

## 2.18 MU Mixed Use District.

Intent - The MU Mixed Use *District* is established to promote the development of an urban ~~residential~~-environment. The regulations are intended to encourage ~~single family urban residential use and development while allowing flexibility for minor office and commercial uses~~ mixed use development that includes low intensity retail/commercial or office uses adjacent to or in combination with residential uses. The *Development Standards* in this *District* are designed to: promote a residential friendly urban character of development; encourage the maintenance and renovation of historic structures; encourage a pedestrian oriented design throughout the *District*; and, maintain an appropriate pedestrian scale, massing and relationship between *Buildings* and *Structures* within the *District*.

### A. Permitted Uses.

#### 1. Primary Uses.

##### Educational Uses

*Child Care Home* (that is used as the primary residence of the person who operates the *Child Care Home*)

Food Sales and Service\*  
Restaurant without alcoholic beverage sales and without drive-in or drive-thru service

Miscellaneous \*  
*Bed & Breakfast*

##### Office / Professional Services

Architect  
Artist  
Consultant  
Design Services  
Engineer  
Insurance Agent  
Lawyer  
Musician  
Photographic Studio  
Real Estate Office  
Travel Agency

##### Personal Service \*

Barber Shop  
Beauty Shop

##### Residential

~~*Dwelling Unit*~~ —upper level  
~~*Dwelling Unit*~~ —first floor with business—(see Article 2.18, B., 16, below)

*Residential Facility for the Developmentally Disabled*  
*Residential Facility for the Mentally Ill*  
*Single Family Dwelling* (See Article 2.18, B., 14. for applicable *Development Standards*)

##### Retail \*

Antique Shop  
Art Gallery

\* - See Article 2.18, B., 5. for area limitations.

2. Special Exception Uses.

Clothing Service \*

Costume Rental  
Dressmaking  
Dry Cleaning and Laundry Establishment  
Millinery (Fabric) Shop  
Shoe Repair Shop  
Tailor and Pressing Shop  
Tuxedo Rental

~~Communication / Utilities~~

~~Electricity Relay Station  
Public Utility Substation  
Pumping Stations  
Water Towers~~

Educational Uses

*Child Care Center  
Child Care Ministry  
Cottage School  
Public Library*

Food Sales and Service \*

Bakery – Retail  
Convenience Store  
Dairy Bar – Retail  
Delicatessen  
Grocery  
Ice Cream Store – Retail  
Restaurant with ~~or without~~ alcoholic beverages and without drive-in or drive-thru service  
Yogurt Store – Retail

Government Use

~~Fire Station~~  
Governmental Offices  
~~Municipal / State Road Maintenance Facility~~  
Police Station  
Post Office – without outside parking of delivery vehicles.

Miscellaneous \*

~~Bus Station~~  
Clinic (medical, dental or optometrists)  
Electrical / Electronics Repair  
Office / Professional Services  
Bank / Savings & Loan / Credit Union  
Bank Machines - Walk-up  
Dentist  
Financial Institution  
Physician  
Pharmacist  
Professional Offices (any type)

Public Facilities

Community Center  
Funeral Home  
Mortuary  
*Neighborhood Recycling Collection Point*

Parking Garage

Parking Lot – Commercial  
Public Park  
*Religious Use*

Recreation \*

Aerobics Studio  
Arcade  
Banquet Hall  
Billiard Hall  
Dance Studio  
Fraternal Organization  
Gymnastics Studio  
Lodge or Private Club  
Social Club  
Swimming Pool - private or public  
Theater – Indoor

Residential

Assisted Living Facility  
*Group Home*  
*Multifamily Dwelling* (See Article 2.18, B., 13 for applicable *Development Standards*)  
*Two Family Dwelling* (See Article 2.18, B., 15. for applicable *Development Standards*)

Retail \*

Apparel Shop  
Arts and Craft Store  
Bicycle Sales and Service  
Camera Store  
Card Shop  
Clock Shop

Retail (Continued) \*

Coin and Stamp Shop  
Computer Store  
Drug Store  
Flower Shop  
Frame Shop  
Gift Shop  
Hobby Shop  
Jewelry Store  
Liquor Store  
Music Store  
Newsdealer  
Shoe Store  
Stationery and Book Store  
Tobacco Store  
Toy or Game Shop  
Video Store

\* - See Article 2.18, B., 5. for area limitations.

3. *Accessory Uses* – See Article IV.
4. *Home Occupations* – See Article IV.
5. *Temporary Uses* – See Article IV.

**B. Development Standards.**

1. Minimum *Lot Width* and *Frontage* - each *Lot* or *Integrated Center* shall have a minimum *Lot Width* and *Frontage* on a *Public Street* of 30 feet.
2. *Yards* and *Building Setbacks*

- a. Front - a *Front Yard* and *Building Setback* measured from the greater of the *Proposed Right-Of-Way* or existing *Right-of-Way* shall be provided as follows (see Article 5.6, C., 3., a., for additional regulations):

	<u>Minimum</u>	<u>Maximum</u>
<i>Interstate Street:</i>	60'	NA
<i>Primary Arterial Street:</i>	30'	NA
<i>Secondary Arterial Street:</i>	30'	NA
<i>Collector Street:</i>	5'	<del>20'</del> 10'
<i>Local / Cul-de-Sac Street:</i>	5'	<del>20'</del> 10'

Provided, however, on all *Collector Streets*, *Local Streets* and *Cul-de-Sac Streets*, *Parking Areas* and *Interior Access Drives* shall not be located in front of the *Maximum Setback*.

- b. *Minimum Side Yard* and *Setback* – The *Minimum Side Yard* and *Setback* for all *Integrated Centers* and *Single Use Sites* shall be as follows:

- (1) *Minimum Side Yard* – five (5) feet.
- (2) *Minimum Side Bufferyard* – fifteen (15) feet.

- c. *Minimum Rear Yard* and *Setback* – The *Minimum Rear Yard* and *Setback* for all *Integrated Centers* and *Single Use Sites* shall be as follows:

- (1) *Minimum Rear Yard* – ten (10) feet
- (2) *Minimum Rear Bufferyard* – fifteen (15) feet

- d. *Minimum Yards* for *Out Lots* - All *Lots* which are part of an *Integrated Center* shall be considered *Out Lots*. *Out lots* within an *Integrated Center* shall not be required to provide a *Minimum Side Yard* or *Minimum Rear Yard* along *Lot Lines* in common with other *Out Lots*. If any portion of an *Out Lot* abuts the perimeter of an *Integrated Center*, that portion of the *Out Lot* shall be required to comply with the applicable *Minimum Front Yard*, *Minimum Side Yard* or *Minimum Rear Yard* requirements set forth above.

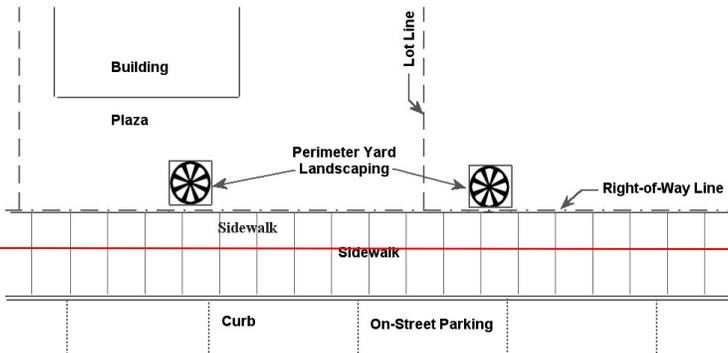
3. Use of *Minimum Yards* and *Bufferyards*

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:

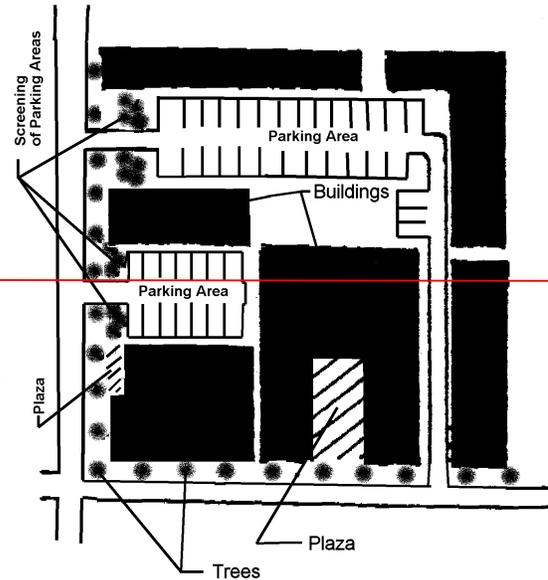
a. Minimum *Front Yards* –

- (1) along all *Interstate Streets*, *Primary Arterial Streets* or *Secondary Arterial Streets* – may include: *Parking Areas*, *Loading Areas*, *Interior Access Drives*, or *Interior Access Driveways*, provided that no portion of such area may be located closer to the *Right-Of-Way* than fifteen (15) feet; or, *signs* as regulated by Article VII – Sign Regulations of this Ordinance, and shall be otherwise maintained as *Open Space* free from *Buildings* or *Structures*;
- (2) along all *Collector Streets*, *Local Streets* or *Cul-de-Sac Streets* – may include: *Driveways*; *Signs* as regulated by Article VII – Sign Regulations of this Ordinance; or, *Plazas* developed in compliance with the Article 5.6, C., 3., a. following requirements:
  - ~~(a) — *Plazas shall be located adjacent to a Building*;~~
  - ~~(b) — *Plazas shall be surfaced with concrete, brick or other form of hardsurface pavers appropriate for the proposed development, except for those areas used for lawn area, trees, foundation landscaping or planters*;~~
  - ~~(c) — *Plazas shall maintain surface areas at a slope of less than 3%, surface areas may be stepped, where appropriate, as necessary to accommodate natural topography; and*;~~
  - ~~(d) — *that portion of the Plaza perimeter located adjacent to a Front Lot Line shall include shade or ornamental trees planted with a maximum spacing of forty (40) feet on center. If Street trees have already been installed on an abutting lot, the on-center spacing shall be measured from the existing street trees. Overall Street tree location within each MU District shall begin in any block with a*~~

measurement from the edge of the nearest clear site area.



Example of Tree Placement along Street Frontage



Plaza Location and Street Frontage Landscaping

- b. Minimum Front *Bufferyards* - may include: *Driveways*; or, *Signs* as regulated by Article VII – Sign Regulations of this Ordinance, and shall otherwise be maintained as open space free from *Buildings* or *Structures*;
  - c. Minimum *Side Yards* and *Rear Yards* – may include *Driveways*, *Interior Access Driveways*, *Parking Areas*, *Loading Areas*, *Walkways* or other pedestrian way connections to adjoining *Lots*, provided that the remainder of said *yards* shall be maintained as opens space free from *Buildings* or *Structures*;
  - d. Minimum *Side Bufferyards* and *Rear Bufferyards* – may include *Walkways* or other pedestrian way connections to adjoining residential areas provided that the remainder of said *Yards* shall otherwise be maintained as open space free from *Buildings* or *Structures*.
4. *Maximum Building Height*:
- Forty (40) feet; not to exceed three (3) stories.

5. Maximum *Gross Floor Area*:

For any use listed under the following headings, no single use, whether free-standing or contained in an *Integrated Center*, shall exceed five thousand (5,000) square feet of *Gross Floor Area*:

<u>Clothing Service</u>	<u>Personal Services</u>
<u>Food Sales and Service</u>	<u>Recreation</u>
<u>Miscellaneous</u>	<u>Retail</u>

6. Landscaping – See Article 4.7 – Landscape Provisions.

7. Lighting – See Article 4.9 – Lighting Standards.

8. *Signs* – See Article VII – Sign Regulations.

9. Parking – See Article 4.10 – Off-Street Parking Regulations; provided, however:

9.a. Non-Residential Uses:

a.(1) The total number of required *Off-Street Parking Spaces* for a *Single Use Site* or *Integrated Center* in the MU District shall be reduced by fifty (50) percent.

b.(2) A *Single Use Site* or *Integrated Center* in the MU District may include:

(1)(a) *On-Street Parking* located immediately adjacent to the *Single Use Site* or *Integrated Center*, if the design and location of such adjacent *On-Street Parking* is approved by the *Town Engineer*; or,

(2)(b) One (1) row of *Parking Spaces* located along and accessed directly from an *Alley* abutting a *Side Lot Line* or a *Rear Lot Line*, if the design and location of such adjacent *Alley* accessed *Parking* is approved by the *Town Engineer*.

(3) If *On-Street Parking Spaces* or *Alley* accessed *Parking Spaces* are approved and provided, the amount of *Off-Street Parking Spaces* required by this Ordinance for the *Single Use Site* or *Integrated Center* shall be deemed to be further reduced by the number of *On-Street Parking Spaces* and *Alley* accessed *Parking Spaces* provided immediately adjacent to the *Single Use Site* or *Integrated Center*.

e.b. Dwelling Uses - All Dwelling uses, whether Single Family Dwellings, Two-Family Dwellings, Multifamily Dwellings, or Dwelling Units in a mixed-use building, located within the boundaries of the Conceptual Downtown Redevelopment Plan, shall provide Parking Spaces at a ratio of one (1) Parking Space per Dwelling Unit. Such Parking Spaces shall comply with the requirements of Article IV, provided, however, such Parking Spaces may be accessed directly from an Alley abutting a Side Lot Line or a Rear Lot Line, if the design and location of such adjacent Alley accessed Parking is approved by the Town Engineer.

10. Loading – See Article 4.11 – Off-Street Loading Regulations.
11. Greenway Connection Required – If the *Lot* abuts any portion of a greenway, a direct linkage from the project to such greenway shall be provided.
12. Outdoor Operations - All uses and operations (except *Off-Street Parking*, *Off-Street Loading* and delivery and walk-up customer service windows) shall be conducted completely within enclosed *Buildings*, except where expressly permitted below:
  - a. Outdoor seating for restaurants provided that such outdoor seating:
    - (1) shall not be located in any *Street Right-of-Way*;
    - (2) shall be permitted only along the business' tenant bay or storefront façade; and,
    - (3) shall not block an entrance or exit to or from the business or *Building*;
  - b. Outdoor display or sales of merchandise:
    - (1) shall not be located in any *Street Right-of-Way*;
    - (2) shall be located against the *Building* façade;
    - (3) shall be permitted only along the business' tenant bay or storefront façade;
    - (4) shall not block an entrance or exit to or from the business or *Building*;
    - (5) shall not exceed ten percent (10%) of the *Gross Floor Area* of each non-related and separately operated use; and,

- (6) shall be permitted only during the hours of operation of the business and shall be removed at the close of each business day;
- c. Walk-up customer service windows or Automated Teller Machines (ATM's), provided that such facilities are not free-standing and are set flush with the façade of the *Building*.
- d. Vending machines - provided that vending machines:
  - (1) shall be adjacent to the exterior wall of the *Building*; and,
  - (2) shall not be located in a required *Yard* or required *Bufferyard*.

~~13. — *Development Standards for Multifamily Dwellings.*~~

~~Notwithstanding anything in this MU District to the contrary, a *Multifamily Dwellings Building*, which is not a mixed use *Building*, shall be subject to the *Development Standards* of the R-U District.~~

14.13. *Development Standards for Single Family Dwellings.*

- a. On Individual *Lots* – Notwithstanding anything in this MU District to the contrary, a *Single Family Dwelling* which is located on an individual *Lot* shall be subject to the *Development Standards* of the R-4 District.
- b. Part of a larger *Multifamily Dwelling* project – Notwithstanding anything in this MU District to the contrary, a *Single Family Dwelling* which is part of a larger *Multifamily Dwelling* project shall be subject to the *Development Standards* of the R-U District.

15.14. *Development Standards for Two Family Dwellings.*

- a. On Individual *Lots* – Notwithstanding anything in this MU District to the contrary, a *Two Family Dwelling* which is located on an individual *Lot* and which is not part of a larger *Multifamily Dwelling* project shall be subject to the *Development Standards* of the R-5 District applicable to a *Two Family Dwelling*.
- b. Part of a larger *Multifamily Dwelling* project – Notwithstanding anything in this MU District to the contrary, a *Two Family Dwelling* which is part of a larger *Multifamily Dwelling* project shall be subject to the *Development Standards* of the R-U District.

~~16.15.~~ Additional Development Standards for Dwelling Units in Mixed-Use Buildings.

Dwelling Units in mixed-use Buildings in the MU: Mixed Use District shall be located on the upper stories of Buildings, or first floor with a business, unless authorized by the approval of a Development Incentive.

**C. Architectural Review.**

All *Lots* located in the MU: Mixed Use *District* when located within the "Town Center Neighborhood" as designated in The Town of Plainfield, IN, Town Center Plan shall be subject to the requirements for: the filing of a *Development Plan* for Architectural and Site Design Review; and, compliance with the *Development Requirements*, both as set forth in Article V.

**D. Development Incentives.**

Any proposed development located in the MU: Mixed Use District shall be eligible to utilize the Development Incentives set forth in Article 5.6 of this Ordinance.