

R-2: RESIDENTIAL DISTRICT

154.120 INTENT.

The R-2 Districts are established to protect, promote and maintain the development of a wide range of housing opportunities ranging from single family dwellings to multifamily complexes as well as provide for other limited residential, public and institutional uses that are compatible with residential development, all in accordance with the comprehensive plan.

(Ord. 51-05, § 8.03.02A, passed 5-10-2005)

154.121. PERMITTED USES.

(A) *Primary uses.*

- (1) Assisted living facilities;
- (2) Dwelling, single-family;
- (3) Dwelling, two-family;
- (4) Dwelling, three-family;
- (5) Dwelling, four-family;
- (6) Dwelling, multifamily;
- (7) Police or fire station;
- (8) Private park – passive; *(Ord. 19-20, 2/18/20)*
- (9) Public park – active or passive; *(Ord. 19-20, 2/18/20)*
- (10) Religious uses; *(Ord. 91-07, 10-9-2007)*
- (11) Renewable energy systems. See §§ 154.505 through 154.516; *(Ord. 17-20, 2/18/20)*
- (12) Short-term rental, owner occupied. *(Ord. 19-20, 2/18/20)*

(B) *Special uses.*

- (1) Convalescent, nursing and rest homes and accessory uses, buildings and structures;
- (2) Gun Shops and Gunsmith Shops, subject to the following development standards:

(a) No firearms or ammunition shall be sold in any gun sales or gunsmith shops within two-hundred (200) feet of any:

1. any public or parochial school for children in any grades from K through 12;
2. child care center; or,
3. child care ministry.

CHAPTER 154: PLANNING AND ZONING
R-2: Residential District

(b) The operator shall reside in the dwelling unit located on the property as their primary place of residence.

(3) Private park – active; (*Ord. 19-20, 2/18/20*)

(4) Renewable energy systems. See §§ 154.505 through 154.516; (*Ord. 17-20, 2/18/20*)

(5) Wireless Telecommunication Facilities, per the requirements of § 154.457(C)(1)(c).

(C) *Accessory uses.* See § 154.070. Further, accessory uses, incidental to and on the same lot as a permitted principal use shall also be permitted, including the following:

(1) Multi-family accessory uses:

(a) Community centers,

(b) Private garages, carports, and other accessory structures commonly associated with a family living area;

(c) Project sales and rental offices and model homes representing only the project within which such uses are located;

(d) Swimming pools, private.

(2) Recycling drop-off center as an accessory use to a fire station, police station, or a multifamily complex subject to the following development standard: if located as an accessory to a multifamily complex, the multifamily complex shall contain twenty (20) or more units.

(3) Renewable energy systems. See §§ 154.505 through 154.516. (*Ord. 69-09, § 5, 8-11-2009*); (*Ord. 17-20, 2/18/20*)

(D) *Temporary uses.* See § 154.071.

(E) *Home occupations.* See § 154.072.

(*Ord. 51-05, § 8.03.02A, 5-10-2005; Ord. 91-07, § 6, 10-9-2007; Ord. 69-09, § 5, 8-11-2009*) Penalty, see § 154.999

154.122 GENERAL DEVELOPMENT STANDARDS.

(A) *Lot size.* Minimum lot size requirements shall be as follows:

(1) *Single-family detached dwelling:*

(a) Not in a subdivision: not less than 21,780 square feet, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger;

(b) In a subdivision where all lots in the subdivision are served by a public or municipal sewerage system – not less than twelve thousand (12,000) square feet, or as may be required by the Indiana State Board of Health or the County Health Officer, whichever is larger;

(c) In a subdivision where all lots in the subdivision are served by public or municipal sewerage and water systems – nine thousand (9,000) square feet; and,

(d) In a subdivision platted after June 12, 2005, and where all lots in the subdivision are served by public or municipal sewerage and water systems – the greater of:

1. Six thousand (6,000) square feet; or,

2. The minimum lot area requirement for the municipality which will provide the public or municipal sewage and water systems, but, in no case, shall the required minimum lot area be greater than nine thousand (9,000) square feet.

(2) *Two-family dwellings, three-family dwellings or four-family dwellings.* Shall be located where:

(a) Lots are in a subdivision platted after June 12, 2005;

(b) All lots in the subdivision are served by public or municipal sewerage and water systems; and,

(c) A minimum lot area of six thousand (6,000) square feet is provided per dwelling unit.

(3) *Multi-family developments.* Five (5) acres.

(4) All other nonresidential uses, not less than one acre, except as otherwise regulated in this chapter for a specific permitted primary or special use.

CHAPTER 154: PLANNING AND ZONING
R-2: Residential District

(B) *Lot width.*

(1) For single-family, two-family, three-family or four-family dwellings located on individual lots, the minimum lot width requirements, measured within the buildable area, shall be as follows:

Lots without public or municipal water or sewerage system	100 feet
Lots with public or municipal sewerage system	75 feet
Lots with public or municipal water and sewerage system	60 feet

(2) Multi-family dwelling projects: 200 feet.

(3) All other uses, not less than 100 feet except as otherwise regulated in this Chapter for a specific permitted or special use.

(C) *Minimum yards and building setback.* Yards shall be as follows, except when this Chapter specifies a greater yard requirement for a particular permitted primary use, conditional use, special use or accessory use, the greater specified yard requirements shall control:

(1) *Front yard and building setback.* Shall be determined as follows:

State or federal highway	40 feet from right-of-way
Subdivision streets	
40 feet right-of-way	25 feet from right-of-way
41' + right-of-way	35 feet from right-of-way
County roads/no subdivision	75 feet from centerline

(2) *Side yard and building setback.* Ten feet from lot line, except on the street side of corner lots where the front yard requirements shall be applicable.

(3) *Rear yard and building setback.* Forty feet from lot line.

(D) *Use of yards:* All minimum yards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in § 154.330 through 154.339 and shall be maintained as open space free from buildings or structures except where expressly permitted below:

(1) *Minimum front yard.* Minimum front yards may include: driveways, greenways, sidewalks, fences, and signs as regulated by §§ 154.370 through 154.380.

(2) *Minimum side yards.* Minimum side yards may include interior access driveways, greenways, sidewalks, and fences.

(3) *Minimum rear yards.* Minimum rear yards may include: parking areas and interior access drives, provided that they be located no closer than 20 feet to a rear lot line; interior access driveways, greenways, sidewalks, and fences. (*Ord. 52-20; 8/25/20*)

(E) *Building height.* The maximum height of any building or structure shall be 40 feet.

(F) *Multi-family development standards.* The following development standards shall be applicable to multi-family developments only:

(1) *Maximum gross density.* The maximum gross density shall be 12 dwelling units per acre.

(2) *Building coverage.* Building coverage shall not exceed 20 percent of the gross project area.

(3) *Livable open space.* Livable open space shall be a minimum of 52 percent of the gross project area.

(4) *Access.* Access shall be from arterial or higher classified streets, as shown on the major street systems map and/or as approved by the Area Plan Commission.

(5) *Public utilities.* The petitioner shall submit a survey showing that adequate public utilities have been or shall be provided, or:

(a) A feasibility report stating reasons for the use of a private sewage utility system, which proposed system shall be subject to approval by the State Department of Public Health;

(b) A feasibility report stating the type and water quality of a proposed on-site water system.

(6) *Drainage system.* The proposed drainage system shall be in accordance with the county drainage program and be approved by the County Engineer.

(7) *Interior yards.* Interior yards shall be provided between buildings as follows:

CHAPTER 154: PLANNING AND ZONING
R-2: Residential District

(a) There shall be a minimum distance of 30 feet between building walls of up to two stories in height and having a window(s) with an additional ten feet required between buildings for each additional story.

(b) There shall be a minimum distance of 30 feet between a building wall of up to two stories in height and having a window(s) and a blank building wall with an additional ten feet required between buildings for each additional story.

(G) *Landscaping.* See §§ 154.330 through 154.339.

(H) *Lighting.* See § 154.350 through 154.355.

(I) *Signs.* See §§ 154.370 through 154.380. (*Ord. 52-20; 8/25/20*)

(J) *Off-Street Parking.* See §§ 154.415 through 154.423. (*Ord. 52-20; 8/25/20*)

(K) *Off-Street Loading.* See §§ 154.435 through 154.442. (*Ord. 52-20; 8/25/20*)

(L) *Greenway Connection.* Residential developments, schools, religious uses, businesses or other uses which encourage public access located on a lot or parcel which abuts any portion of a greenway, shall provide a direct linkage from the project to such greenway. (*Ord. 77-19, § 3, passed 09-10-2019*)

(M) *Pedestrian Connection.* Residential developments, schools, religious uses, businesses or other uses which encourage public access, shall, if located on a lot or parcel which abuts any portion of a sidewalk, provide a direct linkage from the project to such sidewalk. (*Ord. 77-19, § 3, passed 09-10-2019*)

(*Ord. 51-05, § 8.03.02B, passed 5-10-2005*) Penalty, see § 154.999