

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)
<b>R-1 Very Low Density</b>	43,560	1	150	150	200	40	20	40	50	N/A	20%	35%	N/A	3	35	9,100	67
<b>R-2 Low Density</b>	20,000	2.0	125	125	150	30	20	40	40	N/A	20%	40%	N/A	3	35	5,300	51
<b>R-3 Low/Moderate Density</b>	12,000	3.5	100	100	100	25	10	30	30	N/A	25%	40%	N/A	3	35	3,000	38
<b>R-4 Moderate Density</b>																	
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
<b>R-5 Medium Density</b>																	
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
<b>R-6 Medium/High Density</b>																	
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
<b>R-7 High Density</b>																	
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

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	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
<b>R-B Broadway HD</b>	15,000	3	100	100	150	30-60*	20	40	50	N/A	15%	25%	2.5	3	35	2,300	34
<b>R-CA Crescent Area HD</b>	10,125	4	75	75	135	30-50*	10	20	30	N/A	25%	35%	2.5	3	35	2,100	32
<b>R-HA Hillside Ave HD</b>	30,000	1.25	150	150	200	30-60*	20	40	50	N/A	15%	25%	2.5	3	35	4,500	47
<b>R-PW Putnam-Watchung HD</b>																	
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
<b>R-NH Netherwood Heights HD</b>	40,000	1	200	200	200	30-60*	20	40	50	N/A	15%	25%	2.5	3	35	6,000	54
<b>R-VWB VanWyck Brooks HD</b>																	
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
<b>N-C Neighborhood Commercial</b>	5,000	25	50	50	100	0	0	0	10	1.8	60%	80%	N/A	3	35	2,700	36
<b>PO Professional Office</b>																	
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

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	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)
<b>GC General Commercial</b>	5,000	N/A	50	50	100	10	10	20	10	1.2	40%	50%	N/A	3	35	1,500	27
<b>MU Mixed Use</b>																	
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
<b>LI Light Industrial</b>	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)



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**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)

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**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)
<b>TODN Train Station Area Zone (TODN/TSA)</b>	43,560	N/A	200	200	150	150	5	10	0	0.2	10%	90%	1	2	25	N/A	N/A
<b>TODN Trainside Commercial Zone (TODN/TSC)</b>	20,000	40	100	100	100	5	5	10	75	1.5	40%	90%	3	4	56	10,800	45
<b>TODN Trainside Residential Zone (TODN/TSR)</b>	10,000	24	100	100	100	5	5	10	45	1.05	40%	80%	2	3	42	4,500	50
<b>TODN Parkside Residential Zone 1 (TODN/PSR1)</b>	10,000	8.7	50	50	100	10	5	10	25	NA	30%	50%	NA	2.5	35	6,000	40
<b>TODN Parkside Residential Zone 2 (TODN/PSR2)</b>	20,000	20	80	80	100	10	10	20	25	NA	35%	60%	NA	3	38	4,200	60
<b>Professional Office/Permitted Commercial/Mixed Uses</b>	8,000	N/A	80	80	120	25	10	20	50	0.25	25%	70%	NA	3.0	40	2,700	45
<b>Single-Family</b>	7500	5.8	50	50	100	25	10	20	30	NA	25%	40%	NA	2.5	30	2,000	31
<b>Two-Family</b>	10000	8.7	8.0	80	100	25	10	25	30	NA	25%	40%	NA	2.5	35	2,400	34
<b>R-8 Zone (R-8)</b>	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)