

FIGURE 1. LOT AND YARD REQUIREMENTS
FAYETTE COUNTY-CONNERSVILLE, INDIANA: AREA ZONING CODE
 LOT AREA, GROUND FLOOR AREA, LOT WIDTH, LOT COVERAGE, MINIMUM YARD REQUIREMENTS, AND OTHER DEVELOPMENT STANDARDS FOR DWELLINGS, BUSINESSES AND INDUSTRIAL USES

DISTRICT & TYPE OF DWELLING UNIT	MINIMUM LOT AREA	MINIMUM LOT AREA PER DWELLING UNIT	GROUND FLOOR AREA	MINIMUM LOT WIDTH	MAXIMUM LOT COVERAGE	MINIMUM FRONT YARD	MINIMUM DEPTH REAR YARD	MINIMUM WIDTH SIDE (ONE)	AGGREGATE OR BOTH SIDE YARDS AS % OF TOTAL WIDTH	NORMAL MAXIMUM BUILDING HEIGHT
	SQUARE FEET	SQUARE FEET	SQUARE FEET	FEET	% OF LOT	FEET	FEET	FEET	% IN FEET	FEET
A.1 PRIVATE AGRICULTURE Single-family Dwelling Manufactured Home	130,640 (3 acres)	130,640 (3 acres)	1,080 - 1 story 720 - 2 story	300	10	50	35	10% of Required Lot Width	20% of actual Lot Width	35
A.2 AGRICULTURE Manufactured Home	1 acre	1 acre	No requirement	150	No Reqmt	No Reqmt	25	10% of Required Lot Width	20% of actual Lot Width	35
R.2 RESIDENTIAL SUBURBAN Single-family Dwelling Manufactured Home	43,560 (1 acre) 15,000 if common sewer is provided	43,560 (1 acre) 15,000 if common sewer is provided	1,080 - 1 story 720 - 2 story 720 - 2 story	100	25	40	35	10% of Required Lot Width	20% of actual Lot Width	35
R.1 SINGLE FAMILY RESIDENCE Single-family Dwelling Manufactured Home	7,000 (interior lot) 8,000 (corner lot) 43,560 if common sewer is not provided	7,000 (interior lot) 8,000 (corner lot) 43,560 if common sewer is not provided	1,080 - 1 story 720 - 2 story	44 (interior lot) 78 (corner lot) 150	35	25	25	5 10% of Required Lot Width	20% of actual Lot Width	35
R.2 TWO-FAMILY RESIDENCE Single-family Dwelling Manufactured Home	7,000 (interior lot) 8,000 (corner lot)	7,000 (interior lot) 8,000 (corner lot)	1,080 - 1 story 720 - 2 story	44 (interior lot) 78 (corner lot)	35	25	25	5	20% of actual Lot Width	35
R.3 MULTI-FAMILY RESIDENCE Single-family Dwelling Manufactured Home	7,000 (interior lot) 8,000 (corner lot)	7,000 (interior lot) 8,000 (corner lot)	1,080 - 1 story 720 - 2 story	44 (interior lot) 78 (corner lot)	35	25	25	5	20% of actual Lot Width	35
M.3 MEDICAL SERVICES Single-family Dwelling Manufactured Home	7,500 for first 3 units, add 1,500 for each additional unit	2,500 per unit for first 3 units, add 1,500 for each additional unit	1,260 plus 500 (floor area) for each additional unit over four units		50					
M.2 MEDICAL SERVICES Single-family Dwelling Manufactured Home	Same as R-3	Same as R-3	Same as R-3	Same as R-3	30	25	25	5	20% of actual Lot Width	40
M.1 MEDICAL SERVICES Single-family Dwelling Manufactured Home	Same as R-3	Same as R-3	Same as R-3	Same as R-3	35	25	25	5	20% of actual Lot Width	40
LB LOCAL BUSINESS Single-family Dwelling Manufactured Home	Same as R-3	Same as R-3	Same as R-3	Same as R-3	40	15	20	5	20% of actual Lot Width	40

APPENDIX: LOT AND YARD REQUIREMENTS

INFORMATION IN THESE COLUMNS REFER TO BUSINESS AND INDUSTRIAL DISTRICT REQUIREMENTS FOR VARIOUS TYPES OF USES DENOTED BY THE NAMES OF THE DISTRICTS AND THEIR YARD AND HEIGHT REQUIREMENTS.	DISTRICTS IN WHICH THIS TYPE OF USE IS PERMITTED	MINIMUM DEPTH		MINIMUM REAR YARD	MINIMUM LOT WIDTH	MINIMUM SIDE YARD WHERE BUSINESS OR INDUSTRIAL DISTRICT ADJOINS RESIDENCE DISTRICT WITHIN BLOCK FRONTAGE	MINIMUM SIDE YARD ALONG SIDE STREET LINE OR CORNER LOT TRACT IS ADJOINED BY RESIDENCE DISTRICT	MINIMUM SIDE YARD IN BLOCKS NOT INCLUDING RESIDENCE DISTRICT	MAXIMUM BUILDING HEIGHT	District Designation
		FRONT YARD	FEET							
LB LOCAL BUSINESS DISTRICT Local Business Uses NOTE: See LB LOCAL BUSINESS above for Residential Use Requirements.	LB, PB, QB & I-2	LB: 15 PB: 40 QB: 0 I-2: 20	20	20	LB: 30 PB: 100 QB: 30 I-2: 30	15	LB: 10 QB: & I-2: 0 PB: 20	LB & I-2: 5 QB: 0 PB: 20	LB & PB: 35 QB & I-2: 60	A-1 A-2
PB PLANNED BUSINESS DISTRICT (See Note) Business Uses Single-family Dwelling Manufactured Home: same as RS	PB	40	25	25	100	20	20	20	35	RS R-1 R-2
QB GENERAL BUSINESS DISTRICT General Business Uses Single-family Dwelling Manufactured Home: same as R-3 Two-family Dwelling: same as R-3 Multi-family Dwelling: same as R-3	QB & I-2 Some General Business Uses are permitted in PB District	QB: 0 I-2: 20	15	15	QB: 30 I-2: 30	15	QB & I-2: 10	QB: 0 I-2: 5	QB & I-2: 60	R-3 MS LB PB GB
MS MEDICAL SERVICES DISTRICT Hospital & Related Services: NOTE: See MS MEDICAL SERVICES, above, for Residential Use Requirements.	MS	25	25	25	40 (Internal lot) 70 (corner lot)	10	20	5	60	I-1 I-2 UD
I-1 ENCLOSED INDUSTRIAL DISTRICT Enclosed Industrial Uses (no business use) Single-family Dwelling: same as A-2 Manufactured Home: same as A-2	I-1 & I-2	I-1: 50 I-2: 20	20	20	100	15	I-1: 20 I-2: 10	I-1: 10 I-2: 5	60	FP
I-2 OPEN INDUSTRIAL DISTRICT Open Industrial Uses (no dwellings)	I-2	20	10	10	50	15	10	5	60	
UD UNIT DEVELOPMENT PLAN DISTRICT FP FLOOD PLAIN DISTRICT	Special provisions for dwelling, business, industry, and other types of Uses: See Sec. 153.22. Special provisions: Dwellings not permitted. See Sec. 153.21.									

NOTE: Business Uses in the PB District require approval of the Board of Zoning Appeals in accordance with Special Exception procedures.
NOTE: The depth of the Front Yard is measured from the proposed right-of-way line (see Sec. 153.24(C)) or Front Lot Line to the Building Line.

Prepared for the Fayette County Area Plan Commission Metropolitan Planners, Inc. Planning Consultants 6936 Satehwer Drive • Indianapolis, Indiana 46210

Henry C. Sheridan #