

2.6 R-5: High Density Residential District

Intent - The R-5: High Density Residential *Districts* are established to promote and maintain the development of a variety of housing types including *Single Family* and *Two Family Dwellings* and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The R-5 *District* is designed and intended for use primarily in the "Town Center Neighborhoods" as designated in The Town of Plainfield, IN, Town Center Plan. The use of the R-5 *District* outside of the "Town Center Neighborhoods" shall be justified in the larger context of compatibility with the *Comprehensive Plan* and surrounding development. The *Development Standards* and range of *Permitted Uses* in this *District* provide for a mixture of housing opportunities similar in scale to *Single Family Dwellings* with a density of approximately 5.0 to 7.0 *Dwelling Units* per gross acre.

A. Permitted Uses.

1. *Primary Uses*
 - a. One (1) *Single Family Dwelling*
 - b. One (1) *Two Family Dwelling*
 - c. *Residential Facility for the Developmentally Disabled*
 - d. *Residential Facility for the Mentally Ill*
 - e. *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>Communication/Utilities</u>
 Telephone Exchange
 Public Utility Substation
 Public Wells
 Sewage Treatment Plant
 Water Treatment Plant</p> <p><u>Educational Use</u>
 School - Public or Private
 Kindergarten
 <i>Child Care Center</i>
 Public Library</p> <p><u>Governmental Use</u>
 Fire Station
 Municipal / State Maintenance Facility
 Police Station
 Post Office</p> | <p><u>Miscellaneous</u>
 <i>Artificial Lake</i>
 <i>Tourist Home / Bed & Breakfast</i></p> <p><u>Public Facilities</u>
 Community Center
 Public Park
 <i>Religious Use</i></p> <p><u>Recreation</u>
 Country Club or Golf Course
 Private or Public Swimming Pool</p> <p><u>Residential</u>
 <i>Assisted Living Facility</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.

1. Minimum *Lot Area* -
 - a. *Single Family Dwelling* – 5,000 square feet.
 - b. *Two Family Dwelling* – 10,000 square feet.

Attachment to public or semi-public water and sanitary sewer facilities shall be mandatory

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for development in this *District*.

2. Minimum *Lot Width* -
 - a. *Single Family Dwelling* – 50 feet.
 - b. *Two Family Dwelling* – 70 feet.
3. Minimum *Lot Frontage* -
 - a. *Single Family Dwelling* – 25 feet
 - b. *Two Family Dwelling* – 35 feeton a *Public Street* and gain direct *Access* from said *Public Street* or an abutting *Alley*.
4. Maximum *Lot Coverage* - 40 percent.
5. Minimum *Yards and Building Setbacks*
 - a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street:</i>	80'
<i>Primary Arterial Street:</i>	60'
<i>Secondary Arterial Street:</i>	40'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-Sac Street:</i>	30'
 - b. Side - a minimum *Side Yard* of 6 feet shall be provided along all *Side Lot Lines*.
 - c. Aggregate Side - a minimum *Aggregate Side Yard* of 12 feet shall be provided on all *Lots*.
 - d. Rear - a minimum *Rear Yard* shall be provided along All *Rear Lot Lines* as follows:
 - (1) *Primary Building* – 20'
 - (2) *Accessory Building* – 5'
6. *Maximum Building Height* -
 - a. *Primary Building* – 35'
 - b. *Accessory Building* – 25'
7. Minimum *Main Floor Area* - The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
 - a. *One-story Building* – 1,000 square feet per *Dwelling Unit*.
 - b. *Two or more story Building* - 720 square feet per *Dwelling Unit*, provided, that the total *Finished Floor Area* shall be at least 1,000 square feet.
8. *Off-Street Parking* - each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.
9. *Signs* - See Article VII.