

**2.17 R-U: Urban Residential District.**

Intent – The R-U: Urban Residential *District* is established to protect, promote and maintain the development of downtown, urban style *Dwellings* and to provide for limited public and institutional uses that are compatible with a residential neighborhood. The *Development Standards* are designed to promote the establishment of residential *Dwelling* projects (including *single family dwelling, two family dwelling*, apartment, townhouse or row house style developments) in developed areas near the Town Center or other appropriate "village" settings and which are served by a full range of public amenities.

**A. Permitted Uses.**

1. *Primary Uses*
  - a. *Single Family Dwellings* (see Article 2.17, B., 15. for applicable *Development Standards*).
  - b. *Two Family Dwellings* (see Article 2.17, B., 16. for applicable *Development Standards*).
  - c. *Multifamily Dwellings*.
  - d. *Residential Facility for the Developmentally Disabled*.
  - e. *Residential Facility for the Mentally Ill*.
  - f. *Child Care Home* (that is used as the primary residence of the person who operates the *Child Care Home*).
  
2. *Special Exception Uses.*

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| <p><u>Utilities</u><br/>                     Public Utility Substation<br/>                     Pumping Station<br/>                     Sewage Treatment Plant; Telephone Exchange<br/>                     Water Treatment Plant<br/> <u>Educational Use</u><br/>                     Kindergarten<br/> <i>Child Care Ministry</i><br/>                     Public Library<br/>                     Schools, Public or Private<br/> <u>Governmental Use</u><br/>                     Fire Station<br/>                     Municipal / State Road Maintenance Facility<br/>                     Police Station<br/>                     Post Office</p> | <p><u>Miscellaneous</u><br/> <i>Tourist Home / Bed &amp; Breakfast</i><br/> <u>Public Facilities</u><br/>                     Community Center<br/> <i>Public Park</i><br/> <i>Religious Use</i><br/> <u>Recreation</u><br/>                     Country Club or Golf Course<br/>                     Private or Public Swimming Pool<br/> <u>Residential</u><br/>                     Assisted Living Facility<br/> <i>Group Home</i></p> |
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3. *Accessory Uses* – See Article IV.
4. *Home Occupations* – See Article IV.
5. *Temporary Uses* – See Article IV.

**B. Development Standards.**

All uses permitted in the R-U *District* shall conform to the following *Development Standards*.

1. Utilities - Connection to public water and public sanitary sewer facilities shall be mandatory for development in this *District*.
2. Minimum *Project Frontage* - 50 feet on a public *Street* and gain *Access* from said *Public Street* or an abutting *Alley*.

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- 3. Minimum *Setbacks* and *Perimeter Yard* Requirements - a minimum *Setback* and *Perimeter Yard* shall be provided along all property lines of the *Project* as follows:
  - a. Front - a *Minimum Front Yard* and minimum *Building Setback* measured from the greater of the *Proposed Right-Of-Way* or Existing *Right-Of-Way* shall be provided as follows:

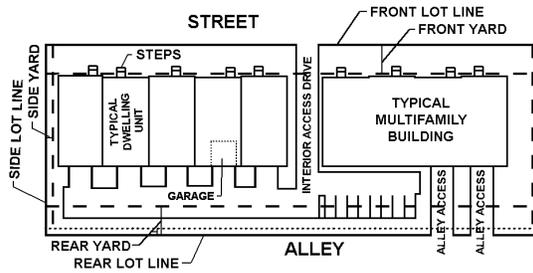
|                                   | <u>Minimum</u> | <u>Maximum</u> |
|-----------------------------------|----------------|----------------|
| <i>Interstate Street:</i>         | 60'            | NA             |
| <i>Primary Arterial Street:</i>   | 30'            | NA             |
| <i>Secondary Arterial Street:</i> | 30'            | NA             |
| <i>Collector Street:</i>          | 5'             | 25'            |
| <i>Local / Cul-de-Sac Street:</i> | 5'             | 25'            |

- b. Side – A *Minimum Side Yard* shall be provided along all *Side Lot Lines* as follows:
    - (1) Residential Uses – 6 feet.
    - (2) Non-Residential Uses – 15 feet.
    - (3) *Accessory Building* – 6 feet.
  - c. Rear – A minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
    - (1) *Primary Building* – 25 feet.
    - (2) *Accessory Building* – 5 feet.

4. Use of *Minimum Yards*.

All *Minimum Yards* 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 *Buildings* or *Structures* except where expressly permitted below:

- a. *Minimum Front Yards* – may include: *Driveways*; *Walkways* with a maximum width of up to six (6) feet; or, front stairs, stoops, *Patios* or open balconies which project no more than ten (10) feet from the *Building*, but shall not encroach into any *Public Right-Of-Way*, and shall otherwise be maintained as *Open Space* free from *Buildings* or *Structures*.
- b. *Minimum Side Yards* – shall be maintained as *Open Space* free from *Buildings* or *Structures*.
- c. *Minimum Rear Yards* – may include: *Driveways*; *Walkways*; *Parking Areas*; *Interior Access Drives*; and, *interior Access Driveways*, and shall otherwise be maintained *Open Space* free from *Buildings* or *Structures*.



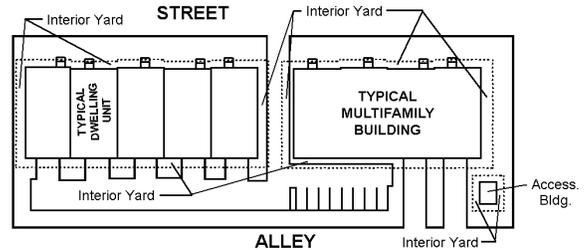
5. Minimum *Interior Yards*:

In projects containing two or more *Buildings*, *Interior Yards* between *Buildings* shall be provided as follows:

- a. Around *Buildings* containing *Dwelling Units* – six (6) feet.
- b. Around *Accessory Buildings*, *Structures* or uses - five (5) feet.
- c. *Interior yards* shall be measured perpendicular to the *Building* or *Structure* at all points.
- d. The distance between *Buildings* or *Structures* shall be the sum of each applicable minimum *Interior Yard*.
- e. *Interior Yards* shall not overlap any *Lot Line*.

6. Use of *Interior Yards*.

- a. Around *Buildings* containing *Dwelling Units*, required *Interior Yards* may be used for: *Open Space*; *Foundation Landscaping*; *Walkways* with a maximum width of six (6) feet; *Interior Access Drives* leading to *Parking Areas* located between the *Rear Lot Line* and the *Rear Building Line*; *Interior Access Drives* leading to overhead *Garage* doors; or, open balconies, uncovered *Porches* and *Patios* which do not project more than five (5) feet into the required *Interior Yard*.
- b. Around *Accessory Buildings* or uses, required *Interior Yards* may be used for: *Open Space*; *Foundation Landscaping*; *Walkways*; or, *Interior Access Drives* leading to *Parking Spaces* or overhead *Garage* doors.



7. *Maximum Building Height*

- a. *Primary Building* – 40 feet, but not to exceed three (3) stories containing a *Dwelling Unit*.
  - b. *Accessory Buildings* or *Structures* – the lesser of twenty-five (25) feet or the height of the *Primary Building*.
8. *Landscaping* – See Article 4.7 – Landscape Provisions.
9. *Lighting* – See Article 4.9 – Lighting Standards.
10. *Signs* – See Article VII – Sign Regulations.
11. *Parking* – See Article 4.10 – Off-Street Parking Regulations; provided, however:
- a. A project in the R-U *District* may include *On-Street Parking* located immediately adjacent to the project, if the design and location of such adjacent *On-Street Parking* is approved by the *Town Engineer*.
  - b. A project in the R-U *District* may include 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*.
  - c. 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 shall be deemed to be reduced by the number of *On-Street Parking Spaces* and *Alley* accessed *Parking Spaces* provided immediately adjacent *Lot*.
12. *Loading* – See Article 4.11 – Off-Street Loading Regulations.
13. *Greenway Connection Required* – If the project abuts any portion of a greenway, a direct linkage from the project to such greenway shall be provided.
14. Requirements for all *Private Streets*, *Interior Access Driveways*, and *Interior Access Drives* for *Multifamily Dwelling Projects*.  
Individual *Buildings* and *Dwelling Units* located within a *Multifamily Dwelling* project may be served by *Private Streets*, *Interior Access Driveways*, and *Interior Access Drives* developed in compliance with the standards set forth in Article 4.13 – Requirements for All Private Streets and Private Alleys of this Ordinance.

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#### 15. *Development Standards for Single Family Dwellings.*

- a. On Individual *Lots* – Notwithstanding anything in this R-U *District* to the contrary, a freestanding *Single Family Dwelling* which is located on an individual *Lot* and which as not as part of a larger *Multifamily* project shall be subject to the applicable *Development Standards* of the R-4 *District*.
- b. Part of a larger *Multifamily Dwelling* project – Notwithstanding anything in this R-U *District* to the contrary, a *Single Family Dwellings* which is interspersed with and located as part of a larger *Multifamily* project shall comply with all the *Development Standards* specified in this Article 2.17, B. – *Development Standards*.

#### 16. *Development Standards for Two Family Dwellings.*

- a. On Individual *Lots* – Notwithstanding anything in this R-U *District* to the contrary, a freestanding *Two Family Dwelling* which is located on an individual *Lot* and which as not as part of a larger *Multifamily* project shall be subject to the applicable *Development Standards* of the R-5 *District*.
- b. Part of a larger *Multifamily Dwelling* project – Notwithstanding anything in this R-U *District* to the contrary, a *Two Family Dwelling* which is interspersed with and located as part of a larger *Multifamily* project shall comply with all the *Development Standards* specified in this Article 2.17, B. – *Development Standards*.

### C. Architectural Review.

1. Town Center Neighborhood – All *Lots* located in the R-U: Urban Residential *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 5.6.
2. All Other Locations – Multifamily Dwelling projects located on a *Lot* located in the R-U: Urban Residential *District* in other areas of the Town of Plainfield shall be subject to the requirements for: the filing of a *Development Plan* for Architectural and Site Design Review as set forth in Article 5.6.; and, compliance with the *Development Requirements*, as set forth in Article 5.6, C., 2. – Multifamily.