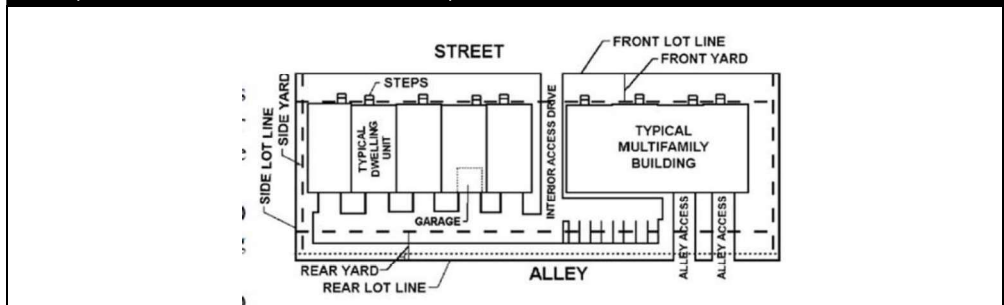
- a. The distance between buildings shall be the sum of each applicable minimum interior yard;
- b. Interior yards shall be measured perpendicular to the building or structure at all points; and,

Example 4.12B.3.a and b: Interior Yard Around Buildings



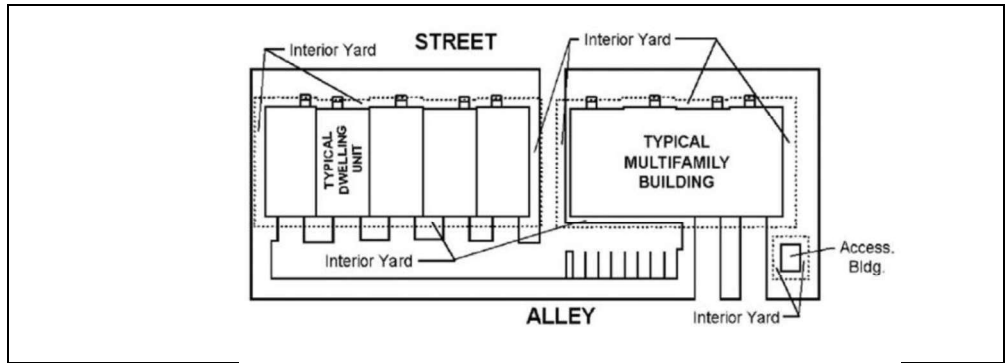
- c. Interior yards shall not overlap any required perimeter yards (R-6) or lot line (RU).

Example 4.12B.3.c: Interior Yard Relationship to Perimeter Yards



- d. Interior Yards around Accessory Buildings.

Example 4.12B.3.d: Interior Yard Around Accessory Buildings



**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, 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)

**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

(5) As determined in approved Master Plan

(6) To the rear of the primary structure

(7) From centerline of alley

Plainfield Zoning Ordinance (Through Ord. 02-2024)

<b>c.</b>	<b>Use of Minimum Yards.</b> 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		<b>TC</b>	<b>RF</b>			
	Driveways		Yes <sup>(1)</sup>	(2)			
	Signs as regulated by Article VII		Yes <sup>(1)</sup>	(2)			
	Plazas developed in compliance with Article 5.6C(3)(a)		Yes <sup>(1)</sup>	(2)			
	Walkways from the sidewalk to a building entrance		Yes <sup>(1)</sup>	Yes <sup>(1)</sup>			
	<b>Minimum front Bufferyards</b>		<b>TC</b>	<b>RF</b>			
	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>(1)</sup>			
	<b>Minimum side and rear yards</b>		<b>TC</b>	<b>RF</b>			
	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>(1)</sup>			
	<b>Minimum side and rear bufferyards</b>		<b>TC</b>	<b>RF</b>			
	Walkways or other pedestrian way connections to adjoining lots		Yes <sup>(1)</sup>	Yes <sup>(1)</sup>			
<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. <sup>(2)</sup> As Determined in approved Master Plan						
<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>(3)</sup>			
	Accessory Dwelling Unit	Feet	(N/A)	20			
	Accessory buildings	Feet	25	25			
<b>e.</b>	<b>Architectural Review</b>		<b>TC</b>	<b>RF</b>			
	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>		<b>TC</b>	<b>RF</b>			
	Eligible to use Development Incentives set forth in Article V of this ordinance.		Yes	No			
<b>g.</b>	<b>Off Street Loading</b>		<b>TC</b>	<b>RF</b>			
	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>Reserved</b>						
<b>i.</b>	<b>Single Family, Two-Family, and Multi-Family Development Standards</b>						
	<b>Single Family Dwellings</b>		<b>TC</b>	<b>RF</b>			
	Individual Lots		R-4 District	(2)			
	Part of a larger multi-family dwelling project		RU District	(2)			
	<b>Two-Family Dwellings</b>		<b>TC</b>	<b>RF</b>			
	Individual Lots		R-5 District	(2)			
	Part of a larger multi-family dwelling project		RU District	(2)			
	<b>Multi-Family Dwellings</b>		<b>TC</b>	<b>RF</b>			
	Multi-family that is not a mixed use		RU District <sup>(1)</sup>	(2)			
<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. <sup>(2)</sup> See Table C.2.a and C.2.b above						
<b>j.</b>	<b>Parking Access, Location, and Garage Type</b>						
	<b>TC: Town Center</b>	<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>	
		<sup>(3)</sup>	Req	No	Opt	Opt	
	<b>RF: Residential Flex</b>	<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 Detached, Dwelling, Two Family					
		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>	

Plainfield Zoning Ordinance (Through Ord. 02-2024)

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	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 <sup>(4)</sup>	Opt	No	
Frontage Width: 80 feet or more	Opt	No	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	
<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)</sup> Not in TC: Town Center				

**D. Commercial Districts**

1. Districts Included

- a. AC: Automotive Commercial. (see Article 2.19 for additional regulations)
- b. GC: General Commercial. (see Article 2.11 for additional regulations)
- c. HB: Highway Business. (see Article 3.9 for additional regulations)
- d. NR: Neighborhood Retail Commercial. (see Article 2.9 for additional regulations)
- e. OD: Office District. (see Article 2.10 for additional regulations)

2. Commercial Districts Development Standards Matrix

<b>a.</b>	<b>Minimum Lot Width and Frontage.</b> Each lot or integrated center shall have a minimum lot width and frontage on a public street as shown below:	<b>Unit</b>	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>
	Minimum Lot Width and Frontage	Feet	50	50	50	50	50
<b>b.</b>	<b>Minimum Yard and Setbacks</b>	<b>Unit</b>	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>
	<b>Minimum Front Yard and Building Setback</b>	<b>Unit</b>	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>
	Front	Feet	20	20	20	20	20
	Outdoor Dining	Feet	10	10	10	10	10
	<b>Minimum Side Yard and Setback</b>	<b>Unit</b>	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>
	Minimum Side Yard	Feet	10	10	10	10	10
	Minimum Side Bufferyard <sup>(1)</sup>	Feet	20	20	20	15	15
	<b>Minimum Side Yard and Setback</b>	<b>Unit</b>	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>
	Minimum Rear Yard	Feet	10	10	10	10	10
	Minimum Rear Bufferyard <sup>(1)</sup>	Feet	20	20	20	15	15
	<b>Minimum Yards for Out Lots</b>	<b>Unit</b>	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>
	Out Lot to Out Lot	Feet	5	5	5	5	5
	Out Lot to Integrated Center Perimeter	Feet	<sup>(2)</sup>	<sup>(2)</sup>	<sup>(2)</sup>	<sup>(2)</sup>	<sup>(2)</sup>
	Main Integrated Center to Outlot	Feet	0	0	0	0	0
<b>Notes:</b>	<sup>(1)</sup> When facing or abutting a residential use that is not legal nonconforming. <sup>(2)</sup> Applicable minimum front, side or rear yard requirements for the zoning district.						
<b>c.</b>	<b>Use of Minimum Yards.</b> 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.	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>	
	<b>Minimum Front Yards</b>	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>	
	Driveways	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	
	<b>Minimum Front Bufferyards</b>	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>	
	Driveways	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	Yes <sup>(1)</sup>	
	<b>Minimum Side and Rear Yards</b>	<b>AC</b>	<b>GC</b>	<b>HB</b>	<b>NR</b>	<b>OD</b>	