

LAND USE
17 Attachment 2

SCHEDULE B – BULK ZONING REQUIREMENTS

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setbacks (feet)	Rear Yard Setback (feet)	Maximum Floor Area Ratio	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Minimum Number of Stories	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. – Diameter of Circle (feet)
R-1 Very Low Density	43,560	1	150	150	200	40	20	40	50	N/A	20%	35%	N/A	3	35	9,100	67
R-2 Low Density	20,000	2.0	125	125	150	30	20	40	40	N/A	20%	40%	N/A	3	35	5,300	51
R-3 Low/Moderate Density	12,000	3.5	100	100	100	25	10	30	30	N/A	25%	40%	N/A	3	35	3,000	38
R-4 Moderate Density																	
Single-family	7,500	5.8	50	50	100	25	10	20	30	N/A	25%	40%	N/A	2.5	35	2,000	31
Two-family	10,000	8.7	80	80	100	25	10	25	30	N/A	25%	40%	N/A	2.5	35	2,400	34
R-5 Medium Density																	
Single-family	6,000	7.2	50	50	100	25	6	15	30	N/A	25%	40%	N/A	2.5	35	1,400	26
Two-family	10,000	8.7	80	80	100	25	6	25	30	N/A	25%	40%	N/A	2.5	35	2,400	34
R-6 Medium/High Density																	
Single-family	6,000	7.2	50	50	100	25	6	15	30	N/A	25%	40%	N/A	2.5	35	1,700	29
Two-family	10,000	8.7	80	80	100	25	6	25	30	N/A	25%	40%	N/A	2.5	35	2,400	34
Apartment	22,000	12	150	150	100	30	25	50	30	N/A	30%	40%	N/A	3	40	5,300	51
Town-house	43,560	10	150	150	150	25	30	60	30	N/A	30%	45%	N/A	2.5	35	11,800	76
R-7 High Density																	
Single-family	5,000	8.7	50	50	100	25	5	15	30	N/A	30%	40%	N/A	2.5	35	1,200	24
Two-family	7,500	11.6	75	75	100	25	5	25	30	N/A	30%	40%	N/A	2.5	35	1,800	30

PLAINFIELD CODE

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setbacks (feet)	Rear Yard Setback (feet)	Maximum Floor Area Ratio	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Minimum Number of Stories	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
Apartment	87,120	18	250	250	250	35	20	40	20	N/A	30%	40%	N/A	3	40	20,900	101
Town-house	43,560	10	150	150	150	25	30	60	30	N/A	30%	45%	N/A	2.5	35	11,800	76
R-B Broadway HD	15,000	3	100	100	150	30-60*	20	40	50	N/A	15%	25%	2.5	3	35	2,300	34
R-CA Crescent Area HD	10,125	4	75	75	135	30-50*	10	20	30	N/A	25%	35%	2.5	3	35	2,100	32
R-HA Hillside Ave HD	30,000	1.25	150	150	200	30-60*	20	40	50	N/A	15%	25%	2.5	3	35	4,500	47
R-PW Putnam-Watchung HD																	
PW-1 Zone	18,750	2	125	125	150	30-60*	20	40	50	N/A	15%	25%	2.5	3	35	2,800	37
PW-2 Zone	8,000	6	60	60	100	20-40*	10	20	50	N/A	25%	35%	2	3	35	1,700	29
R-NH Netherwood Heights HD	40,000	1	200	200	200	30-60*	20	40	50	N/A	15%	25%	2.5	3	35	6,000	54
R-VWB VanWyck Brooks HD																	
VWB-1 Zone	18,750	2	125	125	150	30-70*	20	40	50	N/A	15%	25%	2.5	3	35	2,800	37
VWB-2 Zone	40,000	2	200	200	200	30-70*	20	40	50	N/A	15%	25%	2.5	3	35	6,000	54
N-C Neighborhood Commercial	5,000	25	50	50	100	0	0	0	10	1.8	60%	80%	N/A	3	35	2,700	36
PO Professional Office																	
Professional Office/ Medical Office	10,000	N/A	100	100	100	35	10	20	25	2	40%	50%	N/A	3	35	3,000	38
Single-family	12,500	3.4	100	100	100	25	10	30	30	N/A	30%	45%	N/A	3	35	3,400	41
Two-family	10,000	8.7	80	80	100	25	10	25	30	N/A	25%	40%	N/A	2.5	35	2,400	34
Apartment	22,000	12	150	150	100	30	25	50	30	N/A	30%	40%	N/A	3	40	5,300	51
Mixed Use	5,000	12	50	50	100	10	5	10	15	1.8	60%	70%	N/A	3	35	2,100	32
Hospital	20,000	N/A	100	100	200	35	15	30	25	2	40%	80%	2	6	65	9,600	69

LAND USE

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setbacks (feet)	Rear Yard Setback (feet)	Maximum Floor Area Ratio	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Minimum Number of Stories	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. – Diameter of Circle (feet)
GC General Commercial	5,000	N/A	50	50	100	10	10	20	10	1.2	40%	50%	N/A	3	35	1,500	27
MU Mixed Use																	
Mixed Use	5,000	25	50	50	100	10	5	10	15	1.8	60%	70%	N/A	3	35	2,100	32
Commercial Uses	5,000	N/A	50	50	100	10	5	10	15	1.8	60%	80%	N/A	3	35	1,500	27
Apartment	22,000	12	150	150	100	30	25	50	30	N/A	30%	40%	N/A	3	40	5,300	51
Town-house	43,560	10	150	150	150	25	30	60	30	N/A	30%	45%	N/A	2.5	35	11,800	76
LI Light Industrial	20,000	N/A	100	100	150	20	10	20	15	2	60%	80%	N/A	4	60	9,600	69
Commercial Uses	5,000	N/A	50	50	100	10	5	10	15	1.8	60%	80%	N/A	3	35	1,500	27

* Variable Front Yard Setback–Front yard setback shall occur within the given range and shall be determined by the HPC for visual compatibility with the front yard setbacks of contributing buildings on the same side of the street in the same block.
 (MC 2007-04 Exh. A, June 20, 2007; MC 2012-20, November 26, 2012; MC 2013-13, December 9, 2013; MC 2013-15, December 9, 2013)

LAND USE

SCHEDULE B – TODD - BULK ZONING REQUIREMENTS

Transit Oriented Development Downtown (TODD) Zones

TODD	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setbacks (feet)	Rear Yard Setback (feet)	Maximum Floor Area Ratio (FAR)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Minimum Number of Stories	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (MIA) (square feet)	MIA- Diameter of Circle (feet)
Central Business District	5,000	100	50	50	100	0	0	0	10	4.5	75%	90%	4	6	65	2,700	36
North Avenue Historic District (NAHD)	5,000	50	50	50	100	0	0	0	10	3	75%	90%	3	4	45	2,700	36
Cleveland Arts District (CLAD)	5,000	100	50	50	100	10	0	0	10	3.5	90%	90%	3	4.5 See Bonus	56		
College District (CD)	5,000	N/A	50	50	100	10	20	40	25	4.0	75%	90%	3	5	56		
Parking District (PD)	43,560	100 See Bonus	350	350	140	0	20	20	20	45	90%	95%	4	6	56		
Civic Historic District	5,000	50	50	50	100	10	5	10	10	3	75%	90	2	4	45	1,256	40
Transition District																	
Mixed Use	5,000	25	50	50	100	10	5	10	15	1.8	60%	70%	N/A	3	35	2,100	32
Commercial Uses	5,000	N/A	50	50	100	10	5	10	15	1.8	60%	80%	N/A	3	35	1,500	27
Apartment	22,000	12	150	150		30	25	50	30	N/A	30%	40%	N/A	3	40	5,300	51
Town-house	43,560	10	150	150	150	25	30	60	30	N/A	30%	45%	N/A	2.5	35	11,800	76

(MC 2012-20, November 26, 2012; MC 2015-34 § 2)

PLAINFIELD CODE

SCHEDULE B – TODN - BULK ZONING REQUIREMENTS

Transit Oriented Development Netherwood (TODN) Zones

TODN	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setbacks (feet)	Rear Yard Setback (feet)	Maximum Floor Area Ratio (FAR)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Minimum Number of Stories	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (MIA) (square feet)	MIA- Diameter of Circle (feet)
TODN Train Station Area Zone (TODN/TSA)	43,560	N/A	200	200	150	150	5	10	0	0.2	10%	90%	1	2	25	N/A	N/A
TODN Trainside Commercial Zone (TODN/TSC)	20,000	40	100	100	100	5	5	10	75	1.5	40%	90%	3	4	56	10,800	45
TODN Trainside Residential Zone (TODN/TSR)	10,000	24	100	100	100	5	5	10	45	1.05	40%	80%	2	3	42	4,500	50
TODN Parkside Residential Zone 1 (TODN/PSR1)	10,000	8.7	50	50	100	10	5	10	25	NA	30%	50%	NA	2.5	35	6,000	40
TODN Parkside Residential Zone 2 (TODN/PSR2)	20,000	20	80	80	100	10	10	20	25	NA	35%	60%	NA	3	38	4,200	60
Professional Office/Permitted Commercial/Mixed Uses	8,000	N/A	80	80	120	25	10	20	50	0.25	25%	70%	NA	3.0	40	2,700	45
Single-Family	7500	5.8	50	50	100	25	10	20	30	NA	25%	40%	NA	2.5	30	2,000	31
Two-Family	10000	8.7	8.0	80	100	25	10	25	30	NA	25%	40%	NA	2.5	35	2,400	34
R-8 Zone (R-8)	20,000	60	100	100	200	20	10	20	75	1.7	40%	80%	4	5	56	8,000	80

(MC 2013-01, May 13, 2013)